



# STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB

Tel: (01453) 754 351/754 321

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

Email: [democratic.services@stroud.gov.uk](mailto:democratic.services@stroud.gov.uk)

29 August 2019

## ENVIRONMENT COMMITTEE

A meeting of the Environment Committee will be held on **THURSDAY 12 SEPTEMBER 2019** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **7.00 pm.**

Kathy O'Leary  
Chief Executive

**Please Note:** This meeting will be filmed for live or subsequent broadcast via the Council's internet site ([www.stroud.gov.uk](http://www.stroud.gov.uk)). By entering the Council Chamber you are consenting to being filmed. The whole of the meeting will be filmed except where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

### AGENDA

- 1 **APOLOGIES**  
To receive apologies for absence.
- 2 **DECLARATIONS OF INTEREST**  
To receive declarations of interest.
- 3 **MINUTES**  
To approve the minutes of the meeting held on 6 June 2019.
- 4 **PUBLIC QUESTION TIME**  
The Chair of Committee will answer questions from members of the public submitted in accordance with the Council's procedures.  
**DEADLINE FOR RECEIPT OF QUESTIONS**  
**Noon on Monday 9 September 2019.**  
Questions must be submitted in writing to the Chief Executive, Democratic Services, Ebley Mill, Ebley Wharf, Stroud and sent by post or by Email: [democratic.services@stroud.gov.uk](mailto:democratic.services@stroud.gov.uk)
- 5 **BUDGET MONITORING REPORT 2019/20 Q1**  
To note the Outturn Forecast for the General Fund Revenue budget and the Capital programme for this Committee.
- 6 **UBICO PERFORMANCE UPDATE**  
To receive a verbal update from the Managing Director of UBICO.

- 7 **CHALFORD COMMUNITY DESIGN STATEMENT**  
To adopt the Chalford Design Statement as a formal Supplementary Planning Document (SPD).
- 8 **APPOINTMENT OF PERFORMANCE MONITORING REPRESENTATIVES**  
Appointment of two Performance Monitoring Representatives.
- 9 **MEMBER REPORTS**  
a) Planning Review Panel  
b) Stroud Concordat  
c) Performance Monitoring Report
- 10 **WORK PROGRAMME**  
To consider the Work Programme.
- 11 **MEMBERS' QUESTIONS**  
See Agenda Item 4 for deadline for submission.

### **Members of Environment Committee 2019-2020**

**Councillor Simon Pickering (Chair)**  
**Councillor George James (Vice-Chair)**  
Councillor Chris Brine  
Councillor Paul Denney  
Councillor Jim Dewey  
Councillor Trevor Hall

Councillor Haydn Jones  
Councillor Dave Mossman  
Councillor Skeena Rathor  
Councillor Haydn Sutton  
Councillor Jessica Tomblin  
Councillor Tim Williams



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## ENVIRONMENT COMMITTEE

6 June 2019

7.00 pm – 9.33 pm

Council Chamber, Ebley Mill, Stroud

# 3

### Minutes

#### Membership

Councillor Simon Pickering (Chair)	P	Councillor Haydn Jones	P
Councillor George James (Vice-Chair)	P	Councillor Dave Mossman	P
Councillor Chris Brine	P	Councillor Skeena Rathor	A
Councillor Paul Denney	P	Councillor Haydn Sutton	P
Councillor Jim Dewey	P	Councillor Jessica Tomblin	A
Councillor Trevor Hall	P	Councillor Tim Williams	A

P = Present                      A = Absent

#### Other Member(s) Present

Councillor Cornell

#### Officers in Attendance

Chief Executive	Democratic Services & Elections Officer
Head of Community Services	Democratic Services & Elections Manager
Director of Development Services	

#### EC.001                      APOLOGIES

Apologies for absence were received from Councillor Williams, Councillor Tomblin and Councillor Rathor.

#### EC.002                      DECLARATIONS OF INTEREST

There were no declarations of interest.

#### EC.003                      MINUTES

**RESOLVED**      **That the Minutes of the meeting held on 28 March 2019 are accepted as a correct record.**

**EC.004**      **PUBLIC QUESTION TIME**

Public questions were submitted. They were answered by Councillor Pickering. Supplementary questions were also answered. (Refer to the Council's webcast and [Agenda Item 4](#)).

**EC.005**      **PETITION: SAVE STROUD & SAVE RURAL ENGLAND!**

Lee Sibley presented a petition that highlighted the growing concerns for the environment and the amount of development in the constituency. He advised that the population of the United Kingdom would increase by 10 million in 25 years and as a result of this 340,000 new homes would need to be built each year until 2031. He advised that as a young person he felt voiceless and that the younger generation would have to take responsibility for the mistakes caused by previous generations. He called on the Committee to grant legislation to stop all planned building works in the Stroud Constituency.

The Director of Development Services responded to the comments made with a brief presentation. He advised that housing numbers are no longer set by the District Council but are now set nationally and based on current figures, space for at least 5,700 new homes needs to be found in the Stroud District. A graph was also used to show the Components of Change in the District, which showed that the biggest proportion of migration into the Stroud District were from other parts of the United Kingdom. In terms of international migration, the graph showed less migration in than out, therefore more people are leaving Stroud District for other countries than there are entering the District from other countries. It was also advised that the majority of growth is focused on existing towns and that house building in villages is likely to be similar to past rates.

The Chair of the Committee responded to part of the petition which referred to the population of hedgehogs declining, he confirmed that hedgehog populations are declining, however, the latest figures show that populations appear to be increasing in more urbanised areas. He also referred to Stroud Valley School and the Hedgehog Republic which had been helping to open up residents' gardens to allow hedgehogs to go through them rather than travel long distances on roads.

Councillors congratulated the petitioner on engaging with the Committee and bringing the petition to the Council.

**EC.006**      **PROGRESSING CARBON NEUTRAL 2030**

The Director of Development Services presented the report and stressed that the report is not meant to be a step by step response to how the key changes or outcomes are to be achieved, but the report's purpose is to describe the initial pathways and processes that will be engaged in order to achieve the outcomes.

Councillor Denney questioned whether we would be looking to work with other Councils and Government Bodies in order to create a credible methodology for measuring our baseline carbon figure. The Director of Development Services confirmed that as outlined in recommendation d) we would commission work to define the District's baseline carbon emissions. It was also stated that there will soon be further clarity in terms of the approach that other Councils have taken to define

what that baseline will be and hopefully a standardised methodology will be created that authorities can adopt.

Councillor Dewey referred to the retrofit section of the report and in particular the existing HRA stock. He questioned whether there was any scope to retrofit our existing housing stock and whether we could achieve this by using economies of scale. He advised he would be interested in seeing a pilot scheme created. The Director of Development Services confirmed that we would be looking to identify what technologies would be needed and what the cost would be of applying those technologies to our existing stock. He also advised that the economies of scale issue would be significant.

The Director of Development Services spoke regarding the governance section in the report, it was stated that that section describes the hopeful relationship they will have with the Local Strategic Partnership (LSP), which is intended to provide the umbrella between Severn Wye Energy Agency, the Transition Stroud movement and a Council Officer.

Councillor Pickering advised that Town/Parish Councils are beginning to form a network of their own and are contacting each other regarding the plan to become Carbon Neutral by 2030, it may be that one of the roles of the LSP will be to help coordinate this network.

Councillor Mossman proposed 3 amendments to the report. The first amendment was to page 19, paragraph 35, recommended action O "Consider joint commissioning EV charging points with GCC at suitable SDC owned locations." To add to the end "we should also take action on an urgent basis to ensure that in our budget discussions for 2020/2021 our Officers will include the necessary costs to fund the installation of multiple and also superfast charging points in our car parks and Council owned land".

Councillor Mossman advised that this could potentially be funded from the surplus in the business rates as per paragraph 45 on page 21 of the report.

The amendment was seconded by Haydn Jones.

Councillor Cornell advised the Committee that a report was being taken to the Strategy and Resources Committee in June that was recommending the purchase of a new low carbon fleet which also includes funds for installing electrical charge points in the District.

Upon the vote the amendment was carried.

Councillor Mossman proposed his second amendment. To add the words "and smart energy systems" to the first bullet point in the decision box at the end of "Monitoring the national policy position in respect of energy standards".

The amendment was seconded by Haydn Jones.

Upon the vote the amendment was carried.

Councillor Mossman proposed his third amendment. To add a new paragraph under paragraph 31 on page 19 which states "The Council will put maximum political

pressure and otherwise that we can on Western Power to upgrade the grid so that it does not become a limiting factor in our area.”

The amendment was seconded by Haydn Jones

Upon the vote the amendment was carried.

The Chair summed up stating that it is a highly ambitious target, however, it is technically possible. He advised that there may be potential regulatory, political and planning constraints but if the Committee, the Council and the communities are in support of it then it is something that can lead to better lives for everyone and set an example.

Upon the vote the motion with 3 amendments laid out in the minutes above was carried unanimously.

**RESOLVED a) Set up a cross-party member-officer group to coordinate the actions set out in this report and to ensure actions undertaken to achieve CN2030 are embedded across the Council. This will include:**

- **Monitoring the national policy position in respect of energy standards and new energy systems for new homes to ensure that the Local Plan, when examined, reflects the latest national policy.**
- **Commissioning work to inform the review of the Local Plan that identifies the potential contribution that could be achieved from the further roll out of renewable technologies and low carbon heat, including district heating, from across the district.**
- **Responding to the consultation on LTP4 requesting that GCC maintain a focus on schemes that encourage modal shift to low carbon transport options and which support both existing and future communities.**
- **Implementing the Council’s Capital programme for investment in cycle paths/ greenways and integrate provision from new housing schemes.**
- **Contributing to work at county level to achieve zero carbon standards for new developments, including lobbying of Government as appropriate.**
- **Engaging the services of an energy agency to provide community retrofit advice and support.**

**b) Work with the Stroud District Local Strategic Partnership to take a cross sector lead in supporting the delivery of CN2030. This will include:**

- **Creating and recruiting to a new CN2030 sub group/Board.**
- **Establishing the capacity and resource needs of the Transition Towns and other voluntary sector groups to contribute to community engagement to achieve delivery of CN2030 across the whole District.**

- **Working with the Transition Towns and other key partners to run a seminar/ working conference and draw in a wider section of public and commercial partners.**
- c) **Recommend recruitment of a new post within the District Council to support both the LSP and SDC in co-ordinating the CN2030 work.**
- d) **Commission work to define the District's baseline carbon emissions.**
- e) **Work with GFirst/LEP to establish sources of funding to support the implementation of the Gloucestershire Sustainable Energy Strategy.**

Councillor Brine left the meeting

### **EC.007            UBICO BUSINESS PLAN & 5 YEAR VISION 2019/2020**

The Head of Community Services presented the report. He stated that the business plan in the past has not come before Members, it has been agreed that the next business plan draft will be brought to Committee in December so that it can be discussed and suggestions can be taken back to the shareholders board by the Chief Executive. It was advised that this would be an improvement as the business plan is not currently brought to the Committee.

Councillor Pickering stated he thought this was a good move and that it was important that the report did come before Committee.

Upon the vote the motion was carried unanimously.

**RESOLVED To note the business plan and AGREE to change the sign off progress for the business plan in subsequent years.**

### **EC.008            APPOINTMENTS**

- a) Performance Monitoring Representatives – Councillor Dewey advised that he would be willing to take on this role dependent on Councillor Tomblin's and Councillor Brine's agreement at the next Committee meeting.
- b) The following annual appointments to outside bodies were made:-

<b>Organisation</b>	<b>Representatives 2019/20</b>
Berkeley Nuclear Stakeholders	Councillor Lindsey Green Councillor Brian Tipper
Cotswold AONB	Councillor Norman Kay
Lower Severn Drainage Board	Councillor John Jones
Minchinhampton and Rodborough Commons Advisory Committee	Councillor George James
Stroud Concordat	Councillor Simon Pickering
Stroud Valleys Project Board	Councillor Haydn Jones
Rural SUDS Steering Group	Councillor Simon Pickering Councillor Dave Mossman

**EC.009**            **MEMBER REPORTS**

- a) Planning Review Panel - A verbal summary was provided by Councillor Jones and Councillor Mossman. They advised that cross party agreement had been excellent and there were only a few things left to be finalised.
  
- b) Stroud Concordat – Councillor Pickering advised that there had not been a formal meeting since the last Committee meeting but there had been some interim meetings looking at car parking in Stroud. He advised that the Chamber of Trade was in favour of charging for car parking in Stroud. The meetings were to review whether parking could be provided in a different way, e.g short stay and long stay in different areas.

**EC.010**            **WORK PROGRAMME**

It was advised that Carbon Neutral 2030 updates will need to be added to future meetings on the Work Programme.

Councillor Pickering also questioned which meeting the Local Plan would need to go to, the Director of Development Services advised that a date hadn't been set yet.

**RESOLVED**    **To note the work programme.**

**EC.0013**            **MEMBERS' QUESTIONS**

There were none.

The meeting ended at 9.33 pm.

Chair



**STROUD DISTRICT COUNCIL**  
**ENVIRONMENT COMMITTEE**

**AGENDA  
ITEM NO**

**12 SEPTEMBER 2019**

**5**

<b>Report Title</b>	<b>BUDGET MONITORING REPORT 2019/20 Q1</b>
<b>Purpose of Report</b>	To present the 2019/20 forecast outturn position against the revenue budgets and Capital programme that the committee is responsible for in order to give an expectation of possible variances against budget and items to be considered as part of the budget setting process.
<b>Decision(s)</b>	<b>The Committee RESOLVES to note the outturn forecast for the General Fund Revenue budget and the Capital programme for this Committee.</b>
<b>Consultation and Feedback</b>	Budget holders have been consulted about the budget issues in their service areas. The feedback has been incorporated in the report to explain differences between budgets and actual income and expenditure.
<b>Financial Implications and Risk Assessment</b>	<p>This report sets out the outturn forecast on the committee's revenue and capital budgets.</p> <p>There are a number of variations reported on the revenue budget, with a net overspend of £72k projected.</p> <p>The report also sets out the Capital outturn position, with changes proposed to the profiling of the capital scheme across 2019/20 and 2020/21.</p> <p>Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: <a href="mailto:lucy.clothier@stroud.gov.uk">lucy.clothier@stroud.gov.uk</a></p>
<b>Legal Implications</b>	<p>There are no legal implications arising from this report</p> <p>Patrick Arran, Interim Head of Legal Services Tel: 01453 754369 Email: <a href="mailto:patrick.arran@stroud.gov.uk">patrick.arran@stroud.gov.uk</a></p>
<b>Report Author</b>	Adele Rudkin, Accountant Tel: 01453 754109 Email: <a href="mailto:adele.rudkin@stroud.gov.uk">adele.rudkin@stroud.gov.uk</a>
<b>Options</b>	None
<b>Performance Management Follow Up</b>	Budgets will continue to be monitored on a regular basis by budget holders supported by Finance. Further finance reports will update the committee in December 2019.

**Background**

1. This report provides the first monitoring position statement for the financial year 2019/20. The purpose of this report is to notify members of any known significant variations to budgets for the current financial year, highlight any key issues, and to inform members of any action to be taken if required.

2. Due to the volume of information contained in the report, it would be helpful where members have questions on matters of detail if they could be referred to the report author or the appropriate service manager before the meeting.

