
Stroud Neighbourhood Plan 2015-2035

Sustainability Appraisal



Scoping Report - Consultation Draft July 2015



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Stroud Neighbourhood Plan
Sustainability Appraisal Scoping Consultation

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ACRONYMS USED IN THIS DOCUMENT

AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
CP	Core Policy
ES	Environment and Surroundings Policy
HRA	Habitat Regulations Assessment
IHCA	Industrial Heritage Conservation Area
LP	Local Plan
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment

1 INTRODUCTION

1.1 Background and Context

1.1.1 This document is the **scoping report** for the Sustainability Appraisal (SA), incorporating the requirements for a Strategic Environmental Assessment (SEA), of the Stroud Neighbourhood Plan. This stage of the process entails compiling background information needed before a detailed sustainability appraisal can be undertaken, and is referred to as 'scoping'. It establishes an evidence base for ongoing appraisal work and culminates in a framework of sustainability objectives. An explanation of the full process is provided below.

1.1.2 The information contained within this report will be used to assess the extent to which the proposed neighbourhood plan policies contribute towards sustainable development. It is derived from data and information provided by others, and it is assumed that this is accurate.

1.1.3 The Stroud Neighbourhood Development Plan (NDP) must generally conform with the strategic (i.e. the core) policies of the Stroud District Local Plan. These have been subject to their own sustainability appraisal¹ and habitat regulations assessment², which have been reviewed in the development of this scoping report.

1.2 Planning context

1.2.1 A neighbourhood plan has the same legal status as the local plan once it has been agreed by referendum and is brought into force by the local planning authority. At this stage it becomes part of the statutory development plan.

1.2.2 The Stroud NDP is being prepared in the context of the emerging Stroud District Local Plan which, when adopted, will provide the basis for decision making on development across the district. The stage 2 hearings of the local plan examination took place between 28 May and 12 June 2015. Of particular relevance to the NDP are the core policies relating to development strategy, and the Stroud Valleys site allocations policy (Policy SA1a-g), for which the examination asked:

¹ Sustainability appraisal of the Stroud District Council Local Plan. SA Report. July 2013. URS Infrastructure and Environment UK Ltd. London

² Stroud Local Plan Habitat Regulations Assessment. December 2013. URS Infrastructure and Environment UK Ltd. Basingstoke

*'Is the amount and type of development proposed at the allocated sites appropriate, sustainable, deliverable, viable, fully justified and soundly based, including...the constraints to the development of these largely brownfield sites, such as flood risk, access, ground conditions, proximity of rivers and canals, ecological and built heritage, as well as the impact on the Rodborough Common SAC?'*³

1.2.3 The emerging Local Plan has expressed the need for at least 9,500 new homes up to 2031⁴ (paragraph 2.10). The Stroud Valleys area has been allocated 450 housing units⁵, of which 30 dwellings at Cheapside, within the plan area, are specified. The Local Plan states that *'through neighbourhood plans, local communities can propose more housing than the Local Plan does, to meet specific identified local needs.'*

1.3 Stroud Town Centre - issues and concerns

1.3.1 The NDP sets out to address a number of economic, social and environmental concerns. These include (in no particular order and not necessarily exhaustive):

- Traffic congestion
- Conflict between cars and other road users
- Surfaces on roads and paved areas
- No clear sense of arrival to the town
- Condition of some listed buildings
- Limited physical and perceptual connectivity between the canal, the railway and the town centre, and with other areas of the town
- The general appearance of some streets, including a lack of coherence in street furniture
- Underperformance as a retail and commercial centre

³ http://www.stroud.gov.uk/info/plan_strat/Agendas_for_Stage_2_Hearings.pdf

⁴ http://consultation.stroud.gov.uk/planning-strategy/local-plan-post-submission-proposed-changes/supporting_documents/PLAIN%20TEXT%20Local%20Plan%20incorporating%20Postsubmission%20Proposed%20Changes_Feb2015.pdf. paragraph 2.29 February 2015

⁵ *ibid.* paragraph 2.34 February 2015

- Piecemeal development that has been insensitive to the townscape
- Sporadic opportunities to optimise greenspace for a variety of purposes including water and drainage management, amenity, biodiversity (including connecting sites), ameliorating air pollution, and buffering noise.

1.3.2 In summary, the town centre lacks a coherent strategy for managing development, which the plan aims to address.

1.4 NDP vision, policy themes and objectives

1.4.1 The emerging Stroud District Local Plan's vision for Stroud is that:

"Stroud town will go from strength to strength as the beating heart of a flourishing artistic and cultural scene. It will act as both focal point and gateway for surrounding communities and visitors, with good links to the wider rural area... the town centre will capitalise on its attractive built heritage, distinctive landscape setting and unique selling points (such as the acclaimed farmers' market) to enhance its retail offer and tourist appeal."

1.4.2 This is reflected in the vision of the Stroud NDP, which states that Stroud Town centre should be:

"a welcoming, healthy, thriving place. It should be attractive and make the most of its heritage and its diverse cultural character; it should be accessible to all and have a vibrant feel; and it should be an economically, socially and environmentally sustainable place which reflects its bohemian and 'green' personality."

1.4.3 The intention of the NDP is to bring about change in order address the above concerns and to make the most of the opportunities that exist, by providing a framework for decision making based on sustainable principles. In doing this, it aims to develop and agree a set of core and spatial policies to reflect and to build upon the National Planning Policy Framework and the emerging Stroud Local Plan.

1.4.4 The NDP is based on five cross cutting policies and fourteen objectives, as shown below:

TABLE 1 - CROSS CUTTING THEMES AND OBJECTIVES

Theme	Objectives*
Improving access to the town centre	<p>To encourage walking and cycling and ensure that people are able to move easily into and around the town centre by all modes of transport, using safe, convenient and well designed and sign posted routes.</p> <p>To improve the links between the town centre and the canal and Stratford Park.</p>
Sustaining the economy of the town centre	<p>To diversify the economy of the town centre so that it is an active place throughout the week, in the evenings and at weekends.</p> <p>To welcome and support new and existing businesses and provide a good range of high quality accommodation for businesses to establish and grow.</p> <p>To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings.</p> <p>To make the town centre a welcoming place where people are encouraged to spend time.</p> <p>To improve the appearance of the town centre.</p>
Enhancing the environment of the town centre	<p>To improve the appearance of the town centre.</p> <p>To protect and enhance important spaces including greenspaces.</p> <p>To enhance biodiversity.</p>

	<p>To respect the setting of the town centre by protecting important views.</p> <p>To enhance the historic fabric of the town centre.</p> <p>To mark the main entry points to the town centre (gateways) and provide a sense of 'arrival'.</p> <p>To reduce the level of greenhouse gas emissions and air pollution.</p>
<p>Strengthening the social and cultural fabric of the town centre</p>	<p>To provide more high quality dwellings to increase the number and diversity of people who live in the town centre.</p> <p>To make the town centre a welcoming place where people are encouraged to spend time.</p> <p>To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings.</p>
<p>Creating a healthier town centre</p>	<p>To encourage walking and cycling and ensure that people are able to move easily into and around the town centre by all modes of transport, using safe, convenient and well designed and sign posted routes.</p> <p>To protect and enhance important spaces including greenspaces.</p> <p>To reduce the level of greenhouse gas emissions and air pollution.</p> <p>To provide more high quality dwellings to increase the number and range of people who live in the town centre.</p>

2 SUSTAINABILITY APPRAISAL

2.1 Introduction

2.1.1 Sustainability Appraisal (SA) is a process that analyses the effects of an emerging plan, and its policies and proposals in terms of their environmental, social and economic sustainability. It sets out to inform and influence the process so as to avoid and/or to minimise negative effects and to optimise positive ones.

2.1.2 The most recent planning practice guidance states that there is no legal requirement for a neighbourhood plan to have a SA⁶ as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, it is worth noting that neighbourhood plans have the same legal status as local plans once adopted⁷ by the local planning authority. It is critical that the NDP body demonstrates how the plan will contribute to sustainable development, and the SA is seen as an appropriate way of achieving this.

2.1.3 The National Planning Policy Framework (NPPF) (2012) states that 'A *sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.*'

2.1.4 Not every neighbourhood plan will need a full-scale SEA of the type envisaged for higher level plans, unless the effects are both 'likely' and 'significant'. Nor is it the case that all neighbourhood plans will require habitat regulations assessment under the Habitats Directive unless sites of European interest⁸ are likely to be significantly impacted on. The decision as to whether these are needed is made as a result of discussions with statutory bodies.

2.1.5 It is thus good practice to demonstrate how environmental issues have been taken into account in the preparation of a neighbourhood plan, as well as to assess the economic and social effects of a plan. By undertaking this SA, the

⁶http://planningguidance.planningportal.gov.uk/?s=environmental+impact&post_type=guidance

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/what-is-a-neighbourhood-plan-and-what-is-its-relationship-to-a-local-plan/Paragraph: 006 Reference ID: 41-006-20140306>

⁸ Known as Special Areas of Conservation under the Directive.

NDP working group is ensuring that all these effects are carefully considered.

- 2.1.6 Technically, the full process begins with the issuing and circulation of a **screening opinion** in order to determine the scope and scale of any subsequent assessment, including whether this should include a Habitat Regulations Assessment where European protected sites may be affected.

2.2 Screening

- 2.2.1 A screening consultation was circulated to the Environment Agency, Natural England and Historic England on 17 April, in which we concluded that in our view a full SEA was not needed, although we did not exclude the need for a Sustainability Appraisal which would incorporate environmental matters whose scope and detail would be subject to further discussion.

- 2.2.2 In its response, the **Environment Agency** agreed that the NDP **did not require a SEA**.

- 2.2.3 **Natural England** (NE) stated that in the absence of the plan itself, it was difficult to assess the likely impact of proposals, and given the proximity of Rodborough Common SAC and the Cotswolds AONB, **the plan area is considered to be environmentally sensitive**. Furthermore, NE felt that it would be premature to rely on the SEA, HRA and policies of the Stroud Local Plan since it had yet to be finally examined and there was no certainty that it would pass.

- 2.2.4 **Historic England** made a number of observations, which are summarised as follows:

- Although the concern to avoid negative impacts was implicit in the screening report, the requirement is to consider the likelihood and significance of any effects regardless of their nature.
- Since it was unclear what the term 'local level' refers to, it was not possible to show how any effects could not by implication be deemed significant environmentally.
- Although the NDP itself was not available, the reference to seven zones seemed to imply sites for physical development either in advance of or in addition to the emerging local plan. In such a case, there is the potential to generate significant environmental effects individually or cumulatively.

2.2.5 Historic England concludes by recommending that the **Screening Report be deferred until the NDP itself has been sufficiently developed to provide sufficient evidence that an SEA is not required.**

2.2.6 In the light of these responses, our approach is to **proceed with an appraisal that particularly addresses the concerns of Natural England and Historic England.**

2.3 Scoping

2.3.1 The SA process is based on advice by the Office of the Deputy Prime Minister (ODPM) and consists of a series of five key tasks⁹:

TABLE 2 - SA PROCESS - FIVE KEY TASKS

Stage	Tasks
A	Pre-production, setting the context and objectives, evidence gathering to establish a baseline and deciding on the scope, culminating in production of scoping report
B	Developing and refining options and assessing effects and mitigation by testing plan objectives against the SA Framework
C	Documenting and appraising the effects of the plan and preparing the SA Report
D	Consulting on the plan and the SA Report
E	Monitoring the significant effects of implementing the plan

2.3.2 Technically, this report represents the culmination of stage A, although it follows on from the screening stage outlined above.

⁹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. (ODPM 2005)

2.4 How the SA process relates to the NDP process

2.4.1 The process and timescale is set out below.

TABLE 3 - SA PROCESS AND TIMESCALE

	March-April 2015	April-July 2015	September 2015	October- November 2015	December 2015
SA process	Prepare/consult on screening SEA/HRA	Prepare/consult on SA scoping report/assess reasonable alternatives	Prepare SA of draft plan including reasonable alternatives	Consult on Draft SA report	SA report
NDP process	Consider and consult on issues and options	Evidence base to support alternative options	Prepare draft plan	Consult on draft plan	Stroud TC agree final plan

2.4.2 As stated above, the process is iterative, but the next stage is to assess the reasonable alternatives identified by the NDP group in order to meet its objectives in the light of policies and allocations included in the emerging local plan. The SA of these alternatives will be taken into account in the preparation of the draft NDP, which will then itself be assessed.

2.4.3 The draft, and the accompanying SA report, will be presented for wider consultation. The SA report will include an assessment of the alternatives and the reasons why particular options were selected. It will also include recommendations for monitoring the envisaged effects. At this stage Stroud Town Council will be asked to agree and to put forward its NDP and associated SA report for examination, after which a SA statement will be prepared, and the NDP will then be proposed for adoption. The SA statement will include an update on changes as a result of examination and any subsequent consultations, and will also describe the measures that will be taken to monitor the plan and its effects.

2.5 Report structure

2.5.1 Section 3 integrates baseline information with the key sustainability issues, and with relevant plans and policies. It takes a thematic approach, based on a combination of environmental topics listed in the SEA Regulations¹⁰ and of topics relevant to the economic and social dimensions, drawn from a wide

¹⁰ SI 1633/2004 The Environmental Assessment of Plans and Programmes Regulations. Schedule 2(6)

range of sustainability appraisals including that of the emerging Stroud District Local Plan.

2.5.2 The sustainability topics considered are:

- **Climate change**
- **Landscapes**
- **Enterprise and economy**
- **Waste**
- **Air quality**
- **Built heritage**
- **Water and flood risk**
- **Transport**
- **Biodiversity**
- **Land and soil**
- **Human health and well-being**

It should be noted that these are **not in any particular order of priority**, and are mostly interdependent. For example, climate change concerns are strongly linked to concerns about human health and well-being. Transport is a significant factor, which is also linked to air quality. Atmospheric pollution is known to have an eroding impact on historic structures and on biodiversity. Locating economic activity, and managing type and scale, will relate to any of the above topics either directly indirectly. It is therefore useful to take an inclusive (and precautionary) approach to topic selection rather than an exclusive one.

2.5.3 Much of the data is drawn from the draft Stroud District Local Plan and its supporting evidence, as well as the 'parent' sustainability appraisal of that plan. Inevitably, much of the data is available only at a higher level, although information specific to Stroud Town centre is referred to where possible. The policy contexts are extracted mainly from the emerging local plan and from the NPPF, where they relate specifically to Stroud town centre. We have avoided repeating data and policy contexts that exist in the higher level sustainability appraisal except where they are relevant.

2.5.4 Section 4 sets out a list of generic sustainability headline objectives, which will be used to test the policies of the NDP and alternative options. The accompanying questions are not necessarily exhaustive, but will help in analysing the policies and alternatives and in providing a logical narrative for the chosen policies. Some of the objectives and questions may be less relevant, but this should not preclude their inclusion, since they are a record of the scope of the analysis.

2.5.5 Section 5 provides a direction on responding to this scoping report.

3 STROUD TOWN CENTRE - SUSTAINABILITY ISSUES, TOPICS AND POLICY CONTEXT

3.1 Introduction

3.1.1 The area defined by the Neighbourhood Development Plan (NDP) forms the core of Stroud town centre (map 1). Stroud is located at the western fringe of the Cotswold Hills, and lies at the confluence of the Chalford, Slad, Nailsworth, Ruscombe and Painswick valleys. It is virtually surrounded by the Cotswold Hills Area of Outstanding Natural Beauty, to within 300 metres of the defined area.

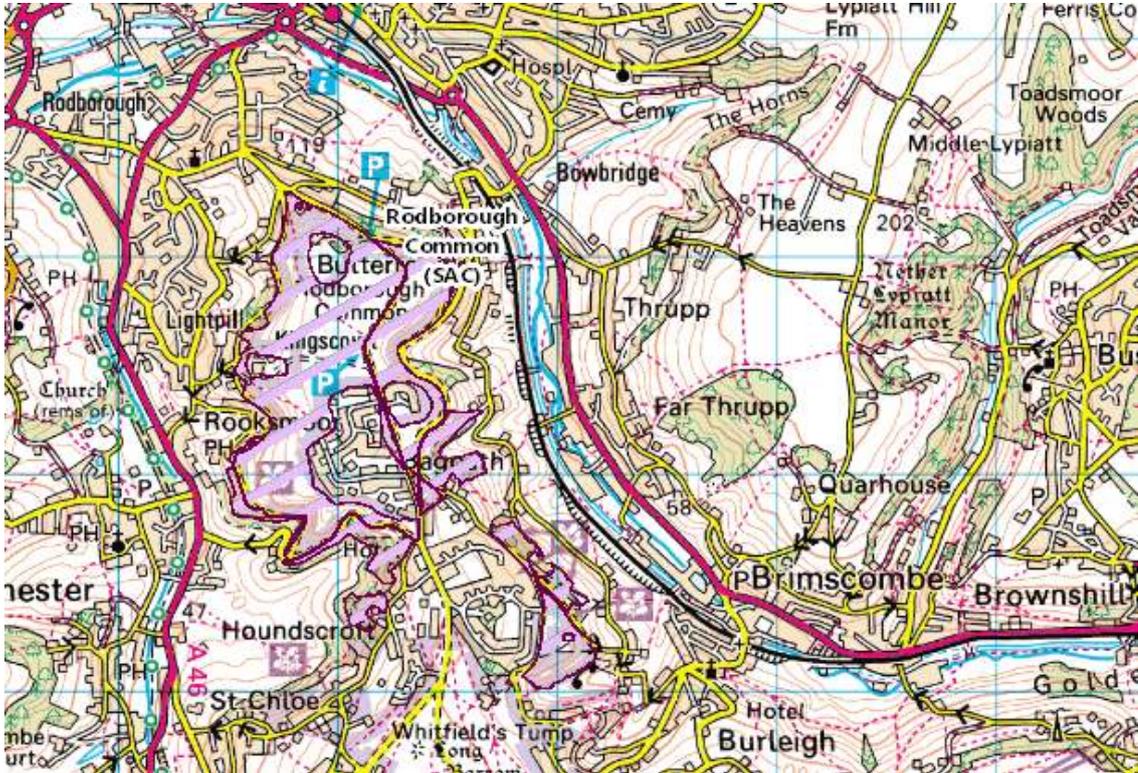
Map 1: Stroud Town Centre NDP Area



3.1.2 Rodborough Common is a Special Area of Conservation (SAC), a European protected site on account of its important and extensive semi-natural dry grassland habitat (map 2). This is particularly sensitive to atmospheric pollution, recreational pressures and over- or under-grazing. The common lies to the south of the town centre, with its northern edge approximately 1 kilometre from the defined plan area. The Stroud Local Plan (LP) Habitat

Regulations Assessment (HRA) estimated that 59% of visitors to the Common came from Stroud itself (Table 5 page 49).

Map 2: Rodborough Common SAC



- 3.1.3 The number of listed buildings attests to the centre's history, especially in relation to its function as woollen mill town (see Appendix 1). As a trading centre it needed links to surrounding towns and cities, supplied firstly by a canal (the Stroudwater Navigation) linking to the Thames and Severn canal network, and subsequently by a rail link to Cheltenham, Gloucester and Swindon.
- 3.1.4 The A419 runs through the town centre, meeting the A46 just west of the railway station at Merrywalks.
- 3.1.5 The town is noted for its independent shops and cafes, and amenities include the historic Subscription Rooms, a building that is the focus for entertainment and cultural events, and is the tourist information centre.

3.2 Sustainability topic - Climate Change

<p>NDP THEMES:</p> <p>NDP OBJECTIVES:</p>	<p><i>Enhancing the Environment of the Town Centre</i></p> <p><i>Creating a Healthier Town Centre</i></p> <p><i>To protect and enhance important spaces including greenspaces</i></p> <p><i>To reduce the level of greenhouse gas emissions and air pollution</i></p> <p><i>To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings</i></p>
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Issues

- 3.2.1 Emissions across the District have increased, and these are higher per capita than the region generally, emissions from road transport being a major factor. Car ownership is higher than average (84% compared to 80% in the South West and 73% average across England). It is possible that development will increase road traffic, with potential implications in terms of emissions.
- 3.2.2 Flood prone employment and housing development might be subject to increased risks resulting from the effects of climate change, which might include sudden storm events with significant amounts of run-off into the River Frome and its tributaries, as well as surface flooding in the town.

Policy Context

- 3.2.3 The NPPF states that planning policy should:
- plan for new development in locations and ways which reduce GHG emissions
 - support energy efficiency improvements to existing buildings
 - encourage transport solutions that support reductions in greenhouse gas emissions and reduce congestion.
- 3.2.4 The draft local plan aims to:
- secure energy efficiency through building design
 - maximise the re-use and recycling of building materials
 - minimise the amount of waste produced and seek to recover energy
 - promote the use of appropriately located brownfield land
 - Minimise and mitigate against future flood risks and recycle water resources

- 3.2.5 There is therefore a need to prioritise sites that reduce the need to travel to services, jobs and rail or bus stations, and where necessary mitigating against flood risk. Renewable energy should be optimised at domestic and community scale.

3.3 Sustainability topic - Air quality

NDP THEMES:	<i>Enhancing the Environment of the Town Centre</i> <i>Creating a Healthier Town Centre</i>
NDP OBJECTIVES:	<i>To encourage walking and cycling and ensure that people are able to move easily into and around the town centre by all modes of transport, using safe, convenient and well designed and sign posted routes</i> <i>To protect and enhance important spaces including greenspaces</i> <i>To increase biodiversity</i> <i>To reduce the level of greenhouse gas emissions and air pollution</i>

Issues

- 3.3.1 Air Quality Management Areas (AQMAs) are declared by local authorities where standards and objectives for air quality are not being met. There are currently no AQMAs in Stroud District, and the Council's Air Quality Progress Report (2013)¹¹ states that there are no new developments of significance that will influence air quality. However, the report also states that no monitoring takes place for Carbon Monoxide, Benzene, Lead, 1,3-butadiene, PM₁₀, SO₂ and Ozone.
- 3.3.2 It is possible that traffic-related emissions may be exceeded at certain times. The progress report states that: *'The primary pollutants of concern in Stroud District are traffic derived, in particular NO₂. Existing dwellings near to busy streets are known to be at risk and the Council continues to monitor via diffusion tubes. The monitoring data shows that two sites in Stroud, Bowbridge and Dudbridge have exceedences of the annual level and Detailed Assessments will be necessary at both of these locations.'* (section 9.1).
- 3.3.3 Road traffic continues to rise, and it is probable that the transport sector will increase its contribution to the total UK greenhouse gas emission. This is a

¹¹ Air Quality Progress Report for Stroud District Council April 2013

significant health issue of European as well as local concern. The impact of air pollution on ecosystems is also of concern.

- 3.3.4 Defra has linked the issues of human health, climate change and air quality, and calls for closer integration of policies in order to address a number of challenges simultaneously¹².

Policy Context

- 3.3.5 The NPPF states the need to prevent *'both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.'* (paragraph 109).
- 3.3.6 Draft local plan policy ES5 seeks to mitigate emission levels to protect public health and well being, environmental quality and amenity, through the use of technology, traffic management and expanding the capacity of the natural environment to ameliorate the effects of emissions.

3.4 Sustainability topic - Biodiversity

NDP THEMES:	<p><i>Enhancing the Environment of the Town Centre</i></p> <p><i>Creating a Healthier Town Centre</i></p> <p><i>Strengthening the Social and Cultural Fabric of the Town Centre</i></p>
NDP OBJECTIVES:	<p><i>To protect and enhance important spaces including greenspaces</i></p> <p><i>To enhance biodiversity</i></p> <p><i>To improve the links between the town centre and the canal and Stratford Park</i></p> <p><i>To make the town centre a welcoming place where people are encouraged to spend time</i></p>

Issues

- 3.4.1 Although there are no statutory protected sites within the NDP area, Bisley Road cemetery Local Nature Reserve is located about 1 kilometre to the east.

¹² Defra (2010) Air Pollution: Action in a Changing Climate.
<http://www.defra.gov.uk/environment/quality/air/airquality/strategy/index.htm>

Rodborough Common is a Site of Special Scientific Interest and a European-level Special Area of Conservation, located a similar distance to the south. These sites are noted for their woodland, scrub and particularly for their calcareous grassland communities. Rodborough Common is of outstanding importance.

- 3.4.2 Immediately to the south of the NDP area is an area of lowland meadow identified on the priority habitat inventory. The NDP's southern boundary itself contains a belt of deciduous woodland also identified on the priority habitat inventory.
- 3.4.3 Although there is no detail on the presence of invasive species, plants such as Himalayan Balsam (*Impatiens glandulifera*), Japanese Knotweed (*Fallopia japonica*) and Rosebay Willowherb (*Chamerion angustifolium*) might be found along hedgerows and banksides. Exotic pond plants such as Floating Pennywort (*Hydrocotyle ranunculoides*) and Parrot Feather (*Myriophyllum aquaticum*) may be present along water courses¹³. There is a potential for new development to exacerbate the dispersal of such species, including at the construction phase. Measures to remove invasive species may be necessary to reduce the risk to native plants and animals.
- 3.4.4 Increasing the capacity of the natural environment is central to addressing climate, air quality, and health and well-being issues (including buffering noise), as well as contributing to the management of water, and to protecting soil quality. There is a need to promote connectivity between fragmented habitats.
- 3.4.5 New development should provide green space of different types and scales. The design of new development should include the provision of refuges for mammals, birds and insects, as well as using 'green' technologies to provide natural cooling, shelter and water management.