### Revenue Budget position

3. Council approved the General Fund Revenue budget for 2019/20 in February 2019 including budget proposals of the administration.
4. The latest budget for Environment Committee taking into account the adjustments for carry forwards is **£5.610m** (Original Budget was **£5.462m**).
5. The monitoring position for the committee at 30 June 2019 shows a **projected net overspend of £72k** against the latest budget, as summarised in Table 1. The overall position on the General Fund will be considered by Strategy and Resources committee at their meeting in October 2019.
6. The outturn position is mainly attributable to the major items outlined in Table 2 with an explanation of the significant variances that have arisen (a significant variation is defined as being +/- £20,000 on each reporting line). Table 4 provides a more detailed breakdown on the committee's budgets.
7. Table 3 shows the Capital spend and Projected outturn for the Environment Committee for 2019/20.

(Tables may contain roundings for presentation purposes)

**Table1 – Revenue budgets Environment Committee 2019/20**

Environment Committee	Para Refs	2019/20 Original Budget (£'000)	2019/20 Revised Budget (£'000)	2019/20 Forecast Outturn (£'000)	2019/20 Reserve Transfers (£'000)	2019/20 Outturn Variance (£'000)
Canal		6	6	6	0	0
Carbon Management		71	78	78	0	0
Development Control	8	41	41	119	0	78
Director (Development Services)		119	119	119	0	0
Economic Development		91	91	100	0	9
Head of Health and Wellbeing		72	72	72	0	0
Health & Wellbeing	9	736	878	839	0	(39)
Land Charges & Street Naming		(42)	(42)	(54)	0	(12)
Planning Strategy/Local Plan	10	309	309	429	(76)	44
Statutory Building Control		92	92	84	0	(8)
Waste & Recycling: Other		20	20	20	0	1
Waste and Recycling: MSC		3,947	3,947	3,947	0	0
<b>Environment TOTAL</b>		<b>5,462</b>	<b>5,610</b>	<b>5,759</b>	<b>(76)</b>	<b>72</b>

**Table 2 - Headline Budget variances**

<b>Service</b>	<b>Para Refs</b>	<b>Overspend/ (Underspend) (£'000)</b>
Development Control	8	78
Health & Wellbeing	9	(39)
Planning Strategy/Local Plan	10	44
<b>TOTAL</b>		<b>83</b>

Note: This table shows the significant variations only and therefore will not agree to the variation shown in Table 1.

**8. Development Control – £78k overspend**

(Geraldine LeCointe xtn 4233, [geraldine.lecointe@stroud.gov.uk](mailto:geraldine.lecointe@stroud.gov.uk))

This variance directly relates to salaries. The service went through a review in 2018/19. The re-evaluation of all job descriptions has resulted in a new structure that includes an improved and more robust officer hierarchy in the development management teams and reporting lines. The review process has led to a number of posts being re-evaluated at a higher grade, which has had a direct impact on the overall salary spend. The overall variance includes savings from vacant posts to date. These additional salary costs should be offset by income from planning application fees by the end of Q4, but it is too early to attempt to forecast this in Q1. Officers are also mindful of future unknowns that may impact income, such as Brexit and the fact that many large strategic sites identified in the local plan have already been the subject of planning applications. However, it is anticipated that a number of income generating ‘reserved matters’ applications will be received in Q2 and Q3.

**9. Health & Wellbeing – (£39k underspent)**

(Jon Beckett xtn 4443, [jon.beckett@stroud.gov.uk](mailto:jon.beckett@stroud.gov.uk))

This underspend is directly related to salaries. A number of in year vacancies have been identified (including business support roles and Health and Safety Officer), which have now been recruited to. There have also been a reduction in hours with the service which has contributed to this saving. Any changes to establishment will be identified as part of the budget setting process later in this financial year.

**10. Planning Strategy – £44k overspend**

(Mark Russell xtn 4305, [mark.russell@stroud.gov.uk](mailto:mark.russell@stroud.gov.uk))

**£30k** of this overspend is due to a salaries variance. The service has just completed its Workforce Plan Review and this now reflects the costs required to deliver a fit for purpose planning team. Additional Fee income in Development Control is scheduled to cover this overspend.

The reserve transfer column (table 1) shows overspends that will be funded from earmarked reserves. **£54k** of the overall variance is forecast for additional transport modelling work required to support the Local Plan Review. This forecast will result in an overspend in the consultants budget for 2019/20, although some of this work

may be re-scheduled for 2020/21. This variance can be substantially funded from the Local Plan Reserve (**£49.7k**).

**£27k** expenditure in relation to the development of neighbourhood plans (NDPs) will be paid for via the Government grants made available to the Council for progressing NDPs to adoption, this will be dealt with as a reserve transfer therefore a net nil variance.

### Capital Programme

Table 3 below shows the Capital Outturn forecast for 2019/20 with a projected outturn variance of (**£1.659m**).

**Table 3 – Environment Committee Capital Programme**

Environment Capital Schemes	Para Refs	2019/20 Original Budget (£'000)	2019/20 Revised Budget (£'000)	2019/20 Forecast Outturn (£'000)	2019/20 Outturn Variance (£'000)
Canal	11	732	2,029	580	(1,449)
Market Town Centres Initiative Fund	12	50	113	113	0
Multi-Service Contract-Vehicles	13	684	844	844	0
Stroud District Cycling & Walking Plan	14	100	200	90	(110)
Wallbridge-Gateway	15	0	100	0	(100)
<b>Environment Capital Schemes TOTAL</b>		<b>1,566</b>	<b>3,286</b>	<b>1,627</b>	<b>(1,659)</b>

#### 11. Canal

The Council and Cotswold Canals Trust have now secured the **£842k** crucial development funding from the Heritage Lottery Fund (HLF). This announcement will enable the subsequent application for a further £9million of HLF money to allow the whole project to go ahead.

The project aims to take the canal under the M5 motorway, reinstate the 'missing mile' of canal near Eastington and forge a new stretch of canal under the Gloucester to Bristol railway line at Stonehouse.

The expectation regarding the forecast to end of the current financial year of **£580k** is a reasonable estimate at this time.

#### 12. Market Town Centres Initiative Fund.

The Distribution of Market Towns Funding was agreed at January's Strategy and Resources Committee. In order to be able to distribute the funds to the relevant Town Councils, written confirmation has been sought that they will spend the funds as agreed. There are a number of outstanding replies from the Town Councils and funds cannot be released until this confirmation is received. It is anticipated that the budget will be fully spent this financial year.

#### 13. Multi- Service Contract – Vehicles

It is forecast that the capital budget will be spent in 2019/20, as there is an ongoing fleet management programme with vehicles identified as being at the end of their expected lifespan along with vehicles required in order to allow for additional growth within the district. The ongoing ambition of removing vehicles from hire within the contract will require the purchase of vehicles.

Currently there is one vehicle on hire (JCB) this will be procured for in 2019/20 which will result in the removal of hire costs within the revenue contract.

#### **14. Stroud District Cycling and Walking Plan**

The resurfacing of the Nailsworth/Dudbridge route, which is being led by Gloucestershire Wildlife Trust as part of their ERDF Wild Towns project, is due to commence in September. This will complete the section between Nailsworth and South Woodchester. A further **£40k** has been earmarked to go towards completing the second half of the track between South Woodchester and Dudbridge. Additional funding sources for this section are in the process of being secured.

A finalised route between Uley and Cam station, via Dursley and Cam was agreed in March 2019. **£50k** of the Cycling and Walking budget has been earmarked to spend on resurfacing some sections of this route.

A feasibility study for a high quality utility cycle route between Chalford and Stroud has commenced and is currently going through a public consultation phase. This being carried out by an independent Dutch consultancy called Witteveen and Bos. SDC has not contributed to the cost of the study.

Initial work into the feasibility of a Kingswood/Wotton/Charfield Greenway route has been completed by Sustrans. They are now looking to progress towards the design phase.

#### **15. Wallbridge Gateway**

Ecotricity withdrew their application to match fund on this project last financial year. SDC and Stroud Town Council have been sourcing possible other funds to make up for this lack of funding. Whilst this continues to be sought, a landscape designer maybe appointed to complete the design scheme.

**Table 4 – Detailed revenue variations**

	Para Refs	2019/20 Original Budget (£'000)	2019/20 Revised Budget (£'000)	2019/20 Forecast Outturn (£'000)	2019/20 Reserve Transfers (£'000)	2019/20 Outturn Variance (£'000)
<b>Environment Committee</b>						
Canal Restoration Project		0	0	0	0	0
Canal Partnership		6	6	6	0	0
<b>Canal</b>		<b>6</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>
Energy Efficiency		71	78	78	0	0
<b>Carbon Management</b>		<b>71</b>	<b>78</b>	<b>78</b>	<b>0</b>	<b>0</b>
Footpaths		(2)	(2)	(2)	0	0
Conservation		60	60	73	0	13
Development Control		(241)	(241)	(135)	0	106
Planning Appeals		71	71	30	0	(41)
Tree Conservation		43	43	43	0	0
Planning Enforcement		109	109	109	0	0
<b>Development Control</b>	<b>8</b>	<b>41</b>	<b>41</b>	<b>119</b>	<b>0</b>	<b>78</b>
Director (Development Services)		119	119	119	0	0
<b>Director (Development Services)</b>		<b>119</b>	<b>119</b>	<b>119</b>	<b>0</b>	<b>0</b>
Economic Development		35	35	35	0	0
Market Town Projects		0	0	0	0	0
Regeneration		56	56	65	0	9
<b>Economic Development</b>		<b>91</b>	<b>91</b>	<b>100</b>	<b>0</b>	<b>9</b>
Head of Environmental Health		72	72	72	0	0
<b>Head of Health and Wellbeing</b>		<b>72</b>	<b>72</b>	<b>72</b>	<b>0</b>	<b>0</b>
Health & Wellbeing		126	126	111	0	(16)
Contaminated Land		27	27	30	0	3
Dog Warden Service		79	79	83	0	4
Environmental Protection		154	154	164	0	10
Food Safety		154	154	137	0	(17)
Health and Safety		89	89	76	0	(13)
Land Drainage		39	210	210	0	0
Public Health		44	44	35	0	(10)
Pest Control		5	5	5	0	1
Port Health		2	2	(1)	0	(3)
Planning Liaison		17	(11)	(11)	0	0
<b>Health &amp; Wellbeing</b>	<b>9</b>	<b>736</b>	<b>878</b>	<b>839</b>	<b>0</b>	<b>(39)</b>

	Para Refs	2019/20 Original Budget (£'000)	2019/20 Revised Budget (£'000)	2019/20 Forecast Outturn (£'000)	2019/20 Outturn Variance (£'000)
<b>Environment Committee</b>					
Land & Property Custodian		(36)	(36)	(33)	3
Street Naming		(6)	(6)	(21)	(15)
<b>Land Charges &amp; Street Naming</b>		<b>(42)</b>	<b>(42)</b>	<b>(54)</b>	<b>(12)</b>
Planning Strategy		309	309	429	44
<b>Planning Strategy/Local Plan</b>	<b>10</b>	<b>309</b>	<b>309</b>	<b>429</b>	<b>44</b>
Planning and Building Control Admin		266	266	266	0
Building Control		(244)	(244)	(244)	0
Securing Dangerous Structures		10	10	8	(2)
Building Regulation Enforcement / Advice		60	60	54	(6)
<b>Statutory Building Control</b>		<b>92</b>	<b>92</b>	<b>84</b>	<b>(8)</b>
Waste & Recycling: Other		20	20	20	1
<b>Waste &amp; Recycling: Other</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>1</b>
MSC: Refuse Collection		1,320	1,320	1,330	10
MSC: Food Waste		511	511	511	0
MSC: Recycling		1,433	1,433	1,424	(9)
MSC: Bulky Waste		7	7	7	0
MSC: Garden Waste		29	29	29	0
MSC: Ubico Other		0	0	0	0
MSC: Street Cleansing		647	647	646	(1)
<b>Waste and Recycling: MSC</b>		<b>3,947</b>	<b>3,947</b>	<b>3,947</b>	<b>0</b>
<b>Environment TOTAL</b>		<b>5,462</b>	<b>5,610</b>	<b>5,759</b>	<b>72</b>

- Planning Strategy Outturn variance does reflect the reserve transfers as detailed in Table 1.

**STROUD DISTRICT COUNCIL**  
**ENVIRONMENT COMMITTEE**

**AGENDA  
ITEM NO**

**12 SEPTEMBER 2019**

**7**

<b>Report Title</b>	<b>CHALFORD COMMUNITY DESIGN STATEMENT</b>
<b>Purpose of Report</b>	To adopt the Chalford Community Design Statement as a formal Supplementary Planning Document (SPD).
<b>Decision(s)</b>	<b>The Committee RESOLVES to adopt the Chalford Design Statement as a Supplementary Planning Document (SPD)</b>
<b>Consultation and Feedback</b>	The Chalford Design Statement has been produced by members of the Parish Council working with the local community. Comment and advice from Officers of the Council has been sought to ensure compliance with the NPPF and adopted local plan policies. The Design Statement has been the subject of publicity, consultation and scrutiny at various stages of production. The resolution of Environment Committee in March 2019 was to seek formal adoption as a Supplementary Planning Document (SPD). To ensure compliance with the planning regulations the Council undertook a further stage of formal public consultation from 30 <sup>th</sup> April – 11 <sup>th</sup> June 2019. The record of community involvement is given in Appendix B of this report.
<b>Financial Implications and Risk Assessment</b>	There are no direct financial implication arising from this report. Associated costs for officer time and the statutory advert have been administered within the service budget.  Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: <a href="mailto:lucy.clothier@stroud.gov.uk">lucy.clothier@stroud.gov.uk</a>
<b>Legal Implications</b>	If adopted the SPD will be a material consideration when determining relevant planning applications (but does not form part of the Council's development plan); and, as soon as reasonably practicable the Council must: <ul style="list-style-type: none"> <li>• Make available an adoption statement and the SPD; and,</li> <li>• Send a copy of the adoption statement to any person who asked to be notified of the adoption.</li> </ul> SPD's must be kept under review by the Council having regard to the list of criteria set out in Section 13 of the Planning and Compulsory Purchase Act 2004.  Craig Hallett, Solicitor & Deputy Monitoring Officer Tel: 01453 754364 Email: <a href="mailto:craig.hallett@stroud.gov.uk">craig.hallett@stroud.gov.uk</a>
<b>Report Author</b>	Conrad Moore, Principal Planning Officer, Planning Strategy. Tel: 01453 754328 Email: <a href="mailto:conrad.moore@stroud.gov.uk">conrad.moore@stroud.gov.uk</a>



<b>Options</b>	1. to formally adopt the document as SPD; or 2. not to adopt the Chalford DS as SPD..
<b>Performance Management Follow Up</b>	Progress on the use of the Design Statement post adoption will be monitored by both the Parish and District Council through the development control process. Post adoption the document will be reviewed to ensure continued conformity with any future local planning and national planning policy direction.
<b>Background Papers/ Appendices</b>	Appendix A – Chalford Design Statement (February 2019) Appendix B – Chalford Design Statement Consultation Audit Report

## 1. INTRODUCTION / BACKGROUND

- 1.1 The Chalford Design Statement was produced under the initiative originally launched by the former Countryside Commission to encourage communities to identify local character and to set out design guidance at the local level. A Village Design Statement [VDS] is a practical tool to help influence decisions on local design. Prepared correctly, a VDS will provide a clear statement of the character of a particular village or locality against which planning applications may be assessed. It is not about whether development should take place (this is one of the purposes of both the current Adopted Stroud District Local Plan, but about how development should be undertaken so as to respect the sense of place and local identity.
- 1.2 Local people in villages and smaller more dispersed rural communities are well placed to identify local character and distinctiveness, described in terms of the landscape setting of their villages, the pattern and shape of the settlements, and the nature of buildings, spaces, landmarks and special features.
- 1.3 At the national scale Government continues to seek to devolve powers to local councils and neighbourhoods thereby giving local communities influence and a voice in making planning decisions. This design statement is about letting the people who know and care for an area to influence development within it. The adopted Local Plan contains a number of policies which refer to Neighbourhood Development Plans, Design Statements and accompanying evidence. In particular Core Policy 4 Place Making (CP4) explicitly refers to the use of design statements for the consideration of development proposals. The National Planning Policy Framework (NPPF) June 2019 at paragraphs 124 - 128 is clear on the role that design statements and guidance can have.