Policy Context

- 3.4.7 Biodiversity continues to decline, and is a policy concern at European, national and local levels. Having failed to halt biodiversity loss by 2010, the EU has established a Europe-wide target to *'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'*.

¹³ Wildlife and Countryside Act 1981 (as amended), Schedule 9 provides a list of invasive species and species requiring a licence to release into the wild.

- 3.4.7 At a national level, the NPPF calls on local authorities to contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity wherever possible; to promote the preservation, restoration and recreation of priority habitats and ecological networks, and the protection and recovery of priority species; and to adopt proactive strategies to adaptation and manage risks through adaptation measures including green infrastructure.
- 3.4.8 Draft local plan policy ES6 seeks to protect all designated wildlife sites. Local sites will be protected unless the benefits of development can be shown to outweigh the sites' values. In such cases, appropriate mitigation and/or compensation measures will be sought. All new development will need to conserve and enhance biodiversity and geodiversity, should enable species' ability to move in response to the effects of climate change, and should prevent isolation of significant populations of species.

3.5 Sustainability topic - Landscape

NDP THEMES:	<p><i>Enhancing the Environment of the Town Centre</i></p> <p><i>Creating a Healthier Town Centre</i></p> <p><i>Strengthening the Social and Cultural Fabric of the Town Centre</i></p>
NDP OBJECTIVES:	<p><i>To protect and enhance important spaces including greenspaces</i></p> <p><i>To respect the setting of the town centre by protecting important views</i></p> <p><i>To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings</i></p> <p><i>To make the town centre a welcoming place where people are encouraged to spend time</i></p>

Issues

- 3.5.1 The town is surrounded by the Cotswold Area of Outstanding Natural Beauty (AONB), on account of the area's special landscape qualities. The Cotswolds AONB landscape character assessment has described the surrounding area as a 'settled valley landscape', which typically comprises steep sided valleys, with a strong sense of enclosure, is relatively well-wooded and pastoral with hedgerow and stone wall features. This character type also reflects an

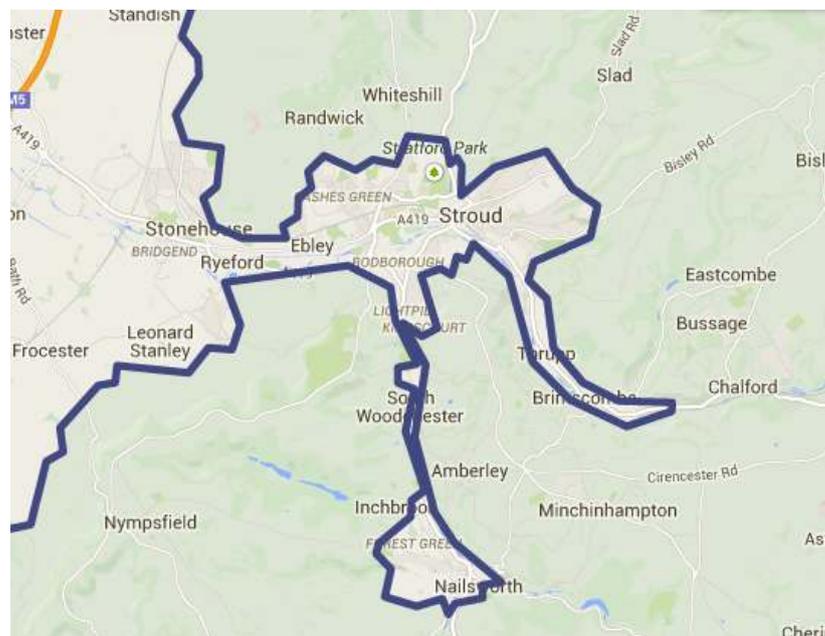
industrial past, with extensive communications networks and significant urban development, clearly visible from the surrounding slopes.

- 3.5.2 The AONB is afforded statutory protection. However, development pressure at its boundary may threaten to erode its character, as might pressure to source food locally to serve the township, thereby intensifying production.

Policy Context

- 3.5.3 The national policy context is that the planning system should set out strategic policies to deliver the conservation and enhancement of the natural and historic environment, including landscape; and that it should give particular weight to 'conserving landscape and scenic beauty' within Areas of Outstanding Natural Beauty (AONBs).
- 3.5.4 The draft local plan's Strategic Objective SO6 seeks to protect the AONB's special qualities by concentrating development on brownfield sites in the Stroud Valleys outside the protected landscape boundary. It is important that such brownfield sites are assessed for their biodiversity and amenity potential, so that they protect and enhance the overall ecosystem function of the landscape by linking corridors into the AONB, as well as downstream from the town centre.

Map 3: Stroud in relation to the Cotswolds AONB



3.6 Sustainability topic - Built heritage

<p>NDP THEMES:</p>	<p><i>Sustaining the economy of the Town Centre</i></p> <p><i>Enhancing the Environment of the Town Centre</i></p> <p><i>Strengthening the Social and Cultural Fabric of the Town Centre</i></p> <p><i>Creating a Healthier Town Centre</i></p>
<p>NDP OBJECTIVES:</p>	<p><i>To protect and enhance important spaces including greenspaces</i></p> <p><i>To enhance the historic fabric of the town centre</i></p> <p><i>To provide more high quality dwellings to increase the number and diversity of people who live in the town centre</i></p> <p><i>To make the town centre a welcoming place where people are encouraged to spend time</i></p> <p><i>To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings</i></p>

Issues

- 3.6.1 The Industrial Heritage Conservation Area (IHCA) character appraisal 2007/2008, adopted as Supplementary Planning Guidance, included the industrial Stroud Valleys¹⁴. Stroud Station falls within the defined Stroud IHCA, as do the adjacent mills. The character of these sites and their settings is described fully in the relevant appraisals and statements.
- 3.6.2 There are a number of other historic buildings within the designated NDP area, many of which are listed and/or are subject to 'article 4' directions¹⁵. According to Stroud District Council's (draft) Conservation Area statements¹⁶, some buildings are considered (in 2008) to be at risk. The recent report into the condition of Stroud Town Centre Conservation Area (March 2015) indicated that the only building obviously at risk within the NDP area was the

¹⁴ http://www.stroud.gov.uk/docs/planning/ihca_appraisal.asp.

¹⁵ Article 4 of the Town and Country (General Permitted Development) Order 1995 allows for the removal of some or all of the permitted development rights, and therefore require approval from the local authority.

¹⁶ Number 18: Stroud Town Centre. June 2007; Number 16: Stroud Top of the Town. April 2008

Old Convent, Beeches Green¹⁷. Generally, however, the Conservation Area is at risk of '*...slow degradation and loss of character through inappropriate changes, lack of maintenance, vacant properties (shops and flats) and lack of management policies.*' (paragraph 6).

3.6.3 A number of factors serve to undermine the character of individual sites and of the area as a whole. These include:

- the use of corporate signs and colours on shop fronts, that potentially threaten the visual coherence of a group of buildings;
- vacant space above shops, that may result in poor maintenance and a lack of 'nightlife', giving an air of desertion;
- incoherent spaces in front of and around important buildings and groups, including hard standing (of which there are a number of patterns in the pedestrianised areas) and private parking;
- traffic congestion, which makes it difficult especially for pedestrians to enjoy the amenity of parts of the historic townscape;
- street furniture of different types, colours, materials and quality, which clutters spaces and undermines coherence;
- poor pedestrian linkages, resulting in fragmentation of discrete areas, as well as frustrating and confusing cul-de-sacs;
- poor design of newer buildings adjacent to historic structures, with inappropriate materials, scale and building styles

3.6.4 A key challenge is to find ways to adapt historic buildings to meet modern requirements and standards, including energy conservation, without compromising their character.

Policy Context

3.6.5 The NPPF calls on local plans to include a positive strategy for the conservation and enhancement of the historic environment' and its enjoyment, including those heritage assets that are most at risk. Assets should be recognised as being an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' that conservation can bring, whilst also recognising the positive contribution new development can make to local character and distinctiveness.

3.6.6 The emerging local plan's Core Policy CP4 refers specifically to the need to '*...protect or enhance a sense of place; (create a place with a locally-inspired*

¹⁷ Russell R., and Mackintosh A. Stroud Preservation Trust. March 2015

or distinctive character, whether historic, traditional or contemporary, using appropriate materials, textures and colours, locally-distinctive architectural styles, work with the site topography, orientation and landscape features...) and to promote design *'where buildings are positioned with landscaping to define and enhance streets and spaces, assist finding your way around with focal points or landmarks, provide permeability, reduce car domination of the street and reduce vehicle speeds...'*

3.7 Sustainability topic - Land and soil

NDP THEMES:

Enhancing the Environment of the Town Centre

Sustaining the Economy of the Town Centre

Strengthening the Social and Cultural Fabric of the Town Centre

Creating a Healthier Town Centre

NDP OBJECTIVES:

To protect and enhance important spaces including greenspaces

To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings

Issues

- 3.7.1 Soil quality in urban areas is critical in supporting biodiversity, promoting amenity in uncontaminated areas, protecting water quality and supporting sustainable drainage.
- 3.7.2 As brownfield sites and old industrial sites become the focus of redevelopment, it is likely that remedial work on contaminated land and on compacted soils will become increasingly necessary. Although brownfield sites will provide much of the development envisaged in NDP, they should be analysed for their potential in terms of biodiversity and other ecosystem services such as drainage, local produce e.g. through the provision of allotments, soil production and mitigation of air pollution. However, by focusing development on the re-use of buildings and on brownfield sites, the NDP would also help to safeguard agricultural land in other areas of the district.

Policy Context

- 3.7.3 The NPPF calls on planning authorities to prevent new or existing development from being adversely affected by the presence of unacceptable levels of soil pollution or land instability and be willing to remediate and mitigate *'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'*.
- 3.7.4 The emerging local plan's Core Policy CP14 states that *'improvements to soil and water quality will be sought through the remediation of land contamination, the provision of SuDS, and the inclusion of measures to help waterbodies to meet good ecological status.'* Through this policy, development will be supported where it can reuse previously developed land and/or the adapt existing buildings and where it can demonstrate efficiency in land use.

3.8 Sustainability topic - Water and flood risk

<p>NDP THEMES:</p>	<p><i>Enhancing the Environment of the Town Centre</i></p> <p><i>Strengthening the Social and Cultural Fabric of the Town Centre</i></p> <p><i>Sustaining the Economy of the Town Centre</i></p> <p><i>Creating a Healthier Town Centre</i></p>
<p>NDP OBJECTIVES:</p>	<p><i>To protect and enhance important spaces including greenspaces</i></p> <p><i>To provide more high quality dwellings to increase the number and diversity of people who live in the town centre</i></p> <p><i>To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings</i></p>

Issues

- 3.8.1 Much of the background information is taken from the Level 2 Strategic Flood Risk Assessment for Stroud district's Local Development Framework¹⁸. The report attests to the complexity of interactions between the River Frome and the existing sections of the Thames and Severn Canal. The report anticipates that fluvial flood risk in Stroud district is likely to increase as a result of climate

¹⁸ Halcrow Group Ltd (2012). Stroud District Council. Strategic Flood Risk Assessment for Local Development Framework. Level 2 - Final Report. Volume 1. March 2012

change. More intense storm events could also increase the amount of surface water flooding and flash flooding. It states that droughts are likely to increase and that resulting water scarcity means that water efficiency is therefore fundamental in future new developments in Stroud District.

- 3.8.2 The River Frome and the Stroudwater Canal run through the southern boundary of the NDP area. Overtopping the canal embankment was considered to be unlikely, only occurring if there is larger amount of flow feeding in to the canal than the capacity of the canal bypassing structures. The modelling exercises that were carried out appeared not to have included a number of smaller tributaries such as those running into the River Frome and the canal from the north.
- 3.8.3 There is some evidence of flood events in the District in December 1965, July 1968, December 1981, January 1990, December 2000 and summer 2007¹⁹, although not all of these necessarily affected the NDP area. However, it is clear that the 2007 incident was significant, with 72 residential properties flooded.