## 2. ISSUES FOR CONSIDERATION

- 2.1 The DS covers the Parish of Chalford. The introductory and background text gives the location of the Parish and the document role and purpose in the planning context. It points out the distinctive characteristics of the locality. The document draws together the particular aspects that the community value. It provides planning guidance to respect the local environment and to influence how future development should be carried out. It usefully refers to the Pre Application Community Involvement Protocol of which Chalford is a signatory. The DS covers a range of planning related matters which then have a series of policy guidelines accompanying that matter such as Conservation Areas. As formal SPD it will influence how any new building can better complement the existing Parish characteristics valued by the Community. By formally adopting the document as

Supplementary Planning Document (SPD) in the future, the policies within it will add further detail to the policies as part of the Adopted Local Plan.

- 2.2 Since the last Environment Committee resolution and to be able to adopt the document as SPD the Council must legally ensure full compliance with Town and Country Planning (Local Planning) Regulations 2012. The DS does have an accompanying consultation audit trail of how comments from stakeholders have been taken into account in putting together the design statement in accordance with production guidelines. The updated Consultation Audit Trail Report is given at Appendix B of this report. The DS provides an important evidence base on local design issues that can help inform the implementation of national and Local Plan policies by recognising that local communities have a detailed appreciation and understanding of their own place. As SPD the Council will formally recognise the added value for policy implementation process. The Council, has ensured public consultation fully in accordance with the Town and Country Planning (Local Planning) Regulations 2012 (Parts 12 and 14) relating to stakeholder and public participation and now proposes adoption.

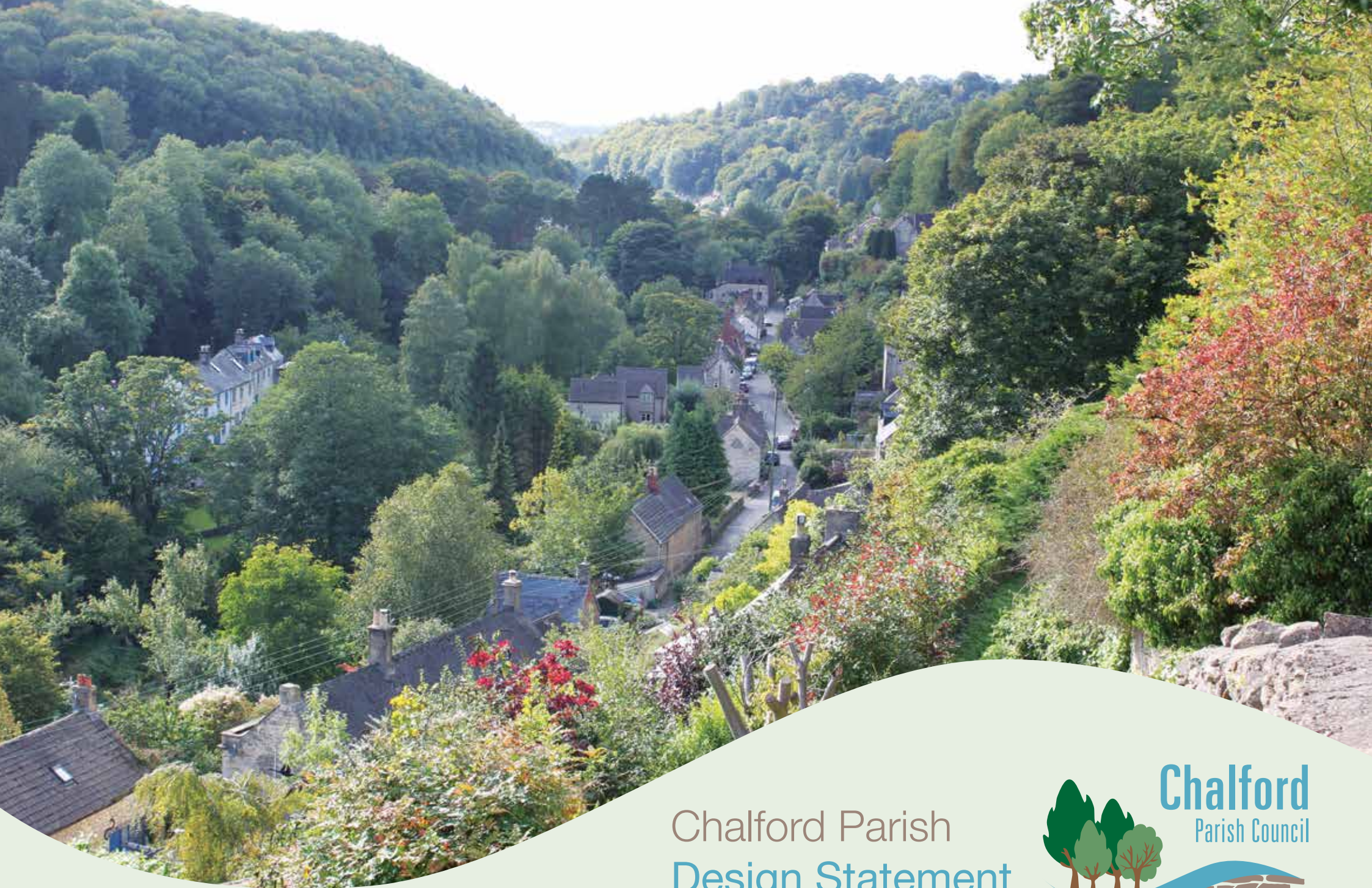
### **3. NEXT STEPS**

- 3.1 The District Council is currently undertaking an early review of the 2015 Adopted Local Plan and Chalford Parish have also committed to undertaking a review of the DS advice once the Local Plan Review has been completed (anticipated 2020). If agreed as SPD an adoption statement will be published.

### **4. CONCLUSION / RECOMMENDATION**

- 4.1 Every parish, village and small town should consider the benefits of preparing a DS. Officers consider for the reasons set out in this report that the Chalford Design Statement should be adopted formally as SPD. In this role it will materially support and inform decisions on future planning applications.





# Chalford Parish Design Statement







“ I welcome that the Chalford Design Statement has been produced by Chalford Parish Council working with the local community. It clearly sets out the planning and design issues facing Chalford which could threaten its important and distinctive building and landscape features. The community have positively responded to these challenges by encouraging locally distinctive and high quality design. The document firmly embraces the SDC Protocol for Pre-Application Community Involvement that should mutually benefit all parties involved in the development process. I welcome such advice that stresses the need for development proposals to reflect and respond to the community’s sense of place by using local materials and appropriate design solutions. This will in turn usefully contribute to the Council’s aspirations for the future of our District set out in the Local Plan.”

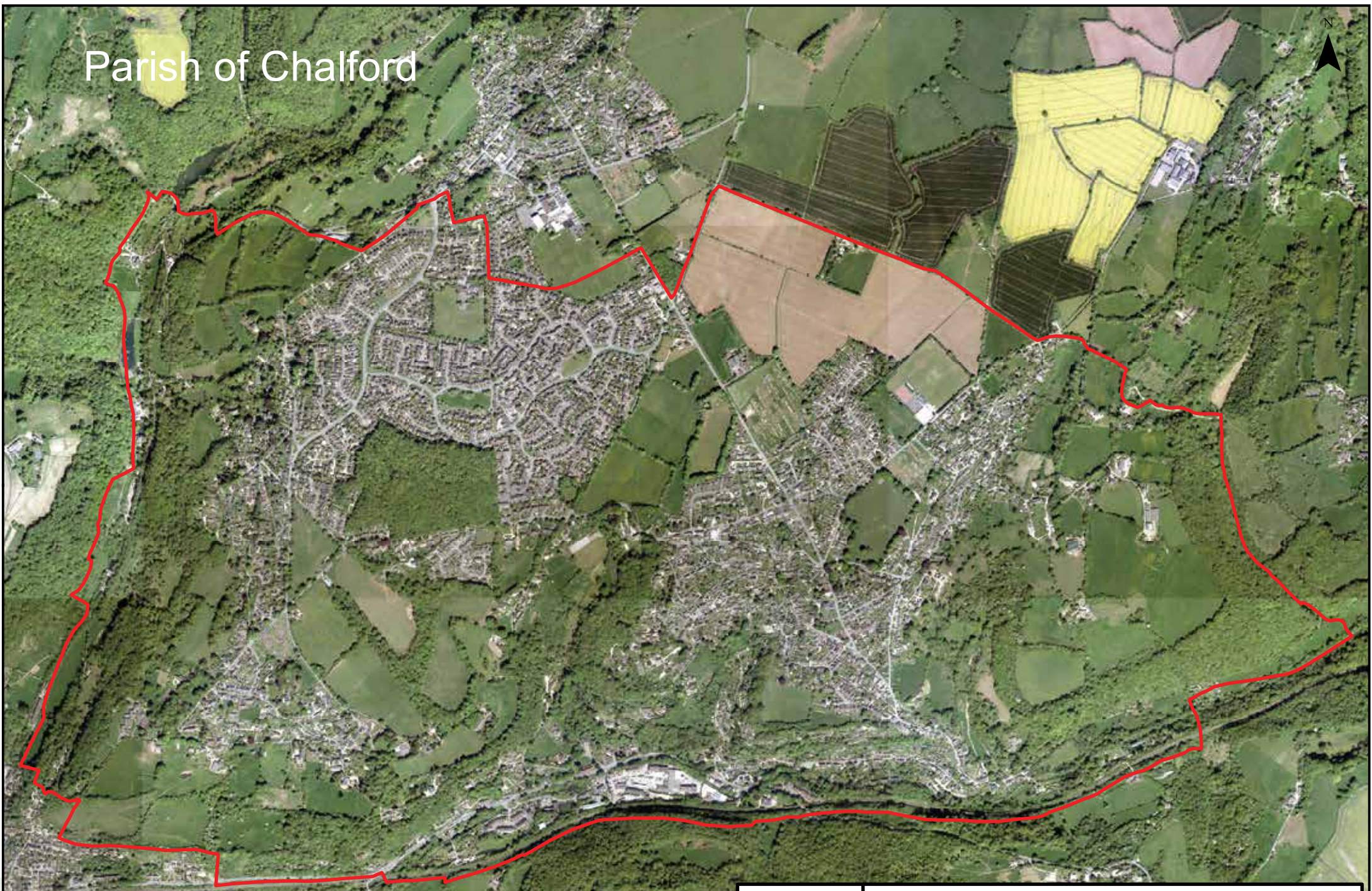
**Cllr Doina Cornell**  
**Leader, Stroud District Council, 2019**

## Chalford Parish Design Statement





# Parish of Chalford



Chalford Design Statement

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**Chalford design statement**  
25/02/2019

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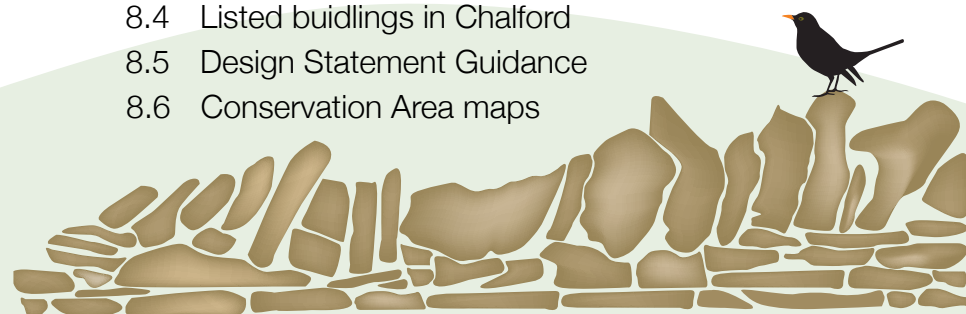
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  - 1.2 Why a Design Statement for Chalford?
  - 1.3 How the Design Statement has been produced
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# 1. Introduction

## 1.1 What is a Design Statement?

The Chalford Design Statement has been produced by Chalford Parish Council working with local residents to:

- Describe the distinctive character of its parish and villages
- Identify the landscape setting, the shape of the settlements and the nature of the buildings
- Provide design guidance based on that distinctive local character and sense of place valued by local people
- Encourage all designers of new constructions to ensure that the new build enhances the area in which it is built

- Ensure similar standards are applied to alterations, repair and maintenance of existing properties.

## 1.2 Why a Design Statement for Chalford?

This Design Statement is necessary because, although the parish is not facing any major developments, the large number of minor changes in recent years (extensions as well as new buildings) have had a cumulative and negative impact on the character of the various settlements.

The main problems are the height of new buildings in relation to their neighbours, and the extensive use of render and

timber in an area where stone is dominant. These are beginning to threaten the important landscape setting of the settlements and the Parish of Chalford as a whole.

The Parish of Chalford is unquestionably distinctive. The older settlements are separate and are set in a variety of strong landscape settings with an interesting geology that can affect building construction. With the exception of the Manor Village development, Chalford Parish settlements are built on steep gradients and have a network of lanes and footpaths that create an area which is confusing to navigate.



This Design Statement has been created to supplement the policies in the adopted (2015) Stroud District Local Plan. In the future it is anticipated it will be part of the Chalford Neighbourhood Development Plan and will provide householders (present and future), architects, developers and council officers with particular reference points when considering any building work within the Parish.

In addition, Stroud District Council has in place a Protocol for Pre-Application Community Involvement to which Chalford Parish Council is a signatory. Though pre-application involvement cannot be compulsory, early contact by potential applicants with the Parish Council, using this Protocol, is a proven way to ensure mutual benefit for all parties involved in the development process.

### 1.3 How the Design Statement has been produced.

This document has been produced by the Parish Council. It has been drafted by the parishioners themselves under the guidance of staff from Gloucestershire Rural Community Council and consultants Place

Studio. Open meetings were held in 2013 to obtain parishioners' concerns for the future, and area surveys were carried out to establish existing settings and building designs in February 2016. Stroud District Council has been involved regarding compliance with the Local Plan policies.