Policy Context

- 3.8.4 There is a hierarchy of guidance, policy and regulation in relation to the management of water, including a number of European directives beyond the scope of the NDP and this report. However, there are a number of points worth highlighting, especially since they relate to the various other themes in this section. The NPPF states that local new developments should be planned so that they avoid increased vulnerability to climate change impacts including flooding, firstly by directing such development away from flood-prone areas.. Where new development is at risk to such impacts, this should be managed through adaptation measures including the planning of open spaces and wetlands that can hold water and reduce runoff. New buildings themselves should be designed for resilience, and properties at risk, including historic properties, should be retro-fitted as part of any redevelopment.
- 3.8.5 The emerging local plan (CP 14) states that development will be supported where it includes facilities for the recycling of water; where there are no unacceptable risks from water pollution; where there is adequate water supply, foul drainage and sewage capacity to serve the development; and where there is no increased risk of flooding on or off the site. Improvements to soil and water quality will also be sought through the remediation of

¹⁹ Gloucestershire County Council (2011). Preliminary Flood Risk Assessment. November 2011

contaminated land, the provision of SuDS and the inclusion of measures to help waterbodies to meet good ecological status.

- 3.8.6 Land management that reinforces landscape character including its capacity to hold water and to enhance its quality should be encouraged, uphill and upstream of the town centre. It is worth questioning the assumption that there are adequate supplies of clean water available in line with anticipated new development in the town centre, and that drainage and waste infrastructure has the capacity to deal with this, without significantly impacting on the relevant upstream and downstream water ecosystems.
- 3.8.7 The management of drains, including SuDS, is critical, since debris and silt can block flows and reduce efficiency.
- 3.8.8 Awareness raising is important, especially in terms of water conservation and the management of fluid waste.

3.9 Sustainability topic - Waste

<p>NDP THEMES: <i>Strengthening the Social and Cultural Fabric of the Town Centre</i></p> <p>NDP OBJECTIVE: <i>To provide more high quality dwellings to increase the number and diversity of people who live in the town centre</i></p>

Issues

- 3.9.1 Waste management is addressed at a strategic level by Gloucestershire County Council. However, the disposal and re-use of waste should be of local community concern, since its effects are most often felt at this level.
- 3.9.2 Much of the statistical evidence exists at county or national level, but the indications are that the amount of household waste recycled is relatively high but peaking; the amount of waste generated per person continues to reduce; and that the amount of waste recycled, composted or reused by local authorities has for the first time exceeded the amount landfilled²⁰. The county level target for recycling and composting household waste by 2020 has been

²⁰ Defra (2012) Local Authority collected waste for England.
<http://www.defra.gov.uk/statistics/environment/waste/wrfg22-wrmswqtr/>

set at 60%, which is 10% higher than the national target²¹. According to the District-level local plan SA, this target is unlikely to be achieved in 2015²².

Policy Context

3.9.3 A number of draft local plan policies refer to waste, including CP5; CP14; ES1; AND ES4, which relates more specifically to water waste. In summary these state that major development will require a waste minimisation statement; that the use of recycled and re-used building materials will be encouraged; that opportunities for recycling and composting linked to new development will be maximise; and that opportunities will be sought to minimise the amount of waste and to recover energy where possible.

3.10 Sustainability topic - Transport

NDP THEMES: *Improving Access to the Town Centre
Creating a Healthier Town Centre*

NDP OBJECTIVES:
To encourage walking and cycling and ensure that people are able to move easily into and around the town centre by all modes of transport, using safe, convenient and well designed and sign posted routes

To mark the main entry points to the town centre (gateways) and provide a sense of 'arrival'

Issues

3.10.1 Car ownership is increasing nationally, and this is likely to be the case in the district²³. However, 48% of households within the town centre do not have a car. The town acts as a rail hub for the commuters to Cheltenham, Gloucester and Swindon, which implies a high degree of congestion around the station at certain times of the day, and also a significant of land for parking. It is likely that significant numbers of cyclists also use the railway to commute. Some evidence gathering on this issue is currently underway.

²¹ Gloucestershire Waste Core Strategy. December 2010.
<http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=47946&p=0>

²² URS (2013). Sustainability Appraisal of the Stroud District Local Plan. Draft report July 2013. Paragraph 7.11.2 page 22

²³ see: Department for Transport. Statistics 2014. <https://www.gov.uk/government/statistics/vehicle-licensing-statistics-july-to-september-2014>

3.10.2 The town is at the junction of the A419, which links the M5 and Swindon via Cirencester; and the A46, which runs south to Bath and north to Cheltenham, with the A4173 branching off to Gloucester. About 35% of the town centre's population travels to work by car²⁴.

3.10.3 About 15% of the population cycles at least once per month, and about 86% walks at least once per month. It is possible that the figures for recreational walking and cycling in the Stroud area are higher than the national average, given the proximity of high quality countryside.

3.10.4 Walking and cycling helps to reduce congestion, improves air quality and contributes to health and well-being. There are opportunities to improve access to the canal and to link it to footways and to cycleways.

Policy Context

3.10.5 The national policy is to encourage authorities to promote minimal journey lengths for employment, shopping, leisure and other activities, and to aim for a balance in favour of sustainable transport modes (including walking, cycling and public transport), giving people a real choice about how they travel.

3.10.6 At the emerging local plan level, strategic objective SO4 seeks to locate development and employment growth in larger settlements including Stroud. Funds generating from such development will contribute to restoration of the canals and towpaths, as well as new links for walking and cycling, thus reducing car journeys by offering opportunities to live and work within the same neighbourhood.

²⁴ 2011 census, quoted in the draft NDP February 2015

3.11 Sustainability topic - Human health and Wellbeing

<p>NDP THEMES:</p> <p>NDP OBJECTIVES:</p>	<p><i>Improving Access to the Town Centre</i> <i>Strengthening the Social and Cultural Fabric of the Town Centre</i> <i>Sustaining the economy of the Town Centre</i> <i>Enhancing the Environment of the Town Centre</i> <i>Creating a Healthier Town Centre</i></p> <p><i>To improve the links between the town centre and the canal and Stratford Park</i> <i>To encourage walking and cycling and ensure that people are able to move easily into and around the town centre by all modes of transport, using safe, convenient and well designed and sign posted routes</i> <i>To make the town centre a welcoming place where people are encouraged to spend time</i> <i>To diversify the economy of the town centre so that it is an active place throughout the week, in the evenings and at weekends</i> <i>To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings</i> <i>To reduce the level of greenhouse gas emissions and air pollution</i></p>
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Issues

3.11.1 In contrast to the emerging local plan's low unemployment figure of 1.9%, the town centre's figure is significantly higher at 9%²⁵.

3.11.2 Of the 427 people living in the centre, 33% are in the age range 16-29 (compared to 18% in the town generally), and a further 50% in the age range 30-64 (the same as the town as a whole)²⁶. The male population in the centre is 63%, compared to 50% in the town as a whole, and 11% of households have children (34% in the town as a whole). There is a significant proportion of flats (78%), and about three times (56%) the number of privately rented dwellings as in the town generally (18%).

²⁵ 2011 census, quoted in the draft NDP February 2015

²⁶ 2011 census, quoted in the draft NDP February 2015

3.11.3 Stroud district's community strategy (2010) indicates that about 10% of young people are obese, but most residents (71%) describe themselves as in good health. In the town itself, 82% are described as having good health, although the figure for the town centre is 75%.

3.11.4 Noise, lower air quality, congestion and relatively limited access to open space may all contribute to reducing the quality of people's lives, as well as stresses associated with commuting and long work hours.

Policy Context

3.11.5 The NPPF encourages local authorities to support local strategies to improve health, social and cultural wellbeing, and to support vibrant and healthy communities. It encourages the protection and promotion of town centres, and the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

3.11.6 Locally, the district wishes to encourage access to local services and to reduce car travel, encouraging walking and cycling as healthier options. It also seeks to ensure adequate accommodation facilities for an ageing local population (CP7).

3.12 Sustainability topic - Enterprise and economy

NDP THEMES:

***Sustaining the Economy of the Town Centre
Strengthening the Social and Cultural
Fabric of the Town Centre
Enhancing the Environment of the Town
Centre***

NDP OBJECTIVES:

To diversify the economy of the town centre so that it is an active place throughout the week, in the evenings and at weekends

To make the town centre a welcoming place where people are encouraged to spend time

To welcome and support new and existing businesses and provide a good range of high quality accommodation for all businesses to establish and grow

To maximise opportunities to develop or redevelop land within the town centre to meet the needs of the town and make the most efficient use of land and buildings

Issues

- 3.12.1 With a population of just over 13,000, Stroud is the largest town in the District, and is the focus of the Stroud Valleys area. The population of the town centre itself is 427. Unemployment is relatively high at 9%.
- 3.12.2 Towns such as Stroud can benefit from high numbers of historic structures, since they contribute to their distinctive character. However, such a concentration can restrict opportunities to develop in ways that require new materials and styles, equipment and technology, spatial layouts and access for materials and goods. Retrofitting them can be expensive and can undermine their character.
- 3.12.3 Commercially, Stroud is said to underperform. Having to compete with Cirencester and Cheltenham, and with commercial hubs such as Gloucester and Swindon, as well as the internet, makes this particularly challenging, especially given the ease with which the M5 can be accessed. Stroud's historic manufacturing industry no longer provides a local economic base. However, focusing on a local retail market, based on local produce, can help to reinforce the distinctive character of Stroud as a local retail hub.
- 3.12.4 The town's tourism industry is also said to underperform despite (or perhaps because of) its proximity to outstanding landscapes, the cultural draw of Gloucester. There is a limited night time economy²⁷.

Policy Context

- 3.12.5 The NPPF advises local authorities to capitalise on inherent strengths, and to promote sectors that minimise environmental impact and build on creative and technological innovation. Proposals should be assessed for their potential impact on the vitality, viability and attractiveness of the town centre's retail and commercial sector.
- 3.12.6 The draft local plan contains a number of objectives and policies relating to economy and enterprise, including Strategic Objective SO2, that seeks to *provide 'for a strong, diverse, vibrant local economy that enables balanced economic growth, coupled with enhanced job opportunities across the District'*; SO3, that seeks to improve *'the safety, vitality and viability of our town centres, which link to and support the needs of their rural hinterlands'*;

²⁷ Stroud District Local Plan: Submission Draft. Page 12; paragraph 2.59 page 27

and Core Policy CP12, that *'seeks to protect and bolster the role that our town centres play in providing jobs and services and contributing to a strong local economy'*.

3.12.7 The latter policy refers in part specifically to Stroud town, stating that *'Proposals for major town centre uses will be directed sequentially to the Primary Shopping Area but then to the wider town centre.'*²⁸

²⁸ *ibid*, page 114

4 SUSTAINABILITY OBJECTIVES AND FRAMEWORK

TABLE 4 - SUSTAINABILITY OBJECTIVES AND QUESTIONS

OBJECTIVES		OUTCOMES: <i>will the NDP...</i>
1	To increase the availability of a range of housing in accessible locations (access to services by walking/cycling)	<i>Contribute to the availability of affordable homes? Reduce the number of unfit or inefficient houses? Reduce the energy requirement? Reduce wastage?</i>
2	To promote access for all to key local services	<i>Increase the numbers of users of local facilities? Reduce numbers of car users to access services?</i>
3	To protect the character of the town and its landscape setting	<i>Improve the condition of listed buildings? Increase the use of recycled local building materials? Increase the number of redundant historic buildings re-used?</i>
4	To optimise the re-use of previously developed land and buildings	<i>Reduce the amount of derelict and underused land?</i>
5	To re-use building materials where possible	<i>Increase the amount of material recovered and re-used?</i>
6	To reduce energy consumption and increase energy efficiency	<i>Increase the amount of technology (e.g. timers/sensitivity monitors) in use?</i>
7	To derive energy from renewable resources where possible	<i>Increase the amount of energy derived from renewables?</i>
8	To promote sustainably produced local products where possible	<i>Increase the number of local growing schemes, local food producers and outlets? Increase the number of establishments with local procurement policies?</i>
9	To maintain and improve the quality of natural resources - soil, air and water	<i>Improve the ecological and chemical quality of water? Reduce locally measured levels of atmospheric pollution? Reduce the amount of contaminated land? Increase the amount and variety of habitat?</i>
10	To ensure sustainable management of water	<i>Reduce the amount of water leaked from the system? Increase domestic technology to improve efficiency? Reduce abstraction rates? Increase</i>

		<i>the amount of water recycled?</i>
11	To protect and enhance biodiversity	<i>Increase variety and amount of habitat? Increase connectivity between sites and habitats? Increase the number of nesting, roosting and feeding sites for birds, bats and insects? Protect and improve BAP species and their habitats? Reduce emissions/physical impacts affecting sensitive sites?</i>
12	To support local businesses	<i>Result in growth in key sectors? Increase the number and range of local businesses? Increase the numbers of people employed locally?</i>
13	To promote social, economic and cultural enterprise in the town centre	<i>Increase the number and kinds of cultural events? Increase the diversity of economic activities? Increase evening activity?</i>
14	To reduce the impact of traffic	<i>Reduce traffic volumes? Reduce the likelihood of traffic incidents? Reduce the impact of HGVs on people and roads? Increase modes of travel other than by car? Improve the flow of traffic?</i>
15	To improve pedestrian safety	<i>Result in improvements in paved areas - kerbs and surfaces?</i>
16	To promote walking and cycling	<i>Improve footways? Signage? Cycle lanes? Cycle storage at station/on trains?</i>
17	To protect the town's cultural heritage and historic structures, including archaeological features	<i>Improve the condition of listed buildings? Increase opportunities for archaeology during development? Increase the re-use of historic buildings? Promote historic/ locally important sites through e.g. interpretation?</i>
18	To enhance streetscape	<i>Improve the visual quality of the town centre? Create a sense of distinctive character?</i>
19	To promote local distinctiveness	<i>As 16 and 17: Increase the number and types of local events? Attract people to look at and appreciate key buildings and sites? Increase the number and range of local products?</i>
20	To encourage re-use, recycling and composting, and to reduce the amount of waste going to landfill	<i>Reduce the amount of landfill? Increase the number of composting schemes with compost used for local growing? Reduce the amount of litter?</i>

21	To minimise the risk of flooding	<i>Increase the number of SuDS? Increase the amount of green space as part of development? Reduce the area of hard surfacing?</i>
22	To reduce the consumption of natural resources	<i>Reduce the use of oil and coal? Increase the amount of energy derived from renewables?</i>
23	To promote a healthy lifestyle	<i>Increase numbers using the local footpath network? Increase the amount of different types of greenspace? Increase in number of local well-being schemes? Improve people' living/working/travelling conditions?</i>
24	To reduce inequalities and to value diversity	<i>Increase the availability of affordable housing? Provide for a diversity of housing? Increase the number of events that reflect diversity? Increase the numbers of young people finding work opportunities locally?</i>
25	To create a safe environment and to reduce the fear of crime	<i>Reduce crime statistics? Reduce public perceptions about crime? Decrease the amount of litter? Improve the quality of public spaces?</i>
26	To protect and enhance green spaces and their accessibility	<i>Increase the amount of greenspace by type, size and location? Increase the use of planters to 'soften' hard landscape? Increase the connectivity of spaces?</i>

5 CONSULTING ON THIS DRAFT

5.1 In accordance with the regulations, this draft will be circulated to the three statutory bodies who must be consulted:

- **Natural England**
- **Historic England**
- **Environment Agency**

In addition it will be circulated to:

- **Stroud District Council**
- **Cotswold AONB Board**
- **Gloucestershire County Council**

5.2 Responses from these bodies will be used to inform the development of the NDP. They will be collated and recorded, and will be form part of the final sustainability report, together with a record of our own responses and any actions taken.

5.3 This report is available at: <http://shapingtheheartstroud.org/>

5.4 The consultation period on this report is from **8th July 2015** until **5th August 2015**.

Comments should be sent to:

John Bloxsom at info@shapingtheheartstroud.org

and to

Charlie Falzon at chuckenviro@gmail.com

5.5 Of particular interest are the following:

- Are the sustainability topics appropriate and relevant? Have we missed anything?
- Bearing in mind the relative paucity of town-specific data, do you have any information at this level that might inform the baseline information? (see accompanying references)
- Are the sustainability objectives clear? Would you add anything to the 'outcome questions', bearing in mind their generic nature?
- Do you have any other comments that will assist the sustainability appraisal?

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APPENDIX 1 - LISTED BUILDINGS IN THE DEVELOPMENT PLAN AREA

REFERENCE	GRADE	NAME	SCHEDULING DESCRIPTION
418372	II	British School including railings to street	1840 (dated). Ashlar. Modern pitched roof with gable coping and kneelers. 2 storeys. 5 ranges of mullioned windows with hoodmoulds. Panel with "British School. 1840", in Gothic lettering. Iron railings with fleur de lys finials.
419352	II	Ye Old Painswick Inn	Public house. 1890, by W.H.C. Fisher. Built of red brick with principal elevations faced in squared and coursed limestone; stone slate roofs; ashlar stacks with moulded corncicing to main range. Rectangular plan with main entrance flanked by 2 bars; stable yard to left (north). Free Style. 2 storeys and attic; 3-window first-floor range to front. Segmental-pedimented doorcase in Early Georgian style, flanked by transomed windows with stilted keyed and segmental arches; keys touch string course, which forms lower part of a broad horizontal band which includes lettering flanked by swags and is surmounted by heavy cornice; 4-light flank 2-light stone-mullioned and transomed windows to first floor, which sit on cornice and are surmounted by a continuous drip course which forms the lower part of a band at eaves level; swagged aprons beneath 3-light stone-mullioned attic windows with drip moulds, which are set in full-height dormers with Dutch gables. Horizontal courses are continued to articulate return elevations, with similar fenestration. Interior includes original joinery and plaster corncicing. Subsidiary Features: stable yard to left (north) is bounded on east and north-east sides by range of similar materials; 3-bay cartshed with cast-iron piers and Welsh slate roof is connected on the north to a range enclosing north-east side of yard, of one

			storey and attic with stone lintels over 3-light casements, including gabled half-dormers, and opening with sliding door; gable end facing Slad Road includes oculus set beneath Dutch gable. Fisher was a local architect, who had worked with J.P. Seddon on the School of Art and Science in Lansdowne also of 1890. A fine and well-preserved example of late C19 public house architecture in a favoured style, complete with its stable yard.
417567	II	School of Science and Art	1890-9. Architects J. P. Seddon and W. H. C. Fisher. Rock-faced rustication: ashlar dressings. Pitched tile roof. Arcuated windows with deeply moulded voussoirs, divided by colonnettes with stiff leaf capitals, 1 gable over slightly projecting bay to Lansdown: canted bay to Locking Hill: oriel on corner. Gabled porch on grouped colonnettes, 1st floor balconies either side of oriel. Band of carving below 1st floor windows. Parapet and machicolations.
415661	II	9 Gloucester Street	Mid C18 front to earlier building. Stucco, 3 storeys. Pediment. 2 ranges of double-hung sash windows with glazing bars and keystones. Door with keystone. 1 C19 shopfront and 1 C19 canted bay window.
417564	II	1 Lansdown	Mid C19. Rendered. Rusticated ashlar quoins, keystones and continuous impost band. 3 storeys. Parapet to roof. 3 ranges of round arched double-hung sash windows. Modern shop front.
417565		2 Lansdown	Mid C19. Rendered. Rusticated ashlar quoins, keystones, stringcourse, and continuous impost band. 2 storeys. Moulded eaves cornice and blocking course. 3 ranges of round arched double-hung sash windows with glazing bars. 4-panel door with semi-circular fanlight.

417568	II	Lansdown Hall	1879. Rock faced rustication with ashlar dressings. Pitched slate roof. 2 storeys. Polygonal projection at south end: canted bay at north. Mullioned windows on ground floor, mullioned and transomed on 1st floor, bar tracery in both. Rose windows at north and south ends.
417570	II	County Library	1873, altered 1888. Architect William Clissold. Former Grammar School. Ashlar. Pitched slate roof. 3 storeys. Projecting 2 storey central bay crowned by traceried parapet, with mullioned windows on 1st floor, and door on ground floor with hoodmould and stiffleaf label stops. 1 range of mullioned windows either side of this, those on ground and 2nd floor with arched heads, and with polychrome relieving arches: gables above, with 1 portrait bust each in quatrefoil roundel. Square bell-cote, diagonally placed, with tiled fleche. Stairs flanking central bay, with ashlar gate piers, and iron gates. 2 storey projections at either end, with lean-to roof, and 1 window each with polychrome relieving arches.
131398	II	The Vicarage. Garden Railings	Dated 1635. Hammerdressed rubble. Pitched stone roof. 3 storeys. 3 gables. Various 2- and 3-light stone mullion windows with hood moulds. Oval window in gable. C19 iron railings with spear finials, and iron gate piers with fretwork bracing.
415662	II	Greyhound Inn	Late C19. Ashlar. Hipped stone roof with projecting eaves. 2 storeys and attics. Stringcourse. 1 gable each to Gloucester Street and Lansdown elevations. Oriel at corner: parapet with semi-circular break upward, and linked by semi-circular brick arch to adjacent brick chimney. Plain mullioned windows. Art nouveau iron brackets taking notice and relief model of greyhound. 2 fascia boards, with "The Greyhound Inn" in Arts-and-Crafts

			lettering.
419301	II	K6 Telephone Kiosk Number 045363092	Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by W. McFarlane of Glasgow. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.
417557	II	3 King Street Parade	Early C19. Ashlar. 2 storeys. Full entablature and blocking course taken on 3 Tuscan pilasters. 2 double-hung sash windows with glazing bars. Modern shopfront on ground floor.
417555	II	23 and 25 King Street	C18. Ashlar. 3 storeys. Moulded eaves cornice and blocking course. 5 ranges of double-hung sash windows with glazing bars. Mid C19 shopfronts with Tuscan pilasters
415667	II	2, 3 and 3a High Street	Late C18. Ashlar. Pitched slate roof. 3 storeys. 3 ranges of double-hung sashes with glazing bars. Ground floor modern, except for 1 6-panel door with moulded lintel and fanlight, 1 pane of which has figure "3" in florid gilt type.
415680	II	District Council Offices	Early/mid C18. 1 pebbledashed. 2 storeys and attics. Cornice and parapet. Mansard slate roof, Moulded stringcourse above ground floor. 6 ranges of double-hung sash windows with glazing bars, stone bolection moulded architraves, keystones and bull-nosed sills. Early/mid C19 extension. Rendered. Ashlar plinth, quoins and entablature', Brick blocking course and chimney, 2 storeys. 2 ranges of modern windows.
418017	II*	Church of St Laurence	14th century tower and spire, the rest rebuilt in new forms by Wilson & Willcox of Bath, 1866-8. Materials: Local limestone tower. 19th century work of Bisley Common stone with Bath stone dressings. Roofs of Broseley tiles in blue and red bands.

			<p>Plan: Unusual cruciform plan with equal aisles and generously deep transepts; north and south chapels almost as long as the chancel. South porch, west tower, small SE vestry.</p> <p>Exterior: The three-stage west tower is 14th century, with diagonal buttresses and fairly small two-light bell openings, part hidden by clock faces. All the openings are unmoulded, with plain chamfers. The stone spire is tall and slim, with a splayed foot; the upper part of the original spire is now in the churchyard. The rest of the church is in a rich if slightly mechanical Geometric Decorated style. The windows have bar tracery and are framed by slim nook shafts with a ring moulding. The south doorway has heavy arch mouldings and triple shafts of contrasting grey stone. From the east, the three windows of the chancel and its chapels, with rich tracery of foiled circles, make a striking contribution to the streetscape.</p> <p>Interior: The interior is 'the best of any High Victorian town church on the Cotswolds' (Verey and Brooks). Five-bay nave with heavily moulded arcades on circular piers of blue Pennant sandstone. The nave has a clerestorey and an open wagon roof. A ribbed panelled roof over the chancel has painted Gothic decoration in green and red on a cream ground. The foliate capitals are richly treated, with crockets and beading, almost Byzantine in their effect. The carver for all the sculptural work was Joshua Wall, who also designed the roundels in the chancel.</p> <p>Principal Fixtures: St Laurence has lavish Victorian and early 20th century fittings. By George Gilbert Scott Junior, a reredos of 1872, carved by Morris Geflowski, with high relief panels (Gethsemane, Crucifixion and Deposition) by Edward Geflowski. It was coloured and gilded in 1970. The font and pulpit, both</p>
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			<p>contemporary with the church, are of coloured marbles and alabaster. Chancel floor tiles by Godwin of Lugwardine. Rood screen by W.S. Weatherley, 1910-14; quite light and open, with elaborate cusping in the head of each main light. It has a rib-vaulted cove with brattished cresting, and a built-in tester to the pulpit. Very big rood group. Filling the tower arch, an Arts and Crafts oak screen by Thomas Falconer, 1927, maker Peter Waals, with painting of St George by E.R. Payne, 1929. There is much good stained glass. The good east window is by Heaton, Butler & Bayne, 1866; their windows in the transepts and south aisle south-west have faded badly. Also theirs; the north chapel east, c. 1885 and one in the north aisle, 1914. The south chapel east is by Lavers & Barraud, 1868. The south aisle and tower windows are by Ward & Hughes, 1873-7. An unusual gold and blue window at the west end of the north aisle is by J. Bewsey, 1922. The best monument is that in the south transept to Thomas Stephens, d. 1613. Attributed to Samuel Baldwin of Stroud, Pevsner describes it as a 'good provincial imitation of Southwark work': alabaster kneeling effigy at a prayer desk, beneath an arch with Composite columns. Obelisks, strapwork etc. in the surround, with colour and gilding. Around the tower arch, high up, a group of fine Baroque and later tablets. Attached to the outside walls (north side), c. 80 good quality brass inscription plates from 18th century tombstones, many with good lettering, Rococo ornament, etc.</p> <p>History: The medieval parish church of St Laurence was founded as a chapel-of-ease to Bisley before 1279. A photograph of 1865 just before demolition shows a rather plain aisleless structure with early 19th century alterations. Only the tower and spire survived rebuilding in 1866-8, to</p>
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			a plan which seems to have taken little account of the old building. The new church was consecrated on August 4, 1868. Wilson & Willcox provided a quite urban-looking church in Geometrical Gothic with a slightly French flavour, a recipe they favoured for many of their Bath churches and chapels. A fire in 2005 required the altar to be renewed.
419252	II	67 High Street	C18. Ashlar. 3 storeys, Rusticated quoins. 2 ranges of double-hung sash windows with glazing bars on 1st and 2nd floors. Modern shopfront on ground floor. Gable end to street.
419251	II	62a High Street	Early C19. Ashlar. 3 storeys. Eaves cornice. 2 ranges of double hung sash windows. Modern shopfront on ground floor. Nos 57 to 62A (consec) form a group.
419250	II	60 and 61 High Street	Early C19. Ashlar. 3 storeys. Cornice and blocking course. 5 ranges of double-hung sash windows on 1st and 2nd floors; bays 1,3 and 5 breaking forward and crowned by pediment-shaped gables; window in bays 2 and 4 flanked by blind recessed panels. Modern shop fronts on ground floor.
419249	II	59 High Street	Early C19. Ashlar. 3 storeys. Cornice and blocking course. 4 ranges of double-hung sash windows with glazing bars on 1st and 2nd floors, west bay slightly recessed. Trabeated carriage entrance at west end of ground floor, remainder modern shopfront.
419248	II	58 High Street	Late C18. Ashlar. Pitched pantile roof. 2 storeys. Cornice, blocking course and pediment. 1 Venetian window with entablature and Tuscan pilasters, double hung sashes and glazing bars. Modern shopfront on ground floor