It has been prepared to be in compliance with the National Planning Policy Framework (NPPF) 2018 which states that:

“Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics”

(NPPF Paragraph 125)

It is also in compliance with Stroud District Local Plan (2015), in particular:

- Core Policy CP4 Making Places: a Spatial Vision for the Stroud District
- Chapter three: Shaping the future of the Stroud Valleys
- Delivery Policy ES12: Better design of places

These set out good design principles and requirements that all new developments will be expected to follow. In particular, Delivery Policy ES12 states that all new development:

“must be based on thorough site appraisal including reference to any Design Statements... be sensitive to its context as well as contributing to sustainable living. Design quality, reflecting a thorough understanding of the site context, must be demonstrated as part of any proposal.”



# 2. The Parish of Chalford

## 2.1 Location

Chalford Parish is located in Gloucestershire and covers an area of 120 hectares. It was formed mainly from enclosures of the common land of the ancient Parish of Bisley in 1894, incorporating the five villages of: Chalford, Chalford Hill, Bussage, Brownshill and France Lynch. The Parish lies mostly to the north of the A419, four miles east of Stroud and eight miles northwest of Cirencester. The land form rises quite sharply from the Golden Valley in the south and Toadsmoor Valley in the west until it reaches the upper plateau.

The whole of the Parish is contained in the Cotswold Area of Outstanding Natural Beauty. The control of the landscape and planning issues are set out in their Management Plan (2018-23).

## 2.2 Access

The main A419 is an important highway in Gloucestershire and carries vehicles up to 44 tonnes. It has two major pinch points: at the bottom of Cowcombe Hill and at St. Mary's Corner.

From this highway, there are three roads that take vehicles into the Parish:

- Chalford High Street - a narrow, level, single-track road with vehicle passing places.
- Old Neighbourhood - with steep, narrow corners managed through a 7.5 ton lorry limit.
- Toadsmoor Road - narrow, steep in places with a traffic light controlled section as it negotiates the scarp edge. This is the only route into the Parish for HGVs.

There is a minor road access from/to the Parish via Bisley. This is mainly used for commuters to/from Cheltenham and Gloucester or the M5 motorway.



Chalford High Street.



Old Neighbourhood junction with A419.



Toadsmoor junction with A419.



View looking east over the roof tops of  
France Lynch towards Avenis and Oakridge.





## 2.3 Topography and geology

Chalford occupies part of the northern flank of the valley of the River Frome, which runs roughly east-west from the Cotswolds down through Stroud and empties into the River Severn. This is one of several steep-sided heavily wooded valleys incised into the main scarp slope of the Cotswolds that faces towards the Severn.

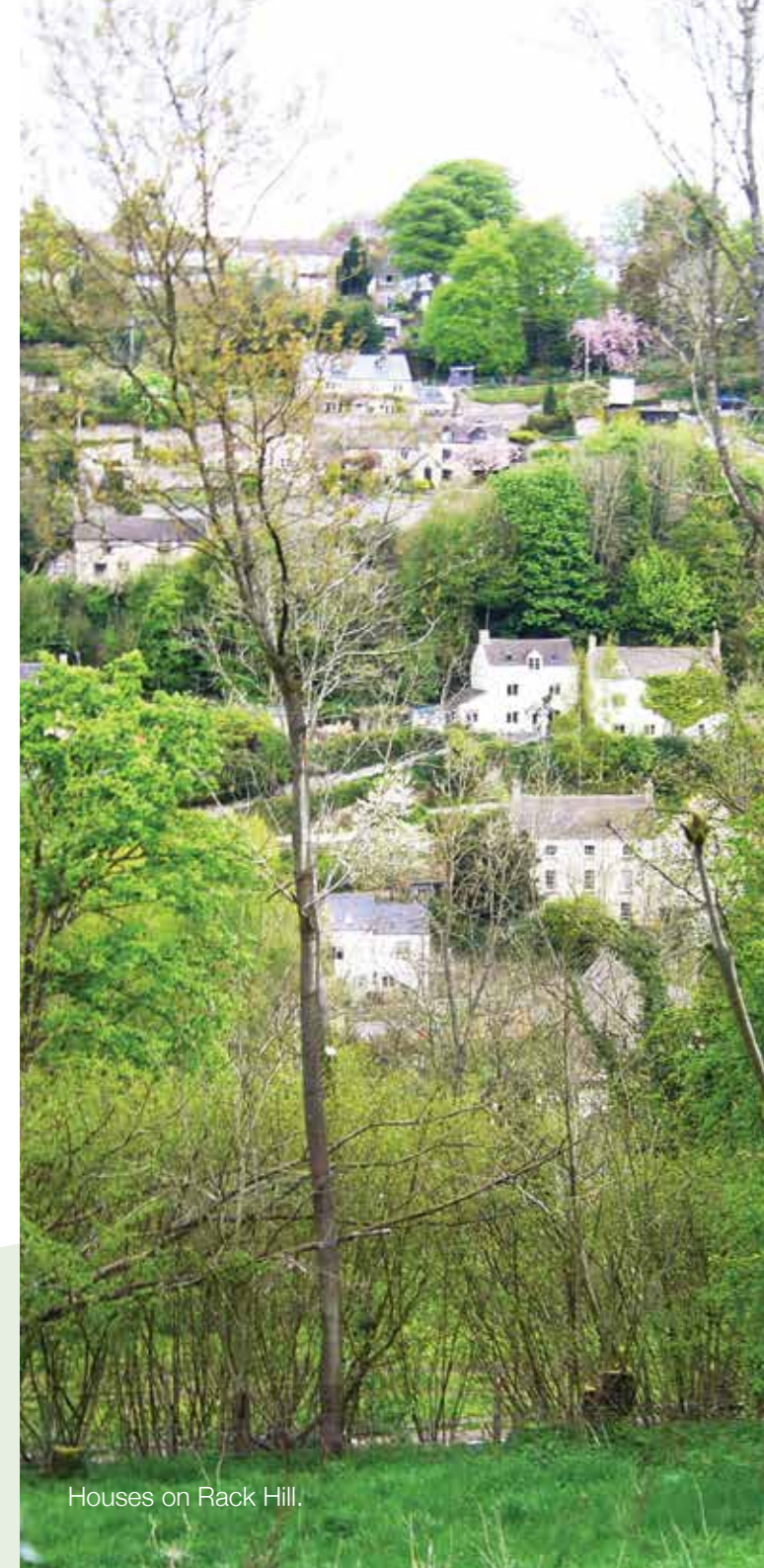
Landscape assessment by the AONB divides the Parish into three main areas - Settled Valleys, Escarpment and High Wold. The Parish is renowned for its steep hillsides and scarp edges as well as its narrow roads and footpaths many of which have a gradient between 10% and 25%. Rack Hill has been likened to a quarry with sheer drops and narrow platforms running parallel to the valley bottom. The geology of the area consists mainly of inferior oolite and great oolite limestone layered with lias clay. This gives rise to spring lines running across the landscape.

Many quarries existed in the past to supply both building stone and roof tiles.

The combination in some places of unstable fuller's earth and solid limestone has often affected the building work, e.g. houses sliding downhill and a need for substantial excavation or underpinning for new and old buildings. Modern houses have been built mainly in the upper plateau to overcome these problems. Water courses are common within the Parish, both above and below ground. The whole Parish is a reactive catchment area in terms of surface water. This is controlled by the use of sluice gates in the Toadsmoor and Frome valley.




Waterspouts and wells are a feature of the Parish and were the only source of water prior to the 1950s.





Houses on Rack Hill.





# Relief and natural features

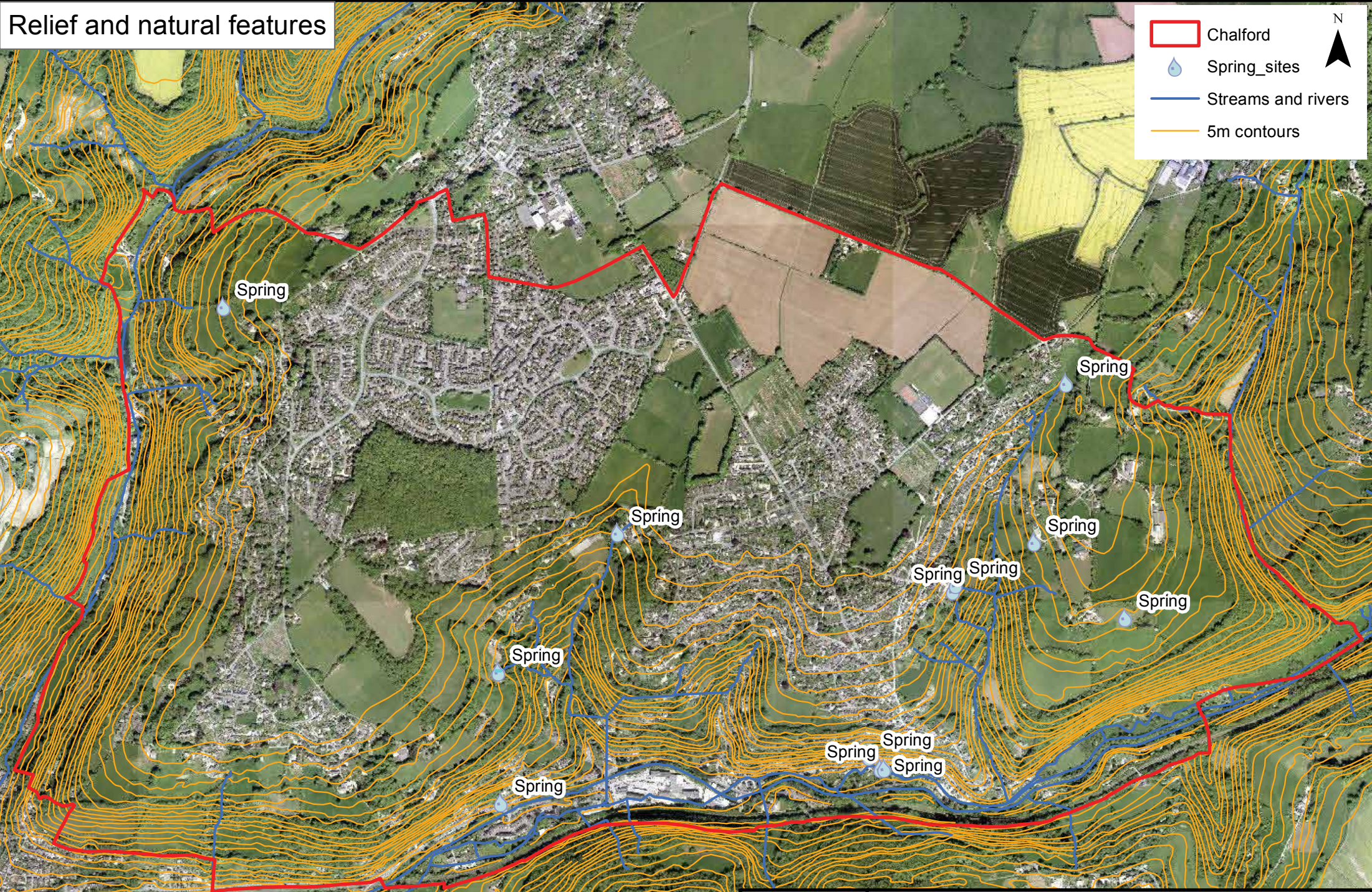
 Chalford

 Spring\_sites

 Streams and rivers

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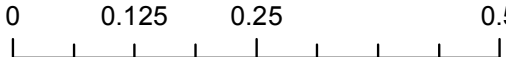
Chalford Design Statement



**Chalford design statement**

27/02/2019

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lles Mill.

## 2.4 Historical development

The original villages of Chalford Vale, Chalford Hill, France Lynch, Bussage and Brownshill were squatter settlements for handloom weavers and other cloth workers as a result of the expansion of the woollen industry in the early Middle Ages.

The growth of Chalford Vale, based on mills on the River Frome, had begun by the late 12th century. With the establishment of other mills along the valley bottom, this produced a long, straggling settlement.

The valley road through Chalford Vale was first developed in the late 17th and early 18th centuries. From the later 18th century,

when the valley bottom offered no further sites, cottages were built on the hillsides above, an area sometimes referred to as Little Switzerland.

However, the valley bottom remained the location of larger houses for mill owners and others. The area called Rack Hill was named because of the many racks used to dry the cloth, including the “Stroud Scarlet”, used for the red coats of the British Army.

As the wool trade ebbed and flowed, so did the population and prosperity of the area, though the opening of the Thames and Severn Canal in 1789 helped to create further, if different, jobs, at least

for a time. The next important change was the opening of the Great Western Railway line in 1845, built along the valley beside the canal. A station was opened in Chalford in 1897 and there was also a halt at St Mary’s. Both stations closed in 1964.



The Round House, Chalford.



The original winding and narrow roads were, in many cases, by-passed by the new Stroud-Cirencester turnpike in 1814 (now the A419).

Although there are records of habitations at Bussage from the 13th century, Chalford Hill, France Lynch and Brownshill started later on the edges of commons on the higher slopes just below the rim of the central plateau. By about 1810 many cottages had been built on the commons.

The long fingers of common which remained, snaking between the cottages, were largely taken in as gardens at the enclosure of 1869, leaving the network of narrow paths that is so distinctive today.

The cottages seen today mostly date from the late 18th century. Despite a strong base of non-conformism, all the settlements were liberally provided with public houses. Most have now gone, with the buildings either demolished or converted to houses.

By the mid-19th century, with the decline of the cloth industry, the villagers fell on

hard times and by mid-20th century many of the cottages were deemed unsuitable for habitation. Several parts of the Parish were without mains electricity, water, gas and sanitation until after the Second World War. The arrival of utilities in the 1960s and 1970s resulted in a degree of infill building.

In the 1970s, the historic value of the villages and dwellings was recognised and many cottages were sold for renovation and extension. The result is a collection of houses and cottages that can still be matched to their original period, along with many buildings that were originally merchants' houses, pubs or meeting rooms.