419240	II	55 High Street	Mid C18. Ashlar. 3 storeys. Cornice, blocking course, and pediment taken on moulded consoles. 3 ranges of double-hung sash windows with glazing bars on 1st and 2nd floors. The Bedford Arms, Nos 53 to 59 (consec) form a group with all the listed buildings in The Market.
418015	II	Church Hall	Early C19. Ashlar. 2 storeys. Giant Tuscan pilastrade taking full entablature and blocking course. Ground floor has blind arcade between pilasters. 1st floor has 6 mullion and transom windows (1 blocked). Verandah to ground floor on iron supports, consisting of Tuscan columns taking depressed arches with keys, and with arches in spandrels: flat roof with ends of joists projecting. All the listed buildings in The Market form a group, together with Nos 53 to 55(consec) to 55 (consec) and The Bedford Arms, High Street.
418016	II*	Town Hall	1596. Hammerdressed rubble. Modern pitched roof. 2 storeys, and 2 attic storeys. Central gable with 1 mullioned attic window on each floor, both with hood moulds. 3 mullioned and transom windows on 1st floor, those at either side with hood moulds. Central window is an 8-light oriel crowned by a cornice and taken on a central pier, which is progressively corbelled out by means of elaborate scrolled brackets. Against this pier abut 2 Tuscan columns, on high plinths, each taking a full entablature and an elaborate scroll. Ground floor has 2 4-centred arches with moulded voussoirs, flanking 2 round arches with lions masks on keystones. 2 massive C19 buttresses to ground and 1st floors. 2 flanking mid C19 staircase wings: ashlar: battlemented parapets: stringcourses with lions' heads masks: paired lancets with polychrome relieving arches: quatrefoil oculi above with polychrome voussoirs. Mid C19 extension to north: ashlar: 2 storeys: battlemented

			parapet: 3 ranges of mullioned windows with hoodmoulds. Before these C19 alterations were made the Town Hall was presumable free-standing; in which case it belongs to the same type as the town halls of Minchinhampton, Tetbury and Dursley; but owing to the sloping site, a variant on this theme.
418013	II	Church Institute	Late C18. Ashlar. Pitched tile roof. Ashlar chimneys. 2 storeys and attics. 3 ranges of double-hung sash windows with glazing bars. 2 attic dormers. 2 mid C19 mullioned windows on ground floor. Verandah to ground floor on iron supports, consisting of Tuscan columns taking depressed arches with keys, and with circles in spandrels: flat roof with ends of joists projecting.
131397	II	25 Church Street	Dated 1766. Dressed stone. Pitched stone roof. 2 storeys. 4 ranges of double-hung sash windows with glazing bars, moulded embrasures, keystones and bull-nosed sills. Coved eaves cornice and bed-mould.
415670	II	15 High Street	Early/mid C18. Rendered front. 2 storeys. Rusticated quoins. 3 C19 double-hung sash windows in original moulded embrasures (architraves shouldered at top and bottom, triple keystones, and bull-nosed sills). Modern ground floor. Staircase inside with fluted balusters, and rails ramped to the newel.
415671		16 High Street	Early C19. Ashlar. 3 storeys. 2 ranges of double-hung sash windows with glazing bars. Ground floor modern.
415669	II	11 High Street	Early C19. Hammerdressed rubble. Rendered front. Pitched slate roof. 2 storeys and attics. 3 double-hung sash windows with glazing bars and 1 blocked window on 1st floor. 2 attic dormers. Ground floor modern. East side has 1 door and 1 double-hung sash window with glazing bars in plain ashlar embrasures.

			Nos 6 to 11 (consec) form a group.
415668	II	9 and 10 High Street	Early C18. Rubble: rendered front. Pitched slate roof. 2 storeys and attics. Rusticated long and short quoins. 4 ranges of flush-framed double-hung sash windows with glazing bars (No 10); casements with glazing bars (No 9).
415679	II	52 and 53 High Street	Shop. Early C19. Ashlar with slate roof concealed behind parapet. Corner building of three storeys with rounded corner of 3 bays including blank to central window on second floor, 2 further bays to High Street and 5 further bays to The Shambles. Second floor windows 6 pane sashes, first floor windows 12-pane sashes. Moulded eaves, cornice and blocking course. Plain stringcourse above first floor to High Street front and Tuscan pilastrade on either side of the corner, on rusticated basement to the left. Two right hand bays project. Elevation to The Shambles has cornice ramped to lower eaves height to right bay. Late C19 plate glass windows in original openings to ground floor.
419253	II	57 High Street	Mid C19 front to early-mid C17 building probably originally with gables to the street. Now 3 storeys, rendered with parapet. Concealed slate roof. 3 windows to 2nd floor, 2 + 2 to 1st floor (glazing bar sashes, with panelled shutters inside). Mid C19 tripartite shop front with central entrance to left of ground floor; 2 windows on right part of ground floor. Mid C19 railings with coped heads. Return to left has irregular spaced C17 windows of 2 and 3 lights (part concealed by later additions) and a low single storey back-yard addition probably also of the late C17. Rear has 2 gables, one with mansard roof; windows C19, or late C18 including a tall arched stair window, plus a number of C17 windows (Stroud-type: rebated chamfer surround, chamfered

			mullions, drips). Cast-lead gutter head. Interior: Late C18 architraving to doors and windows, 2 late C18 fireplaces, one with fluted frieze; low late C18 stair with ramped rail and semi circular well. Front 1st floor room (east side) has spine beam with C17 plaster moulding on it. Part of the west attic has 2 plastered upper crucks.
415672	II	22 High Street	Mid C19 front. Rendered. Original ashlar chimney. 2 storeys and attic. Rusticated quoins. Mid C19 shop front. 1 mid C19 canted bay window on 1st floor. 1 attic dormer with double-hung sash windows and glazing bars.
415673	II	23 high Street	Mid C19 front to C16 or C17 buildings, which reach right back to Threadneedle Street. Hammer dressed rubble. Rendered front. 3 storeys. Wooden eaves cornice. 1 double-hung sash window on 2nd floor; 1 canted bay window on 1st floor; modern shopfront on ground floor. Rear extension has pitched tile roof with sprocketing; 1 range of stone mullioned windows with hoodmoulds, 3 flush-framed double-hung sash windows with glazing bars on 1st floor; 3 more double-hung sash windows with glazing bars and 2 blocked windows on 1st floor; 1 row of arcaded openings, 1 door with chamfered surrounds, and some modern openings on ground floor.
415678	II	The Bedford Arms	Partly on corner of Church Street. C17. Stone faced in cement. 3 storeys. Gable with enriched oval with 2nd floor 2-light stone mullion window. 1st floor double hung sash windows. Side elevation in Church Street has gable with stone mullion windows. Tile roof. The Bedford Arms, Nos 53 to 99 (consec) form a group with all the listed buildings in The Market.
415677	II	46 and 47 High Street	C17. 4 storeys. 2 gables. 1 window (each). Gables have 1-light stone windows with dripmoulds, remainder double-hung sash, but No 46 has a small bay window on 1st

			floor and a C19 bowed shop type window on ground floor. Slate roof.
415674	II	28 and 29 High Street	Early c19. (1823?). Brick faced in ashlar. 2 shops with continuous fascia supported by original Doric columns, 3 storeys. 2 windows each(double-hung sash and glazing bars). Pilasters through upper floors with caps enriched with egg-and-dart and plain parapet.
415675	II	32 High Street	C17/C18. Rendered. 2 storeys. Moulded wooden eaves cornice,1 C19 oriel window on 1st floor. Ground floor modern. Pitched slate roof with sprocketing and projecting purlins. Corner taken on irregular squinch. Nos 32 to 36(consec) form a group, of historical as well as architectural importance, since they are the only surviving buildings surrounding The Cross, the historic centre of the town.
415676	II	33 and 34 High Street	Early/mid C18 front to probably earlier building. Rendered, 2 storeys and attic. Moulded wooden eaves cornice. Rusticated quoins. 2 ranges of double-hung sash windows (1 with glazing bars) in elaborate surrounds with keystones and bull-nosed sills. Late C19 shopfront with some stained glass.
415656	II	9 George Street	Early C19, Rendered. 3 storey. Stringcourse above 1st floor. Moulded eaves cornice and blocking course. Depressed semi-circular bay on 1st and 2nd floors, with double-hung sash window with Gothick glazing bars, Mid C19 canted bay shopfront, with contemporary fascia and lettering.
131301	II	Congregational Church	Early C19. Faced in ashlar. Horizontally grooved base Fluted 3/4 Ionic columns supporting entablature and pediment. Central Venetian window with Ionic order. Windows either side (doublehung sash and glazing bars), Circular entrance hall with horizontally grooved ground floor and

			doorway with Tower of Winds columns. Upper floor has fluted Corinthian pilasters supporting entablature, dentil cornice and leaded dome surmounted by cupola. Back parts have tall semi-circular-headed windows.
131302	II	Sunday School	Early C19. Ashlar. 3 storeys. Deeply projecting modillion eaves cornice. Horizontally rusticated ground floor. 3 ranges of double-hung sash windows with glazing bars. 1 door with semi-circular fanlight and long and short jambs and voussairs.
417556	II	Cooperative Stores	Early CI-9. Ashlar. 3 storeys. Moulded eaves cornice and blocking course taken on giant pilaster order. 5 ranges of double-hung sash windows on Russell Street, and 9 on King Street. Modern shopfronts. 2 storey mid-C19 extension in Russell Street; moulded eaves cornice and blocking course; 2 ranges of double-hung sash windows in moulded surrounds, 1st floor ones segment-headed, 2nd floor ones with ornamental aprons.
415655	II	4 and 5 George Street	Late C18. Ashlar. 3 storeys. Plain stringcourse above 1st floor. Moulded eaves cornice and blocking course. 2 ranges of double-hung sash windows, No 5's with glazing bars. No 5 has an elaborate mid-C19 canted bay shop front. No 4 has an excellent late-CI9 shopfront, with 2 semi-circular glazed bays and glazed semi-dormers, set on marble plinths.
415657	II	Stroud Subscription Rooms	1833 Architect Charles Baker of Painswick. Stone. 2 storeys. 5 windows. Central portion set forward slightly (3 windows with semi-circular heads), Modillion cornice and pediment. Porte cochere with Tuscan columns and balustraded balcony