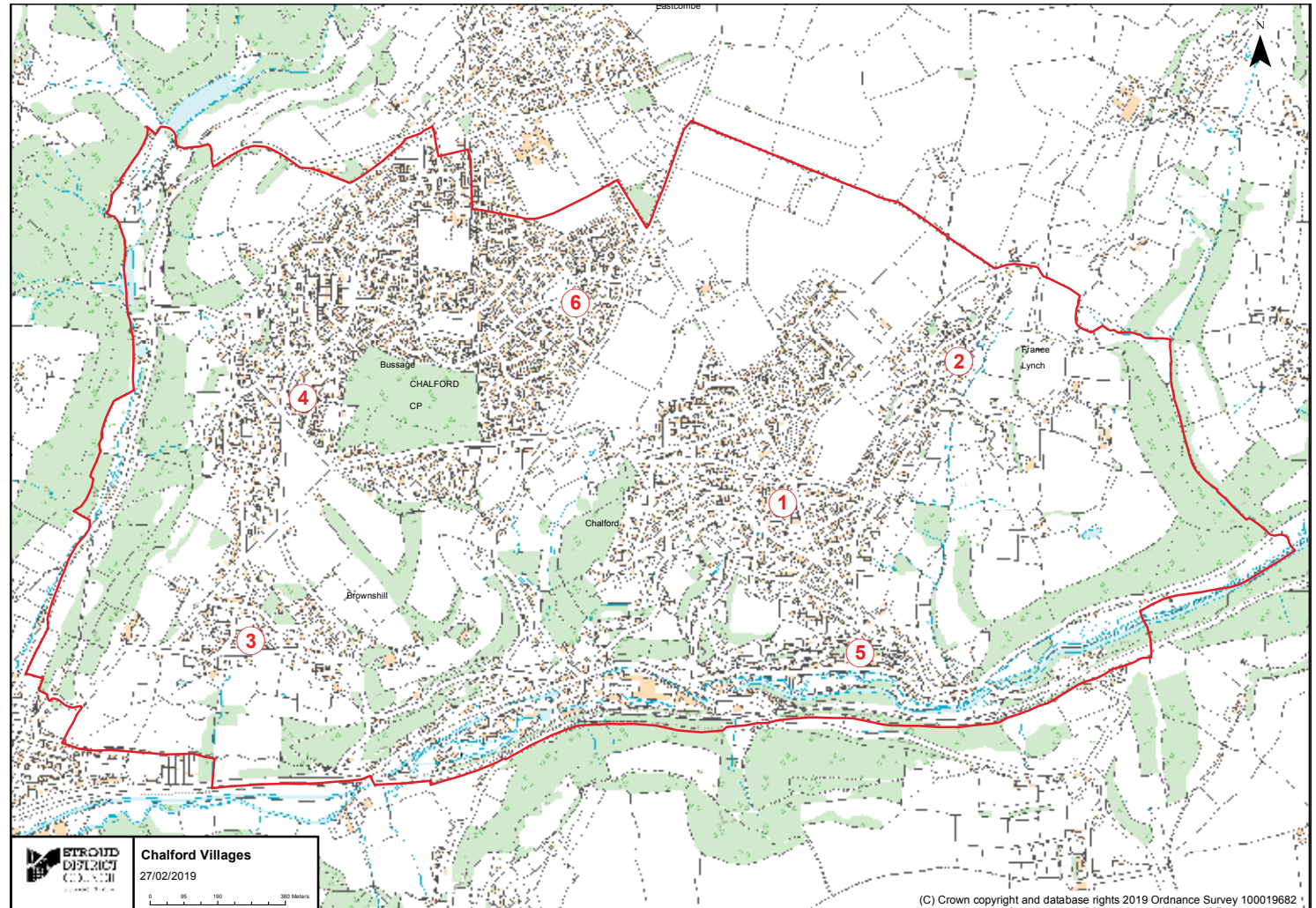
In the late 1970s, development began on the plateau belonging to the Manor Farm in Bussage. This resulted in the Manor Village development of approximately 1,000 homes, completed between 1980 and 2008.



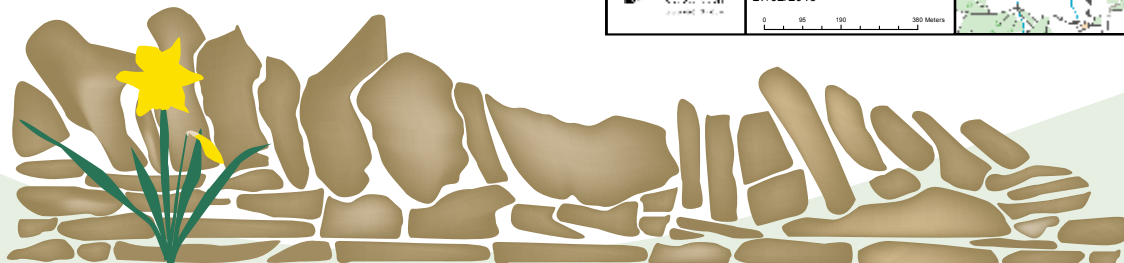
# 3. Chalford's Villages

Chalford Parish is composed of five historic settlements, plus the newer Manor Village. All five historic settlements have Conservation Areas at their cores which require sensitive design when new building plans are proposed.

Chalford Vale is of special interest to Industrial Heritage followers. It was recognised by Heritage England in the late 1990s, and as a result became part of the large Industrial Heritage Conservation Area. This has its own policies for change and development, which must be consulted for any changes in the Vale area.



- 1. Chalford Hill
- 2. France Lynch
- 3. Brownhill
- 4. Old Bussage
- 5. Chalford Vale
- 6. Manor Village





### 3.1 Chalford Hill

The settlement of Chalford Hill is arranged in a crescent shape on the side of the Golden Valley and two secondary valleys. It is the largest of the five villages. The majority of the houses and cottages are in the Cotswold Vernacular style, being built of local Cotswold stone with steep sloping roofs. Windows are small with narrow cross-glazing bars. Sash windows are present in later additions to cottages and larger houses. Many properties have porches, which are of varying designs. A few are original to the cottage, but most are later timber additions. Chimneys are present in all older properties, often made of stone slabs, but are now redundant or housing a metal flue. (Old stone fireplaces with a stone flue often leaked smoke into upper rooms.)

The village originally had a centre with a post office and several shops, but these have now largely become dwellings, and the focal points are now the flourishing primary school and the

popular pub. The narrow lanes form a network along the contours of the land with links up and down the hillside, some wide enough for cars but others only for pedestrians. These were initially used for workers to walk from their homes to the mills in the valley. Because of their steep gradients, donkeys were used to transport goods and wool products.

In most areas, cottages are aligned alongside the roads and lanes. Plots are smaller than those in the more outlying villages. The lower parts of the village drop sharply over the scarp edge to Marle Hill and Rack Hill, where cottages and their gardens are perched on narrow strips of level ground previously used to dry cloth. These are retained by high walls. Though access for cars is difficult or non-existent in places, the views compensate for this and these are popular areas in which to live.



The village contains many listed properties, which are mainly on its outer edges. These were mostly built by wealthy clothiers. Many were extensively added to in the 19th century and are still being modernised.

Property boundaries were built in dry stone construction to contain animals and to mark property ownership. Most are still in place, ranging in height from 1.5 to 3 metres though in many places in the lower part of the village, walls retain land of 3 to 4 metres, and some even higher. (Rack Hill and Marle Hill). In a number of places home owners have been allowed to re-route a boundary wall to allow for off road parking.

A particular feature of this village is its water spouts and troughs from which water runs all year round. Many houses were built near the spring line and have wells in their gardens.

The views from this village are highly valued. Being on the south facing slope of the scarp edge, views across to the opposite side of the valley can be seen in a wide arc, and walking along the edge,

valley views are especially beautiful in spring and autumn.

Chalford Hill has a somewhat limited range of facilities. As noted, many pubs and shops were converted into residences in the 20th century. There are now three shops: an electrical sales and repair shop; a fish and chip shop, and a hairdresser. The main leisure establishments are a popular pub and the Sports and Social Club, the latter being a home to a range of sports and social activities.

The Methodist Church Rooms as well as the rooms of St John's Church in France Lynch offer more venues for clubs and meetings.

A recreation ground and allotments are on the outer fringe of the village. On the plateau on the outskirts of the older parts of the village, small estates (Down View and Tylers Way) were built in the post war era. These provide single and two storey homes with generous gardens. On the main routes out of the village there has been a certain amount of ribbon development, council and private. Though this is the largest of the settlements it retains a separation from the other villages by strips of pastureland and woodland.



View of Chalford Vale from Coppice Hill.



Chalford Hill Primary School.



### 3.2 France Lynch

France Lynch is situated in a small valley to the north east of Chalford Hill. It is served by two narrow roads which run along the contours of the valley, both of which have HGV vehicle exclusion. Some cottages are arranged alongside these roads with generous gardens and open aspects. The majority of the village is in the Conservation Area, with a few homes on its outer edges. The settlement boundary is quite small with little opportunity for development.

All the older properties within the settlement area were built in the Cotswold Vernacular style as in Chalford Hill, but the presence of fuller's earth on the lower slope has caused a few cottages to need under-pinning, and some later bungalows to be demolished.

Additional living space added to small cottages and bungalows has led to unsympathetic building height and style in several places, making the Conservation Area less obvious on the ground.

Within the Conservation Area there are two rows of bungalows built in the 1960s which provide accommodation for people aged over 55. Other later homes have been built both inside and outside the Conservation Area.

The only through roads are narrow lanes leading to small hamlets in the adjacent parish of Bisley with Lypiatt which means the village has a quiet atmosphere welcomed by residents.

The village is well provided with allotments on the upper area. There is a recreation ground and other sports facilities on Highfield Way. A well used church, church rooms and pub are also in the higher part of the village.

The village has good views in and out, particularly from Avenis Green on the southeast boundary.



Church Rooms of St. John's Church.



France Lynch allotments.



View of Brownshill from Hyde.

### 3.3 Brownshill

This historic village is probably the smallest of the five. It is on the south facing side of the main Chalford valley, with beautiful views to Minchinhampton and Burleigh. It has a network of small lanes and no through traffic. The land drops down steeply with properties scattered on the slopes. It has a general feeling of openness and separation. The style of the cottages follow the Cotswold Vernacular, and in most cases they were small but with large gardens.

Large parts of this village were owned by the Roman Catholic Church for many years. It had a convent home and church

at its centre and many cottages housed members of the faith. Up to the 1990s, this led to very little development taking place. Since this use has ceased, cottages have been bought privately and extended, but the settlement retains its feeling of peace and quiet.

It has a small area of allotments and recreation ground on the upper level. It has no pub now but the Railway Tavern once provided refreshment for workers in the steep valley below. Larger houses and a farm can be found at the far end of the village.

Brownshill is outside the settlement boundary and therefore any new building

has to be considered in principle as being appropriate to the countryside and in relation to the surrounding agricultural landscape character.

The views across the valley mean that Brownshill could be regarded as a public vantage point and in the past planning applications have been refused on the grounds that the opposite view from across the valley could be spoilt by an unsuitable development in Brownshill. The former Roman Catholic Church of St. Mary of the Angels is set on the lower edge of the village overlooking the Frome Valley.



### 3.4 Old Bussage

Old Bussage is still identifiable, regardless of the large development of houses on its doorstep. It has a small central green area, off which lanes radiate in all directions.

The Conservation Area of vernacular properties follows the linear layout of the village and it includes all the older properties spilling down the scarp. The mix of large houses and small cottages, some bordering the lanes creates a confusing place to navigate. Trees dominate the landscape, more so than in other villages.

A popular recreation ground and skate ramp are on the plateau next to The Frith Youth Centre which offers a variety of clubs for all ages. Frith Wood lies to the east of Bussage, between Old Neighbourhood and the recreation ground. This original area of woodland is part owned by a private company, with its eastern strip owned by the Parish Council. It is a much valued local wood which is classified as 'ancient woodland' with a high wildlife value. It is used for recreation and dog walking.

The church of St. Michael and All Angels lies on the lower slope of the village. A popular pub lies near the top of the slope. A village hall offers space for meetings, playgroups and clubs. A primary school, built within the Manor Farm development, provides education facilities for the young.



The church of St. Michael and All Angels.



Frith Wood.



### 3.5 Chalford Vale

This area is different from the hillside villages, having a considerable valley area with a strong industrial heritage. Part of the area is in the Stroud Industrial Heritage Conservation Area with its special controls and planning guidance.

Chalford Vale stretches roughly from St. Mary's Corner to beyond the Valley Playing Field at the east end of the High Street. It has its own distinct identity being a narrow strip of land filled with historic mill buildings, cottages and clothiers' houses, a river, a canal, and the main line railway which runs along the valley.

High Street, towards the east of the Vale, is narrow but filled with properties built on the edge of the road. The gradient rises steeply to the north, and cottages and houses cling to the slope, giving rise to the term "Little Switzerland". Because of the steep hill and scattered cottages, donkeys were used to navigate the steep footpaths and alleyways. Gardens of the roadside properties spread between the road, canal and river. Water is a feature of the High Street, with two ancient spring

troughs supplying water to the inhabitants in the past. Flooding continues to be a hazard. High rainfall causes banks between the river and canal to give way.

The Environment Agency monitors river levels and a local group carries out river clearance at least once a year fulfilling their riparian responsibilities. Because of the narrow road, parking is a constant problem, which can make it very difficult for access by large vehicles. Some parts of the high retaining walls have been pushed back and rebuilt to allow for parking.

Again, the design and materials of the properties follow the Cotswold Vernacular, but in this area it has been applied to much larger properties than in the villages. Though the majority were built

in the 18th and 19th centuries, grander frontages have been added at a later date. Listed properties abound, both residential and industrial. A row of brick-built cottages was built in the 19th century just below the canal to house railway workers.

Rack Hill, on the steep slope to the north of the High Street, provides good views across the valley, although trees intrude in places. The best views can be obtained from the east end of Rack Hill, looking towards Stroud.

Two areas of open fields separate the villages of Chalford Hill and the Vale. They are privately owned and are used as pony paddocks.

The Vale is well supplied with facilities, including a primary school, community shop, public house, café and recreation



River Frome.



Houses on the High street.

ground. There is easy access to the river, especially in the recreation ground. Buses on the main road carry passengers to Cirencester, Swindon, and even London

London Road, the main A419, runs through Chalford Vale parallel to the main railway line, the River Frome, and the mostly unrestored canal. Alongside the main road and river are some substantial houses set in their own grounds.

These are from a variety of periods but most originated as a result of the wool trade. A few terraces of old stone cottages cling to the northern face of the hillside. Christ Church and its adjacent village hall act as a fulcrum point at the junction of Old Neighbourhood, with the Primary School tucked into the side of a small offshoot valley, with large period houses built on the valley side beyond the school.

The main road is supported by a high retaining wall at St. Mary's Corner, a pinch point on the A419. More mill buildings are also present along the river.

A busy industrial estate lies between the A419 London Road and the railway. It includes the Pangolin Foundry, situated between the river and the canal, builders' merchants, garage

services, farm supplies and artists' studios, which all make use of old mill buildings. This industrial estate is the main centre of employment in the Parish.

Peter van der Waals' famous workshop producing Arts and Crafts fine furniture was housed in Halliday's Mill, close to where the A419 crosses the River Frome.

The reclaiming of Thames and Severn canal in this area has commenced in one or two places, creating an area of open water near the Round House and a re-laid towpath. This is used as a walking and cycle route in both directions all the way to Stroud and beyond as well as along the former canal eastwards.

The two waterways create a wildlife haven and corridor. Kingfishers, herons, otters and water voles together with the common moor-hens and coots flourish here. The flow of the river and canal is by sluice gates when water levels are high.

Tree cover is extensive on the southern slope of the valley causing regular tree management to prevent "leaves on the line". Trees have also grown up on either side of Old Neighbourhood, creating a tunnel in midsummer.



Chalford Place.





Manor Village.

### 3.6 Manor Village

Large scale house building took place on Manor Farm land from the late 1970s to the late 2000s, led by a number of developers. Manor Village has a coherent and harmonious architectural style, using the Cotswold Vernacular as a basis of its design. There are over 1,000 houses and bungalows built of a limited palette of reconstituted stone and tiles. The village is well laid out on the plateau above Old Bussage, with street lighting and pavements. The homes cover a full range of dwellings, including small terraces, two, three and four bedroom houses. All have at least one parking area and most have average sized gardens. Boundaries vary

but are mainly of dry stone finish, especially on the main routes.

There are strict conditions covering this development from what can be parked on driveways to a limit on new builds. Houses can be enlarged and conservatories added, but gardens are limited in size, which offers little opportunity for new detached buildings.

Through roads link the estate to surrounding areas, and facilities include a primary school, a convenience store, chemist, takeaway and a doctors' surgery.

On the eastern outskirts of the village a petrol station, car workshop and small shop provide essential items for the traveller.

Bus services from Dursley, Stonehouse and Stroud run through the development and on to Chalford Hill and France Lynch.

There are several open green spaces for ball games and recreation. As noted, Frith Wood on the edge of the estate is an ancient deciduous woodland with rare species and valuable wildlife habitat.



### 3.7 General characteristics of the historic settlements

The five historic villages all show some common characteristics.

#### 3.7.1 Layout of buildings

In most cases, cottages and houses were built in an apparently random pattern, taking advantage of level patches of ground, access to water and a southerly aspect. In all the separate villages there are one or more large properties that were built by clothiers or the church. These are surrounded by large areas of garden which, in some cases, have been used for development over the years. In all the villages there is evidence of later additions



Views and sense of space.

and separate developments - Victorian, Edwardian and small post-war estates, some for the elderly. In the Vale, houses are mainly arranged along the lines of the road and river.

#### 3.7.2 Roads and lanes

Internal roads are mostly narrow and bounded by dry stone walls, with no discernible verges. In some areas cottages are built right up to the road edge. Drainage is sometimes a problem on the steep inclines, drains getting blocked with fallen leaves.

#### 3.7.3 Footpaths

All the villages, old and new, have networks of footpaths. In the older villages, the paths



Narrow lanes, bounded by dry stone walls.

were used by mill workers to walk to work. They are often very steep, with many having a considerable number of steps.

The paths are maintained by Gloucestershire County Council and the Parish Council.

#### 3.7.4 Views

Most villages have open spaces from which views can be seen, often across roofs and out into the surrounding countryside or hillside (and in some cases back to the village from across the main valley). In many areas, such as Rack Hill, large unregulated trees have grown on the steep hillside, obscuring some acknowledged historic views.



Footpaths criss-cross the valley sides.



### 3.7.5 Wildlife

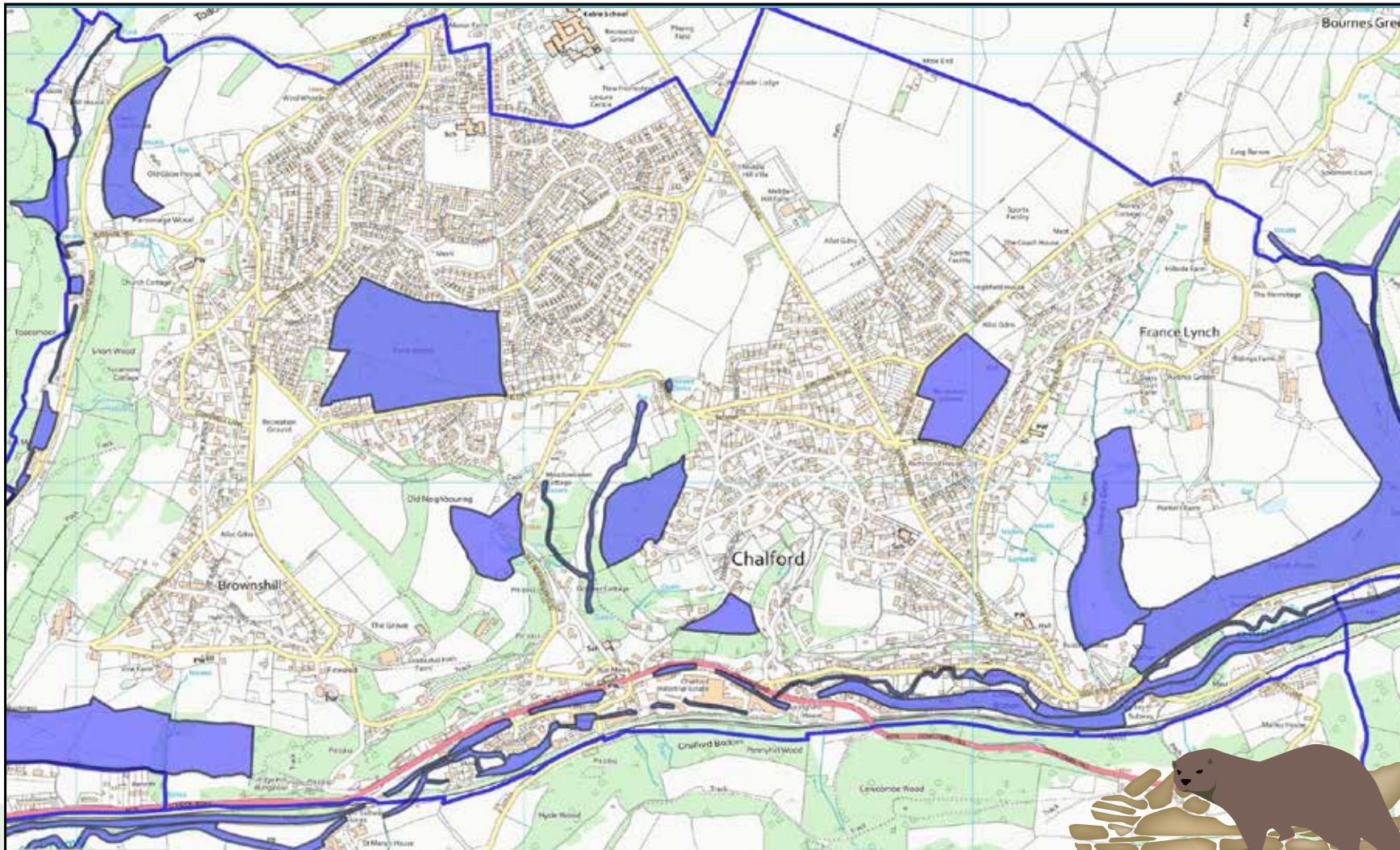
The whole area is full of wildlife; this includes deer, foxes, badgers, frogs, toads,

bats, butterflies and other insects.

A wide range of large and small birds can be found all year round, including buzzards and jays.

All new developments will be required to conserve and enhance the natural environment in line with Local Plan Policy ES6.

### Chalford Key Wildlife Sites





### 3.7.6 Green spaces

The historic villages have at least one small open space in the main part of the village, on which there are at least one or two trees. In some cases smaller green areas have been commandeered for parking. This is a great problem in all the villages. Some home owners have re-routed their boundary walls to accommodate their vehicles.

### 3.7.7 Churches and pubs

All the villages have at least one church, all Victorian or later. Apart from small chapels, all are still in operation. The pubs have not fared so well, many having been converted to dwellings, but the majority

of the villages have retained at least one public house.

### 3.8 The countryside and undeveloped areas

The rural areas of the Parish can be divided into steep wooded hills, valleys and open agricultural land. The wooded valleys are: Toadsmoor, Skiveralls Wood, Parish Wood and Oldhills Wood. Other heavily wooded areas are Rack Hill and the Old Neighbouring area. Open scrubland can also be found on the hillside of Toadsmoor, Dimmel's Dale and Blackness. When grazed by sheep or horses, steep hillsides can remain open, but when grazing ceases scrubland and trees soon take over. The agricultural areas

on the higher plateau to the north of the parish are laid down to crop rotation. On the land that provides the "green belt" that separates Chalford Hill from Manor Village development and Eastcombe (in Bisley Parish), the fields are farmed sensitively for grazing animals, being too steep for arable land. The Avenis Green area above France Lynch also has open fields, but the gradients are still fairly steep and are usually grazed.

Open fields between Chalford Hill and Old Neighbourhood and above Rack Hill contribute to the separation of the villages. The fields are important in maintaining the distinctions between and the definition of the individual settlements.



Farmland above Chalford Hill.



Wooded Hillside.



St John the Baptist Church, France Lynch.

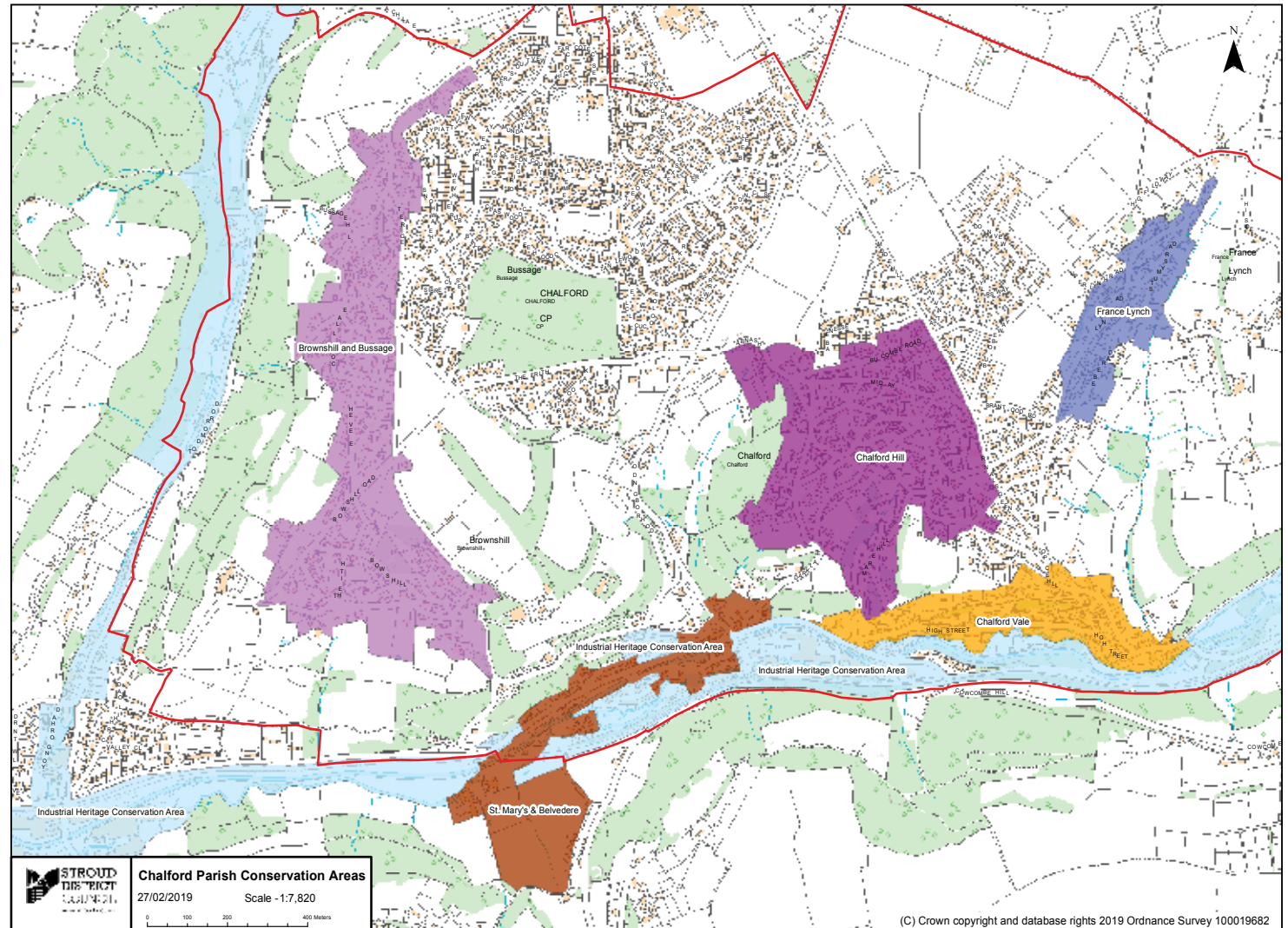


# 4. Conservation Areas

The Parish has six Conservation Areas, covering the core of the historic settlements and the industrial area along the valley.

- Chalford Hill**  
- designated in 1986
- France Lynch**  
- designated in 1986
- Brownhill and Old Bussage**  
- designated in 1991
- Chalford Vale**  
- designated in 1986
- St. Mary's and Belvedere**  
- designated in 1986
- Stroud Industrial Heritage Conservation area**  
- designated in 1987

Detailed maps of all conservation areas can be found in Appendix 8.6.



The first five of these Conservation Areas have no Stroud District Council Conservation Area Statement. Chalford Hill, France Lynch and Bussage and Brownshill Conservation Areas have had no boundary changes since their original designation. St. Mary's and Belvedere Mills was subsumed into the Industrial Heritage Conservation Area, which runs along the valley bottom. A detailed Conservation Area Statement and Design Guide were adopted in 2008 for the Industrial Heritage Conservation Area. A small part of the Chalford Vale Conservation Area was included in the Industrial Heritage Conservation Area Review (2006-8), resulting in small boundary changes to the original Chalford Vale Conservation Area.

## 4.1 Key characteristics

Features of the Conservation Areas in the five historic villages are very similar because originally they all developed as a response to the needs of the woollen industry and developed as self-sufficient working communities with one or two shops, a post office, trades people and builders.

### 4.1.1 Setting

The five historic villages differ mostly in their setting. Chalford Hill covers the steep scarp edge as well as part of the plateau, whereas France Lynch sits on the side of a small upper valley. Bussage and Brownshill are set just below the ridge. The Vale is all

in the bottom of the Frome valley. The cottages were usually built near springs or had wells in their gardens or kitchens. (See page 6 for a map of springs in the area) The arrangement of dwellings in places appears as a scatter across the landscape, while others are arranged alongside the narrow, winding lanes. This creates a variety of plot size. Brownshill and France Lynch tend to have larger gardens.

### 4.1.2 Design

Most of the cottages are built in what could be called "Cotswold Vernacular" style, that is steeply pitched roofs with ridge tiles and coping, tall chimneys, symmetrically balanced design with evenly spaced windows, large internal window sills of



Stone boundary walls provide sense of enclosure.



Two storey stone houses predominate.



Original details and features.



stone or wood and detailed window surrounds of stone. There are no barge boards or eaves fascias. They all have a sense of proportion, place and “rightness” that seems to have been intuitive throughout the generations of local builders. This was a result of technologies and materials available at the time. The majority of cottages have been added to over the years, some more sensitively than others. Originally many would have been single storey with an attic, but there is plenty of evidence of an additional storey being added at a later date. Dormer windows often break up the steeply pitched roofs. Because original inhabitants often had weaving looms installed on upper floors, these rooms had large windows for better light.

In all the Conservation Areas, more modern houses have been built with the design and materials of the majority successfully blending in with the older properties. These provide examples of what is achievable and appropriate.

#### 4.1.3 Materials

The majority of older houses and cottages are built of Cotswold limestone quarried locally. There is evidence that many were

painted with a lime wash for extra protection, but this lime washed appearance is no longer visible. Modern property walls are either real stone, reconstituted stone or finished with a cement render. At a time when bricks were cheaper than mined stone, small terraces were built to accommodate rail or other workers. Rack Hill has several brick cottages. (Stonehouse and Ryford had brickworks until the 1970s.)

Most roofs have been replaced over time so it is rare to find original Cotswold tiles. Some have been replaced with reconstituted tiles or slate, mostly blending in with the colour palette. In some cases stone and timber porches are found, some original, some added at a later date.

#### 4.1.4 Boundaries and Driveways

The majority of boundaries are traditional Cotswold dry stone walls built to an approximate height of 90cm. In many cases walls were built to retain animals and land and are a feature in all of the areas. Some owners have re-routed their boundary walls to accommodate their vehicles. This can improve the movement of traffic but, in many places, such as the High Street, parked cars still pose a

problem for emergency and other service vehicles. Where driveways are present, surfaces vary from loose gravel, Cotswold chippings to pavements.