418353	II	11 Rowcroft	C18. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice and parapet. 5 ranges of double-hung sash with glazing bars (1 blocked), 1-storey early C 19 extension flanking north side; Tuscan pilasters taxing full entablature and blocking- course: 2 double -hung sash windows with glazing bars, door with oblong fanlight. Nos 1 to 11 (consec) form a group with the raised pavement and railings.
418352		Numbers 1 to 10 Rowcroft inclusive including railings to areas of 1,2,3 and 6	C18. Ashlar. Slate roofs. 2 storeys and attics. Moulded eaves cornice and blocking course, ramped progressively up hill. 3 ranges of double-hung sash windows each. Doors with plain architraves and fanlights. Nos 4 and 10 have crowning pediments with circular windows in tympana. No 10 has a 2-storey extension, breaking forward in centre: 1 range of tripartite double-hung sash windows, crowning cornices and sills on consoles.
418355	II	Raised pavement and railings running from number 10 Rowcroft to just south of railway viaduct	C18/ early C19. Raised pavement with 39 cast iron posts and railings, Tapering columns with coved capitals and ball finials.
1410678	II	Station House	A station master's house of c.1883-1901, built to the Great Western Railway's Standard Class 'C' house design. A house of three bays and two storeys, of red brick with moulded brick plinth, with shallow hipped roof and projecting eaves, and paired lateral stacks of red brick. PLAN : The building is roughly square on plan, of double depth with two rooms each to front and rear, and an attached single storey wash house to the rear of the building. EXTERIOR : Main elevation, facing the railway, has central entrance door with

			<p>timber porch on chamfered vertical timbers, with glazed sides and hipped roof; entrance door has glazing to upper panels and fielded panels below, with a triple light window above. Windows to ground and first floors have segmental headed openings with brick voussoirs and stone cills; those to the ground floor are six-over-six sashes, those to the first floor are eight-over-eight. The wash house to the rear has an apex roof projecting forward to provide a covered entrance to the rear of the building, with hardstanding of engineering bricks set as pavements. The rear entrance has a plank and batten door in a segmental arched opening with brick voussoir.</p> <p>INTERIOR : The ground floor has a central staircase hall with principal rooms to either side. That to the right has original black marble fire surround with cast iron fireplace; both rooms have original moulded cornice, doorcasings and skirting boards, and four panelled doors with mouldings. The stair has plain stick balusters set obliquely, with moulded handrail, and the staircase hall is panelled below the stair. To the rear, the kitchen retains its high fire surround and skirting boards. The scullery has a plank and batten door with ventilation holes to the understairs cupboard, and another plank and batten door to the walk-in pantry, which has a row of wrought iron bacon hooks in situ. To the first floor, the principal bedrooms have original skirting boards, doorcasings and ornate wooden fire surrounds with oval-mirrored overmantels and cast iron grates. The rear bedrooms have smaller, moulded timber fire surrounds and iron grates, and their original skirtings and doorcasings. The bathroom retains its cast iron claw footed bath, and original basin and lavatory. Doors to the first floor are also four</p>
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			<p>panelled, but without mouldings. Several of the timber sash windows retain their fittings for blinds. The wash house to the rear has a two light, six pane timber casement to the front, with a plank and batten door; the interior has a built in 'copper' with its original plank and batten lid.</p> <p>SUBSIDIARY FEATURES : the plot in which the station master's house sits is bounded on the east by the cutting carrying the adjacent road under the railway, and on this side the plot retains its original brick retaining wall and iron railings.</p> <p>HISTORY : The station master's house is part of a group which also includes Stroud's GWR railway station, (listed Grade II), and the Goods Shed (listed Grade II*) and the Imperial Hotel (unlisted). The station was built c.1845 to I K Brunel's design for the Cheltenham and Great Western Union Railway, later taken over by the Great Western Railway. The Goods Shed is also by Brunel, and also dates from c.1845. The plot on which the station master's house stands was purchased by the Cheltenham and Great Western Union Railway in 1843, two years before the station opened, but a building does not appear on the site until some point between 1883 and 1901 (map evidence). The house is built to the design of the GWR's standard Class `C' house, and remained in the ownership of successive railway companies until 1985.</p> <p>SUMMARY OF IMPORTANCE : In order to meet the criteria for designation, railway structures dating from post-1840 must demonstrate some historical or technological significance; architectural interest; intactness; rarity; and group value. The former Station Master's House is a rare, virtually intact survival of a standard Class `C' house for the Great</p>
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			<p>Western Railway, dating from the 1880s. The house is a robust building of historic interest in its connection with the GWR, and with some architectural pretension. Station House also demonstrates clear group value with Stroud's station buildings (1845 and later), erected to Isambard Kingdom Brunel's design (listed Grade II), and the Goods Shed (1845 and later), also by Brunel (listed Grade II*).</p>
419306	II	Railway station and footbridge	<p>Railway station and footbridge c.1845 with additions of 1890 and 1914. Probably by I K Brunel, for the Cheltenham and Great Western Union Railway, additions for Great Western Railway. Limestone rubble and ashlar with Welsh slate roofs. The up platform is a Brunel 'cottage' with extensions of 1890 and 1914. Bridge to down platform probably 1914. Earliest building (up side): Coursed ashlar limestone on chisel dressed limestone plinth projecting chisel dressed limestone quoins and raised ashlar dressings to windows. Ashlar chimneys, (one partly rebuilt in reconstructed stone) with high level drip course mouldings. Parapets to gables and blue Welsh slate roof. Platform canopy-with dogs tooth or chevron timber fascia, supported partly on cast iron cantilever brackets with circular motif. Down platform building c.1914: coursed ashlar limestone with projecting details, plinth and ashlar surrounds to flat arched doorways, all generally detailed to match earlier building on up platform. Platform canopy and low mono pitched roof with modern felt covering. Various chamfered timber mullion and transom windows with some opening casements to both buildings. Original up platform building is rectangular in plan with projecting wing on north-east side, with extensions to re-entrant angle, and at both ends. Down platform building is rectangular plan with bay window at south-</p>

			east end. Interior of both buildings divided into various station offices, waiting rooms etc, with no features of particular interest. Steel and timber covered footbridge links up and down platforms at north-west end. Platforms at north-west end carried over valley and roadway on bridge and blue engineering brick viaduct. Group value with viaduct, railway goods shed (q.v.) and Hill-Paul Mill building to south-west. Building originally for C and GWUR with Brunel as consultant engineer. Taken over by GWR in 1844.
419305	II	3 K6 telephone kiosks (numbers 4096, 4435 and 4650)	Telephone kiosks. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosks with domed roofs. Unperforated crowns to top panels and margin glazing to windows and doors.
415658	II	Clock tower	Mid C19. Freestanding ashlar tower. 4 Corinthian columns set in corners, carrying bill entablature with fret motif on frieze, and dentilled cornice, Anthemia. Fish-scale dome, with acanthus finial. 4 clocks in panels on each face, with pendant swags. Plinth has plaques on 3 sides and low door on 4th.
417554	II	2-20 Kendrick Street	With Nos 13 to 15 (consec) George Street (North Side). A single design. Mid C19. Ashlar. 3 storeys. Modillion eaves cornice with blocking course. Modillion pediment flanked by urns above eaves cornice of Nos 13 and 14 George Street. Plain stringcourse above 1st floor. Continuous impost moulding to 1st floor windows. Rusticated quoins. 18 round-arched double-hung sash windows with keystones and moulded voussoirs on 1st floor of Kendrick Street elevation, 9 on George Street elevation, 2 on Threadneedle Street return, and 1 on corner of Threadneedle and Kendrick Streets. The same number of double hung sash windows with

			moulded surrounds on 2nd floor of each elevation. Ground floor has horizontal rustication and dentilled cornice taken on composite pilasters, of which those flanking Nos 10 and 14 survive. No 15, George Street, however, has an arcade of 5 bays with keystones, moulded impostes and voussoirs. Modern and C19 shopfronts.
417552	II	Baptist Chapel	Early C19. Ashlar front. Modern pitched roof. 2 storeys crowned by pediment. 3 ranges of round arched windows with glazing bars, moulded impostes and keystones. Oval oculus in pediment. Rendered porch with panelled doors and semi-circular fanlight: circular windows either side. Flanking bays with 1 door each with semi-circular fanlight; parapet with semi-circular acroteria on each side.
418046	II	25 Nelson Street	Early C18. Rendered. Modern pitched roof. 2 storeys and attics. Coved eaves cornice. Rusticated ashlar quoins. 2 double-hung sash windows with glazing bars on 1st floor with plain ashlar architraves and keystones, 1 attic dormer with casement.
418045	II	Duke of York	Mid C19. Painted brick. Pitched slate roof. 2 storeys and attics. Moulded stucco cornice and parapet. 3 ranges of double-hung sash windows with glazing bars in moulded stucco embrasures with cornices. Door with oblong fanlight in same embrasure. 2 attic dormers.
418043	II	21 Nelson Street	C16/17. Hammerdressed rubble. 3 storeys: gable. 2- and 3-light stone mullion windows with hoodmoulds. Blocked oval oculus in 3rd floor. Ground floor modern. Nos 19 to 22 (consec) form a group.
418042	II	19 and 20 Nelson Street	Early C19. Ashlar. 2 storeys. 4 windows (double-hung sash and glazing bars). Central portion projects slightly with pediment. Crowning cornice and parapet.

			Central 2 6-panelled doors with fanlights and semi-circular recess over, with 2 elliptical windows above. Either side modern projecting shop windows. R.H.S. Forecourt wall.
415629	II	Rose Cottages	C 17 C18. Coursed rubble. Pitched slate roof. Brick chimneys. 2 storeys and attics (No 3 has 1 storey and attic). 1 range of casements each (No 2's mullioned and with lead glazing bars). 2 attic dormers with casements. Liverpool and (?) London Fire Insurance Badge dated 1836.
418034	II	Laurel Villa	Early C18. Stone. 2 storeys. 4 windows (casements with stone mullions and transoms and architraves). Coved eaves cornice. Long and short chamfered quoins Tile roof.
418041	II	14 Nelson Street	C18. Rendered. 3 storeys. 1 range of segment-headed double-hung sash windows with glazing bars. 1 6-panelled door with oblong fanlight. Nos 11 to 15 (consec) form a group.
418039	II	13 Nelson Street	C18, Stone. Cotswold stone roof. 2 storeys. Moulded eaves cornice and parapet. 2 double-hung sash windows with glazing bars and ground floor shop window.
418038	II	Walcourt House	C18. Stone. Welsh slate roof. 2 storeys. Wood modillion eaves cornice. 3 ranges of casement windows, with mullions and transoms on 1st floor.
418037	II	Nelson House	C18. Stone. Hipped and sprocketed Welsh slate roof: 2 storeys and attic. Coved eaves cornice. 2 ranges of double-hung sash windows with glazing bars.
418036	II	10 Nelson Street	Late C18. Ashlar front. Pitched slate roof. 3 storeys. 2 ranges of double-hung sashes with glazing bars, 1 6-panel door with oblong fanlight.
418023	II	3 Middle Street	C17. Coursed rubble. Slate roof. Gable with Victorian bargeboard. 3 storeys. 2

			windows (stone mullions and transoms with continuous drip mould). Ground floor rusticated and painted C19 shop front.
419299	II	Gazebo in gardens of the Acre	Gazebo or Summer house. Early C19. Limestone columns, wood entablature, all set against wall in Lemish garden wall bond; slate roof to lead capping. A semi-circular pavilion to conical roof, behind which rises the brick wall which drops to entablature height on either side. Stone or rendered cheeks, pair of Roman Doric columns on 2-step stone stylobate. Central opening has pair of doors, two side openings paired casements, all in small-pane timber, with later plywood fillings to lower part of doors, rendered panels below windows. Simple 2-part entablature. Backing wall, stone coped, extends c. 8 m to left and c 2.5m to right. The building stands somewhat neglected within the grounds of the Acre (not listed), half way between Acre Street and Parliament Street. Interior has stone paved floor and plastered half-domed ceiling.
417590		The Manse	Early C19. Ashlar. 2 storeys and attics. Moulded eaves cornice and parapet. Plain stringcourse above ground floor. 3 ranges of double-hung sash windows with glazing bars (1 window blocked). 3 attic dormers with casements. 1 6 panel door with oblong fanlight. Nos 10 to 14 (consec) form a group with Nos 31 to 43 (consec) on South West side.
417589	II	12 and 13 London Road	Early C19. Hammerdressed stone. 3 storeys. Stringcourse above ground floor. 2 ranges of double-hung sash windows with glazing bars. 1 modern canted bay on ground floor. 1 6 Panel door with oblong fanlight. Oval sundial on elaborate corbel.
417585	II	38-43 London Road	Late C18. Painted ashlar. 3 storeys. Plain eaves cornice and parapet. Giant Tuscan pilaster order, with anthemion at top and bottom of pilasters. 2 ranges of double-