#### 4.1.5 Listed Buildings and other Heritage Assets

There are 105 listed buildings within the Parish (see appendix 8.4 p37). They are mainly the large merchant houses or those which have a particular historic feature such as Grey Cot in Chalford Hill which has an engraved window. Other features such as a special porch are also listed. Industrial mill buildings and churches are included in the lists. Any development of or near these buildings must be of special architectural merit, and conform to the requirements of Heritage England.



Organic building form.





Sympathetic extension to an old cottage.



## 4.2 Design guidance for development within the Conservation Areas (village cores)

The 1990 Planning (Listed Buildings and Conservation Areas) Act requires that special attention is paid to the protection and enhancement of a Conservation Area and places additional development control on new works, as well as seeking to minimise the loss of the existing built and natural environment.

### 4.2.1 Setting and Design

**C1:** New buildings and extensions should reflect the character of their surroundings, enhance the overall appearance of the Conservation Area and be sympathetic to the existing pattern of development in terms of bulk, scale and massing.

**C2:** Planning applications for new development and for alterations and extensions to existing buildings should clearly show how the proposed development relates to its neighbours in terms of height, scale and massing. Photomontages, spot heights and three dimensional sketches can help demonstrate this.

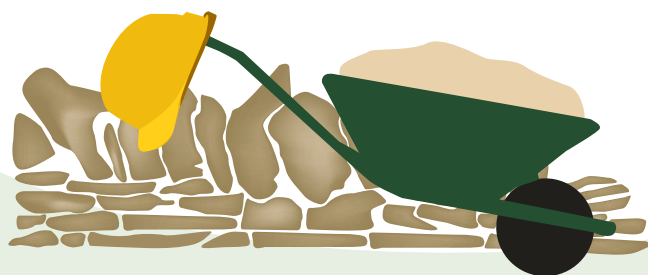
**C3:** Modern room heights and building regulations mean that new buildings tend to stand higher than original cottages. To mitigate this, on sloping sites in particular, buildings should generally be designed to sit in the landscape rather than be raised above it, in order to minimise visual impact and overlooking of neighbouring properties.

**C4:** Views into and out of the hillside villages from public vantage points are a key element in the character of the conservation areas. The impact of new development on this wider 'villagescape' should be taken into consideration.

**C5:** Extensions to existing properties should not overwhelm or obscure the original building or result in overdevelopment of the site. Differentiation in terms of height or setback can be helpful to distinguish a later addition from an original property. Loss of off-street car parking space should generally be avoided where there is a lack of parking space in the immediate area

**C6:** Contemporary design is acceptable but it should complement and not overwhelm in its form, scale, massing and use of materials within the context of surrounding buildings.

**C7:** Particular attention should be given to the location of natural watercourses and springs which are common in this area. Diversion or blocking of watercourses can cause flooding or other problems for surrounding properties and should be avoided.



#### 4.2.2 Materials

**C8:** Natural Cotswold stone is the preferred material for external walls fronting roads and footpaths. Existing local character and materials will be an important consideration. Where stone is used it should be sourced to match the colour of existing stone frontages. Other walling materials, such as reconstituted stone, render and timber cladding may be acceptable, particularly on other elevations, or to match existing materials. Render should be coloured to harmonise and blend with the local palette.

**C9:** Roof materials and pitch should be in keeping with existing and surrounding buildings. Tile and slate have been widely used to replace the original stone tiles. Good quality reproduction stone tiles laid in decreasing courses may be used on unlisted buildings to match original stone tiles. Reconstructed slate tiles may only be used on listed buildings where an original stone roof has been replaced with something less sympathetic in the past. Pitched roof as opposed to flat roof dormers are usually more in keeping with the local building style. Conservation style or similar small roof lights are preferable where roofs are visible from the road. Stainless steel and concrete flues should be sited so as not to be visible from the road or flues should be incorporated within masonry stacks.

**C10:** In the Conservation Area, replacement windows and doors should be constructed using traditional materials, detailing and design. UPVC is not generally appropriate. It is important that replacement windows and doors give a similar visual appearance to those in the existing house in terms of overall shape, colour and size of frame.

#### 4.2.3 Boundaries

**C11:** Dry stone boundary walls are an important part of the character of the villages and should be retained, repaired and reinstated as appropriate. New boundaries to roads and footpaths should also be built using Cotswold dry stone construction to blend with existing boundaries.





# 5. Outer Village Areas

## 5.1 Key characteristics

Most of the villages have experienced subsequent development outside the conservation areas, some more than others. Village maps show that Chalford Hill and Old Bussage have had the most, particularly Bussage.

The later building in Chalford Hill tends to be alongside routes leading to the central part of the village, such as Middle Hill, Dr Middletons Road and Highfield Way. Small estates such as Down View, Tylers Way and Aston View were built post-war.

Houses can be found from all periods, and most have been built in the Cotswold style in generous plots of land. Brick has been used for one particular terrace near the school.

France Lynch has a few later dwellings built within the Conservation Area, including two rows of bungalows, originally for the elderly. A few infill developments took place in the 1970s in the centre of the village, most noticeably one opposite the church. Bungalows on Highfield Way are outside the Conservation Area.

Due to its mainly Roman Catholic residency over the years, Brownshill has virtually no post-war development, and since it is outside the settlement boundary, no new builds are allowed, unless for agricultural purposes.

Bussage is the village that has most new development on its boundaries. There has been some infill, mainly bungalows built in grounds of bigger properties. The main new build has been built on the upper plateau where the land is relatively flat. This is Manor Village development, as described earlier in this document.

The Vale area has a range of later dwellings, either replacing mills or old buildings associated with the mills. This is evident on the land of Belvedere House and Mill. A small riverside group of terraced houses was built in the 1980s.

The Industrial Heritage Statement of 2008, makes any development in the whole of the Vale subject to strict control.



Victorian red brick.

## 5.2 . Design guidance for development in areas outside the village cores but inside the settlement boundaries.

**C12:** Planning applications for new development and for alterations and extensions to existing buildings should clearly show how the proposed development relates to its neighbours in terms of height, scale and mass.

**C13:** The impact of any new development on the character and setting of an adjoining Conservation Area should be taken into account.

**C14:** The height, scale bulk and massing of buildings should respect their surroundings and not be overbearing or have a material adverse impact on the privacy and amenity of neighbours.

**C15:** The use of materials that reflect those used in surrounding buildings is to be preferred.

**C16:** The Manor Village development has a cohesive design, style and use of materials. Extensions and new developments should respect and maintain this sense of harmony and cohesion.

**C17:** Extensions to existing properties should not overwhelm or obscure the original building or result in overdevelopment of the site. Materials should be sympathetic to those used in the main building. Loss of off-street car parking space should generally be avoided where there is a lack of parking space in the immediate area.

**C18:** Stone boundary walls should be retained or reinstated where possible and a commitment given to ongoing management and maintenance in the design statement.

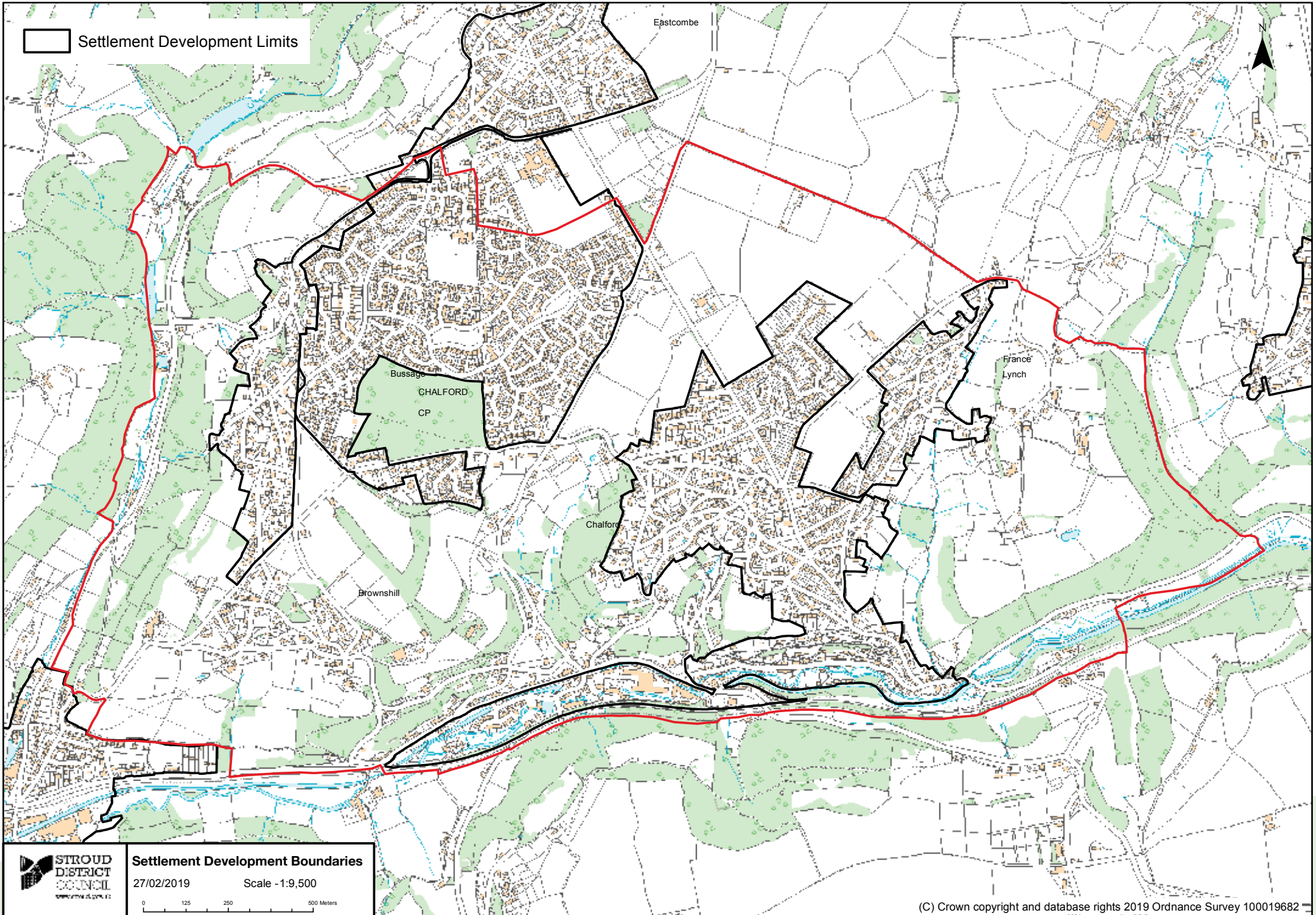
## 5.3 Design guidance for new development within the curtilage of existing dwellings inside the settlement boundaries

**C19:** Planning permission for new separate dwellings within existing residential plots may be granted according to the following conditions in addition to the design guidance relevant to the location of the proposed site.

- The site must be large enough to allow for adequate private amenity space to be created for each dwelling.
- The development must allow for the minimum number of off-street parking spaces per dwelling as set out in the Local Plan parking standards.

**C20:** The character of the villages, and Conservation Areas in particular, is as much determined by the pattern of space between buildings as the buildings themselves. The setting of the original dwelling within the landscape and street scene should not be adversely affected and the density of projected development should reflect that of the surrounding area.





# 6. Areas Outside the Settlement Boundaries

## 6.1 Landscape characteristics

This is primarily countryside and hillside with isolated dwellings. The landscape assessment undertaken by the AONB divides the Parish into three main areas – Settled Valleys, Escarpment and High Wold. Stroud District Council's Landscape Assessment is only slightly different, locating most of the Parish within a type described as 'Secluded Valleys' and a small area to the north as 'Wold Tops'.

Surveys of the landscape across the Parish were carried out in February 2016 by local residents, again using nationally adapted versions of accepted methodologies. For the purpose of this exercise the Parish was divided into several areas, solely to make the surveying practical. Bringing local survey results and the AONB and District analysis together, the following is a summary description of the Parish landscape.

The five Landscape Areas, shown on the map overleaf are:

- Toadsmoor Valley and Blackness
- Old Neighbouring and Chalford Lynch (Chalford Hill)
- Upper Wold area
- Dimmel's Dale
- Oldhills Wood and Avenir Green

### 6.1.1 Toadsmoor and Blackness

This steep-sided valley area is mostly tree covered, except for some open grassland above Blackness. The only buildings are some cottages alongside Toadsmoor Road and above Blackness. This area is particularly good for views, looking down and across the valley.

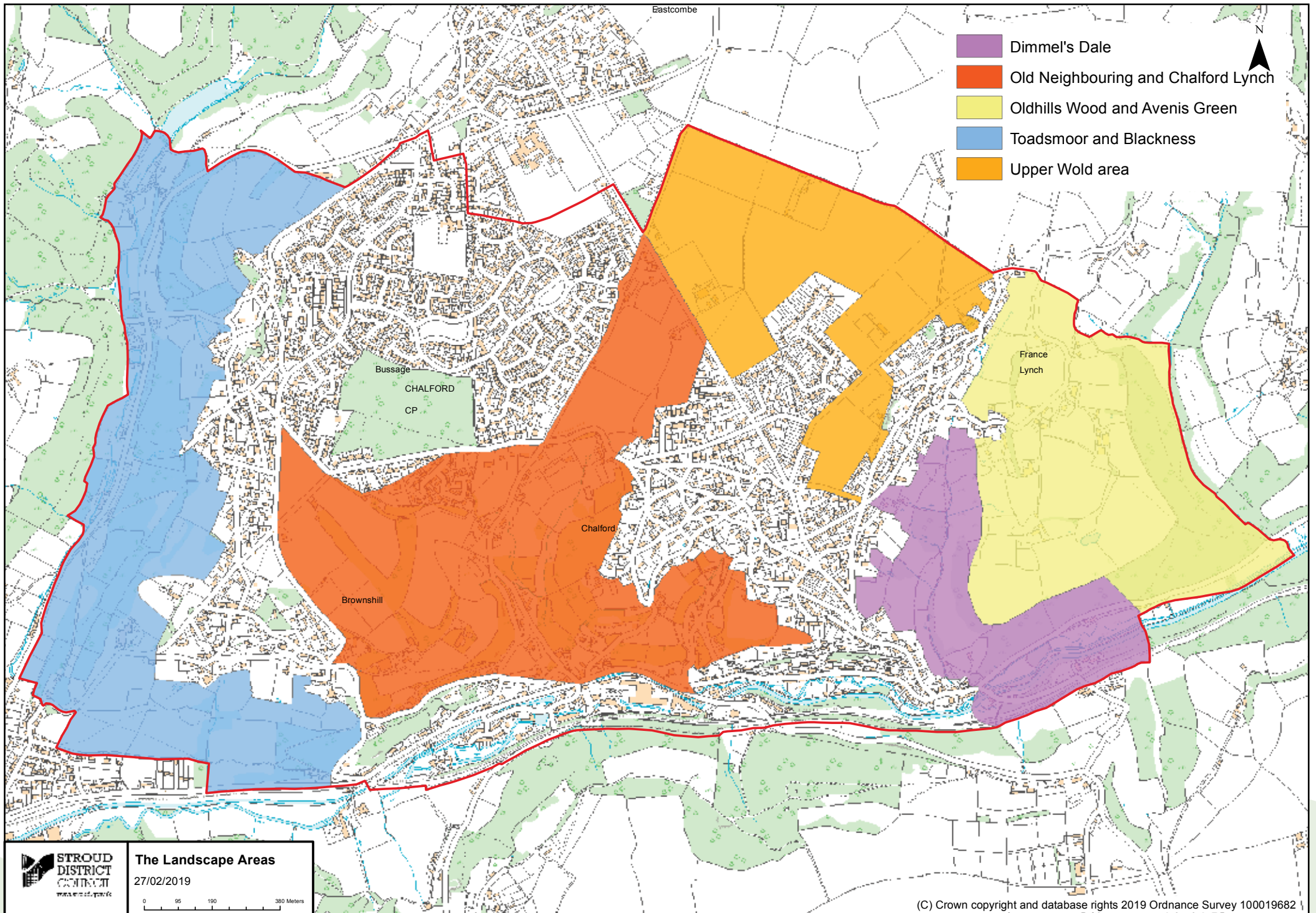
### 6.1.2 Old Neighbouring and Chalford Lynch

This is one of the main uncultivated strips of land that has great importance, providing road access to the parish.