			hung sash windows with glazing bars per house, plain architraves and sills, I. round-arched door with fanlight per house. No II, has canted bay window on ground floor=with guttae to architrave, dentilled console, and blocking course with decoration of pediments and acroteria in shallow relief, No 43 has modernised ground floor.
417588	II	Frome House	Late C18. Ashlar. 2 storeys. 3 ranges of double-hung sash windows with glazing bars, on 1st floor with bowed iron balconies, 6 panel door, with wrought iron porch: elaborate supports and tent roof.
417586	II	47-53 London Road	Nos 47 & 48 Early C19, partly rebuilt in facsimile in 1965. Red brick, No 48 is rendered. Three storeys, three windows, those of No 47 have segmental heads. Plain doors. Parapet, slate roof. No 48 London Road front is ashlar with cornice and parapet. Modern shopfront. Two storeys, three windows, sashes with glazing bars, centre blocked. Four bay modern block to left (1965). No 49 is two storeys, one bay with large tripartite sash over modern ground floor. Parapet roof not visible. Nos 50 to 53 (consec) Early C19. Rendered. Three storeys, moulded cornice, slate roof. Two windows each storey, keystone heads; sashes; glazing bars to first and second floors of Nos 50 and 51. No 53 has modern bow window to ground floor. Nos 50 and 51 have paired doorways with gabled porch; six panel doors with lozenge strip surround. No 52, similar, without porch, and No 53 similar but with aided modern surround with broken pediment and Wedgwood medallion.
417553	II	9 John Street	Early C19. Ashlar. 2 storeys. Moulded eaves cornice and blocking course. 5 ranges of double-hung sash windows with

			glazing bars. Horizontally rusticated ground floor. Central bay slightly recessed; door flanked by pilasters. I-storey extension to south. Ashlar, Moulded eaves cornice. 4 blind windows with triple keystones.
417587	II	58 London Road	Late C18. Ashlar. 3 storeys and blocking course. Stringcourse above ground floor. 3 ranges of double-hung sash windows with glazing bars on 1st and 2nd floors. Modern shopfront.
419307	II, II*	Railway goods shed and offices	Railway goods shed. c.1845; addition of c.1890; by I K Brunel for Western Union Railway. Goods shed: coursed and squared rubble limestone; ashlar dressings; ashlar chimney, part rebuilt in brick; Welsh slate roof (removed February/March 1984). Offices: ashlar limestone; ashlar chimneys, Welsh slate roof. Tudor revival open shed; 2-storey office attached at west end. North (road) side: offset buttress at each end of elevation; central 4-centred arched road vehicle doorway; 4-window casement fenestration to office with central doorway; chamfered surrounds to doorway and casements; eaves-mounted chimney with moulded cap; office extender to right with single-storey flat parapet-roofed addition; further doorway and casement to match. South (rail) side: offset buttresses to ends and one centrally: 2 sets of four 4-centred arched blocked lancets; painted lettering above reads: "G W R STROUD STATION EXPRESS GOODS TRAIN SERVICES/AND TRANSITS BETWEEN IMPORTANT TOWNS"; scattered casements to goods office; parapet-mounted chimney with moulded cap to flat roofed addition. East end: parapet-gabled with 4-centred arched road vehicle to right; rail opening to left in early C20 with steel lintel. West end: parapet gabled with gable office projecting from between two 4-

			centred archways, left for road vehicles, right for rail. Raised internal loading platform cut out for road vehicle loading positions; timber boarded goods office against north wall; timber stair to upper floor of goods office; trussed rafter and purlin roof. Office extended c.1890 probably replacing very small lean-to office; steel-framed early C20 extensions to east demolished c.1976 leaving original building. Built to a Brunel standard design; now the only survivor of this type.
487372	II	26 and 27 Bath Place	Pair of houses, c.1820. Ashlar fronts of limestone, sides and rear of rubble construction with quoins, kitchen extensions to rear with brick walls. Slate roofs. Each house is of three storeys, two bays wide. Projecting plinths and string course. Six panelled doors. Blind windows to the outer bay of each house's upper floors with trompe l'oeil painted sash windows. Later Victorian sash windows. Modern porch addition to 26. Interior to 26 retains doors, cupboards, fire surround on the first floor, wooden stair and panel partitions; interior of 27 not inspected.
1399895	II	Wallbridge warehouse	<p>Wallbridge Warehouse is a canal wharf warehouse built in 1828, with later adaptations. It forms the focus of the former wharf area and is one of the few remaining canal buildings on the Thames and Severn Canal.</p> <p>Wallbridge Warehouse, dating from 1828, is designated at Grade II, for the following principal reasons:</p> <ul style="list-style-type: none"> * Architectural interest: the building is a relatively uncommon surviving example of a wharf warehouse, retaining quality ashlar dressings and intact adjoining wharf walls * Historic interest: as part of the development of the nationally-significant interchange between the Stroudwater

			Navigation and the Thames and Severn Canal
418733	II	Wallbridge Mill printing department	C18. Hammerdressed stone. Pitched and sprocketed slate roof. 2 storeys. Ground floor has 2 round arched windows flanking round arched door, all with blocked embrasures. Venetian window on 1st floor. Circular oculus with 4 keystones in gable end.
418735	II	Stroud Brewery Buildings	Mid-C19 brick maltings with Welsh slate roof and conical vent turrets. The windows have stone dressings. The interior which contains malt houses and kilns is supported on iron columns.
131303	II	Sacristy of the Church of the Immaculate Conception	Mid C19 Former school. Coursed rubble. Ashlar dressings. Pitched slate roof, 2 storeys. Buttress along north side. Mullioned windows on ground floor. Pointed mullioned windows on 1st floor, with gables above. The Church of the Immaculate Conception, its Presbytery, Sacristy and Parish Hall the Convent of St Rose of Lima, The Rosary, and Beechville form a group.
131305	II	Church of the Immaculate Conception	1858. Architect Charles Alban Euckler. Roman Catholic Parish Church. Rock-faced rustication with ashlar dressings. Pitched slate roof. Aisled. 5-bay pointed arcade. 2 small chapels off "South aisle, 1 off North aisle. Quatrefoil oculi in clerestory; bar tracery in aisle windows, and "East" window; rose window at "West" end.
131304	II	Parish hall of the Church of the Immaculate Conception	Mid C 19. Former school. Coursed rubble. Ashlar dressings. Pitched tile roof. 1 storey, Rose window at west end. 3 lancets at east end. Group lancets along north side. Bellcote on east gable end.
131306	II	Convent of St Rose of Lima	1867. Architect Benjamin Bucknell. House of Dominican sisters. Coursed rubble with ashlar dressings. Pitched tile roofs. 3

			storeys and attics, Stone rainwater gutters on prominent corbels at eaves level. Coped gables and kneelers. Staircase turret with pyramidal sprocketed roof, crowned by wooden bellcote: windows graded along line of stairs. Mullioned windows. some with hoodmoulds, some with Caernarvon arches. 2 timber-framed oriels running through 1st and 2nd floor levels, and 1 more at 2nd floor level only. Porch with tiled roof, taken on wooden brackets. Chapel (added 1888-95 to Bucknell's design) is aisleless. 5 bays of quadripartite rib vaulting and polygonal chevet. Colonnets taken on corbels; Remois passage behind. Plate tracery in windows.
131307	II	St Roses special school	Late C18. Ashlar. 2 storeys. Eaves cornice and parapet. Plain string course above ground floor. 5 ranges of double-hung sash windows with glazing bars. Door with oblong fanlight in Tuscan porch with 4 columns.
418694	II	Stratford Lodge	Early C19. Ashlar. Modern hipped roof. 2 storeys. Modillion eaves cornice and parapet. 3 ranges of mullioned windows with hoodmoulds. Arched porch with parapet and octagonal turrets at corners. Pointed arch window above this with intersected tracery and hoodmould.
417549	II	The Hill	Date stone 1634. Stone built merchant's house. Cotswold stone roof. 2 gables. 3 storeys. 4 windows (2 and 3 light stone mullions with continuous drip mould on ground floor) C19 alterations.
417550	II	Archway at the Hill to the south east of the house	C17. Arched gateway with keystone and impost mouldings. Pediment over, with 3 acroteria and ball finials. Dated 16-? in tympanum with merchant's mark.
131358	II	Dirleton House	Early C19. Ashlar. Ripped slate roof with projecting eaves on brackets. 2 storeys. Plain stringcourse. 4 ranges of

			<p>double-hung sash windows with glazing bars. Porch with unfluted Greek Doric columns taking dentilled entablature, and pedimental blocking course. Mosaic floor with running fret border. 6-panel door with oblong fanlight, 1-storey extension to north. Moulded cornice and blocking course. 1 double-hung sash window with glazing bars.</p>
418734	II	<p>Company offices, No 13 Bath Road, Wallbridge, including railings to canal towpath</p>	<p>The Company Offices at No. 13 Bath Road, Wallbridge is a canal company headquarters built in 1795/6, with later adaptations. It marks the connection between the Stroudwater Navigation and the Thames and Severn Canal and is one of the few remaining canal buildings on these waterways.</p> <p>* Architectural interest: the building is a relatively uncommon surviving example of a canal company headquarters, retaining a quality ashlar façade and dressings and adjoining wrought iron railings;</p> <p>* Historic interest: as part of the development of the nationally-significant interchange between the Stroudwater Navigation and the Thames and Severn Canal.</p> <p>The Stroudwater Navigation, built in 1775-9, was designed to link the River Severn at Framilode to Stroud, allowing coal to be brought from Shropshire, Staffordshire and the Forest of Dean to the textile mills of the Stroud valleys. The Thames and Severn Canal, constructed in 1783-9, links with the Stroudwater at Wallbridge, and was designed to run eastwards from Stroud, eventually linking the River Severn to the River Thames at Inglesham, near Lechlade. The Cotswold Canals, as they are also known, were generally successful, though the Thames and Severn in particular suffered serious technical failings which compromised its</p>

			<p>profitability; despite this, both canals continued in use well into the C20. The Company Offices is the former headquarters of the Company of Proprietors of the Stroudwater Navigation. The building was constructed at the Stroud end of the canal in 1795/6 by William Franklin, after the opening of the waterway in 1779. An earlier building is shown on a Thames and Severn Canal map of circa 1789 standing close to the site, to the north-east of Wallbridge Basin. The foundations and timberwork were constructed by Company workers under the direction of Franklin, with further work completed by the contractor. The Company Offices are designed in the style of similar buildings on the Thames and Severn Canal at Cricklade and Kempsford. The Company Offices at No. 13 Bath Road, Wallbridge is shown roughly on its current footprint on the First Edition Ordnance Survey Map of 1885, although a porch projects from the façade. Later editions show single-storey ranges attached to the north, probably incorporating the Clerk's garden wall of 1797. The front porch had been removed by 1936, and the building was used for the administration of the canal until its closure in the mid-C20. In the later C20, the offices were converted to other business use, and were internally subdivided for this purpose.</p> <p>A canal company headquarters formerly incorporating a board room, offices and a clerk's residence, built 1795/6, by William Franklin for the Company of Proprietors of the Stroudwater Navigation.</p> <p>MATERIALS: the building is constructed from coursed local limestone, with an ashlar façade, quoins and dressings. The north-west flank wall is of red brick. The main roof is covered in clay tile.</p> <p>PLAN: the building is largely rectangular</p>
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			<p>on plan, with the north corner shortened in line with the adjacent canal towpath, and a projecting wing to the south corner.</p> <p>EXTERIOR: the building is of two storeys plus attic below a pitched roof. The five-bay façade has a central three-bay section that breaks forward under a steep pediment with an oval window in the tympanum. The single-bay wings either side stand under stone parapets with a simple cornice and blocking course, ramping up towards the central pediment. The windows are timber sashes, evenly-spaced, although the opening in the upper right bay is blind. The doorway is left of centre, set above three stone steps, and incorporating rectangular transom light. The lowest step, along with the two cellar windows to the right, is partially concealed by the raised ground level.</p> <p>The south-east elevation shows the single-storey rear of the south wing, under a pitched roof. The connected main range extends further back, by two bays, and has a C20 fire escape with a timber porch to a first-floor doorway. The rear of the building is rubble stone and the window openings have stone mullions and architraves. The north-west elevation is mainly constructed of brick with sash windows facing the canal, with stone keystones and voussoirs. Late-C18 iron railings line the canal towpath, with urn finials at intervals, set in a low cement wall. The attached buildings to the north-east are later, although they appear to incorporate a late-C18 garden wall.</p> <p>INTERIOR: the narrow central hallway has a stair with a later balustrade. The principal rooms to either side of the hallway retain some rebated window shutters and other late-C18 joinery. The interior to each floor has been adapted for later uses but retains a number of late-C18/ early-C19 fittings including simple</p>
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			<p>Regency fireplaces, ceiling roses, cornices and further window shutters. The pegged roof structure is visible in the attic floor.</p>
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Source:
<http://www.britishlistedbuildings.co.uk/england/gloucestershire/stroud/#.VUkBv5OJJzW>