The main access road runs up across the scarp hillside. The land on either side is mainly wooded, as is the land on the far side of this small valley. This wood is classified as Ancient Woodland. In the valley below, rough pasture and sheep-grazed land leads down to a number of large listed dwellings. A stream runs down the centre, entering the Frome in the valley. Higher up this small valley, crossed by the access road, lies more uncultivated grassland. This area is essential to maintain separation of Chalford Hill from Bussage, as well as being an important wildlife corridor.

A number of dwellings are alongside Old Neighbourhood, and two listed houses are present in Abnash. Boundaries are mainly of dry stone but apart from property boundaries, are in poor repair. In the higher area hedges have replaced walls.







Chalford Lynch. This wood is classified as Ancient Woodland.

### **6.1.3. Upper Wold area**

Gently undulating open farmland is the main land cover. Crops are rotated on a regular basis. Isolated groups of trees can point to small quarry excavation in the past. A few isolated houses, farms and farm buildings are scattered across the area. Boundaries are mainly dry stone walls in bad repair supported by posts and wire.

### **6.1.4 Dimmel's Dale**

The small narrow valley leads off from the end of the High Street northwards to France Lynch Church. It is wooded on its eastern slope, with scrub grazing on its western side. Footpaths criss-cross the valley making it popular for walkers.

The lower part includes the Valley Playing Field and the small area of woodland used by bikers, making an interesting rise and fall course!

There is a clutch of large listed houses at the junction of the High Street and Dimmel's Dale, most in large plots of land.

Coppice Hill forms a boundary to this Dimmel's Dale area. Over more recent years there has been considerable development alongside this road. Old properties are present near the top and bottom, but the intervening land has been challenged for development. Open fields drop down to Dimmel's Dale.

### **6.1.5 Oldhills Wood and Avenis Green**

Oldhills Wood is one of the large wooded areas of the parish. It extends from the valley road to the top of the plateau area above France Lynch. All the steep slopes are heavily wooded beech trees. As the ground rises to the plateau, trees give way to pastureland for cattle, sheep and horses. Hedges are the main form of boundaries.

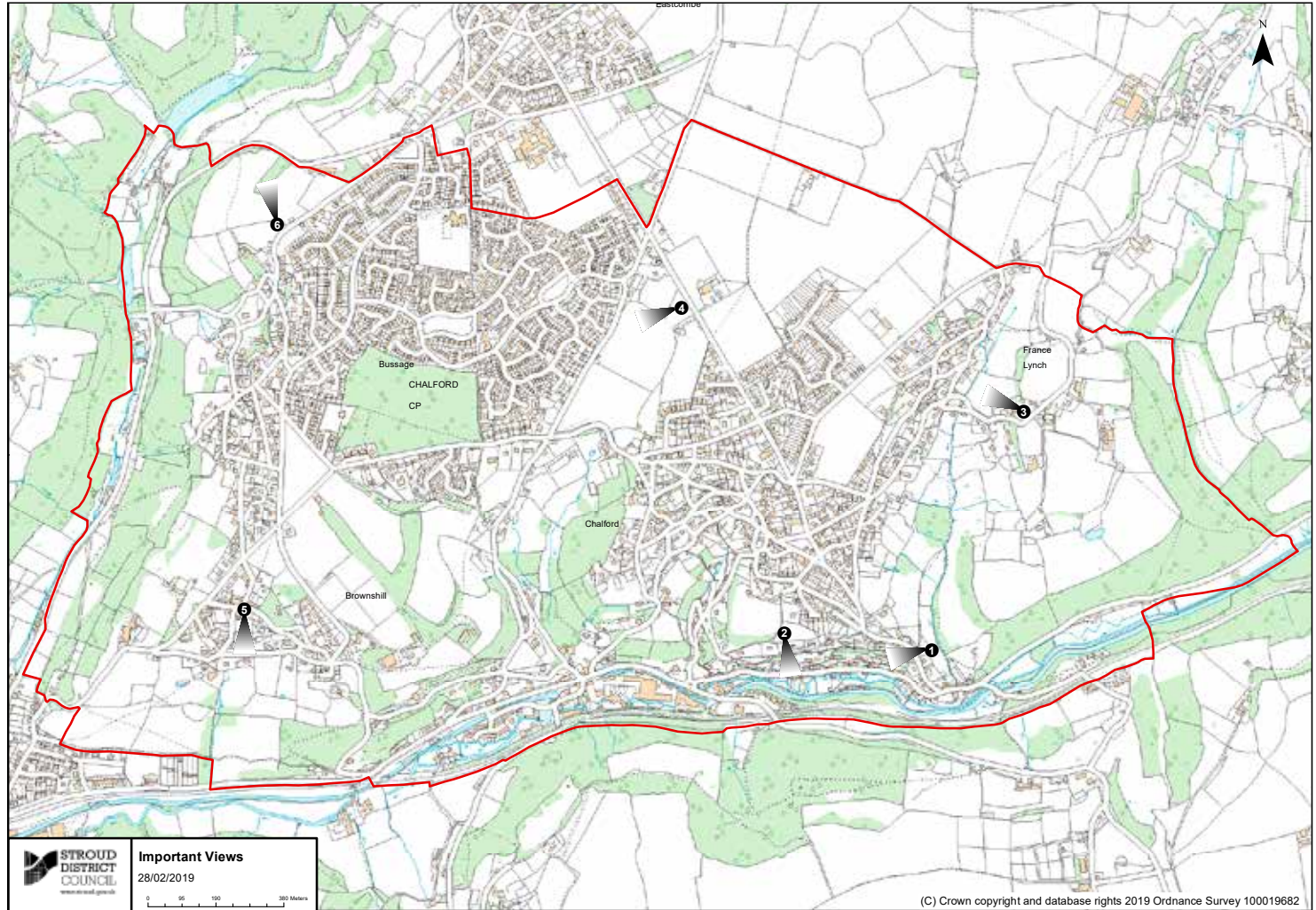
Along the narrow lane in Avenis Green, houses and cottages have been built over a long period. Land bordering Coppice Hill has been continuously built upon to the present day.



### 6.1.6 Views

Due to the topography of Chalford, views across the valleys and over the villages are an essential part of the character of the area. Parishioners, when carrying out surveys, highlighted many important views both out and into the landscape as a whole and to and from the villages. Some key views are highlighted here which will be protected from unsightly and inappropriate development.

This is an important contribution to creating sense of place highlighted in Local Plan Policy CP4.







**View 1:** From Coppice Hill looking west over the High Street and along the Golden Valley.



**View 2:** Looking south from a vantage point on the network of footpaths on Rack Hill across the Golden Valley.



**View 3:** From Avenis Green, near the Court House, looking across France Lynch Village and the valley bottom.



**View 4:** From Middle Hill by Middle Hill Farm, looking southwest through an unbroken stretch of countryside separating the village settlements. It is an important wildlife corridor.



**View 5:** From a vantage point in Brownshill looking south across the Golden Valley to Minchinhampton.



**View 6:** View from The Ridge looking across Toadsmoor Valley.



## 6.2 Design guidance for development outside the settlement boundaries, countryside and hillside.

**C21:** Subject to the exceptions set out in Local Plan policies, new build will not be allowed in these areas unless it is an extension to or re-build of an existing property.

**C22:** The scale, form and footprint of a replacement building should be of the same size or smaller than the original building, allowing for minor enlargements as set out in Local Plan policy.

**C23:** Extensions to existing properties should not overwhelm or obscure the original building or result in overdevelopment of the site. Loss of off-street car parking space should generally be avoided where there is a lack of parking space in the immediate area.

**C24:** New buildings or alterations should not demonstrably harm the landscape character of the valley when viewed from public vantage points. The design and materials should not detract from the setting of existing or surrounding buildings, and should seek to conserve and enhance them.



Example of sympathetically designed new housing.

# 7. Delivering High Quality Design

## 7.1 Using the Design Statement

This Design Statement will gain most value if used at the earliest possible stage by potential applicants in developing their designs.

Pre-application engagement is the stage at which all the aspects of local distinctiveness can best be used to shape appropriate designs because of the intricacy and diversity of housing in the Parish.

Whether or not the Statement is used during the evolution of designs, it will be used by Stroud District Councillors and Planning Officers in assessing each application. The Council will also normally require the submission of a Design and Access Statement which, among other things, should clearly demonstrate the appropriateness of the design and its conformity with this Design Statement.

## 7.2 Pre-application community involvement

The National Policy Planning Framework (paragraph 128) states the following:

“ Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

At a District level, the Stroud District Council Statement of Community Involvement (SCI) encourages pre-application community involvement. It includes some overall principles of good practice, and stresses how open and well-structured working between communities, applicants, developers, the Parish Council and the local authority in advance of planning applications can help to deliver better quality development for all:

“ The more issues that can be resolved at pre-application stage, the greater the benefits.”

This emphasis on pre-application involvement or engagement has been taken further by Stroud District Council’s collaborative production of a district-wide Pre-Application Community Involvement Protocol. The aim of this Protocol is to enable open, agreed and well-structured working between communities, applicants/ developers, local authorities and elected members in advance of planning applications, helping to deliver better quality development for all.

The potential applicant is expected to:

- Contact Stroud District Council and the Parish Council as early as possible.
- Agree the consultation approach.
- Lead and pay for the consultation in line with the Protocol’s principles.
- Prepare a final audit report to submit with the application.

The Parish Council will:

- Provide any potential applicant with a single point of contact. In the first instance this is the Parish Clerk.
- Agree who needs to be consulted and provide help in contacting them.
- Provide any further background information to this Design Statement relevant to a particular site.

The District Council will:

- Ensure that contact has also been made with the Parish.
- Agree the consultation approach.
- Provide information and support as appropriate.
- Use and value the submitted report.



# 8. APPENDICES

## 8.1 References used for defining the Cotswold Vernacular style

- Cotswold Design Code published by Cotswold District Council 2000.
- Traditional Casement Windows Design Guide by Cotswold District Council.
- Keeping it in Style leaflet by Stroud Civic Society 2002.
- Cotswold Stone Homes by Michael Hill and Sally Birch 1994.
- The Cotswold House by Tim Jordan and Lionel Walrond 2014.
- The Vernacular Architecture and Buildings of Stroud and Chalford by Nigel Paterson.

## 8.2 Acknowledgments

**Project Leader:** Chalford Parish Council

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Peter and Teresa Drover  
Peter Oakley  
David and Ann Parrott  
Philip Pearson  
Christine Prince  
Peter Ramsey  
Jacky Schaffner  
Sue Smith  
Jenny and Len Taylor  
Martin Vincent  
Andy and Jane Wynter

**Administration and Co-ordination:** Christine Prince  
Jacky Schaffner

**Grants Provided by:** Groundwork

**Advisors:** Conrad Moore,  
Stroud District Council  
Principal Planner.  
Jeff Bishop, Place Studio Ltd  
Elin Tattersall,  
Gloucestershire Rural  
Community Council.

**Editors:** Steve Beioley  
Janet Gaskell  
Peter Oakley

**Maps:** Vince Warwick,  
Stroud District Council  
Gloucestershire Wildlife Trust

**Photography:** Paul Lilly, Chair of Chalford  
Parish Council  
Janet Gaskell

**Design:** Melanie Wood Design  
[www.melaniewooddesign.com](http://www.melaniewooddesign.com)

**Printed by:** Severnprint

## 8.3 Links between Chalford Design Statement Guidelines and other policies

The table on page 39 illustrates how the Design Guidelines relate to policies in the Stroud Local Plan and AONB Management Plan.

Note that all the Design Guidelines are aimed at achieving Stroud Local Plan Core Policy CP4 - Place Making, and also consistent with AONB Management Policy HEP3, recommending the use of design guidance to support conservation of the historic environment.

## 8.4 Listed Buildings in Chalford

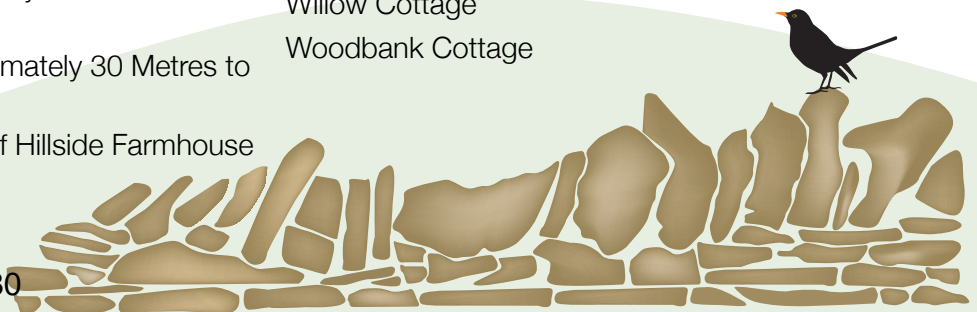
Abnash House and Retaining Wall  
Alcove Seat Approximately 18 Metres to West of The Corderies  
Baptist Chapel  
Belvedere House  
Belvedere Mill  
Boundary Wall with 2 Gateways to West of Church of St John the Baptist  
Brendan House  
Brookside (Illes's Mill) Including Garden Wall to North  
Brownshill House  
Bubblewell House  
Byways  
Canal Overflow Weir in Garden to West of Canal Round House  
Canal Round House  
Chalford Church Room  
Chalford Grove  
Chalford Place  
Chalford War Memorial  
Chestnut Lodge  
Church of Christ Church with Railings  
Church of St. John the Baptist  
Church of St. Mary of the Angels (Roman Catholic)  
Church of St. Michael and All Angels  
Clayfields Mill  
Cliff Cottage



Clows Bridge  
Coach House Approximately 10 Metres to North of the Weaving Barn  
Coach House Approximately 10m South of Millswood  
Coach House Approximately 30m North East of Skaiteshill House  
Conduit and Vaulted Culvert Approximately 60 Metres to South of Prospect Terrace  
Corner Cottage  
Cotswold Place  
Cuckooland Cottage pathways Prospect Terrace  
Cyprus House  
Dark Lane House  
Duke of York  
Firwood  
France Congregational Church and Hall  
France Corner  
France Cottage  
Franklin and Suffield Cottage  
Gate Piers Immediately South West of the Mount  
Gates, Gate Piers and Boundary Railings to South East of Sevilowe and to East of Dark Lane House  
Gateway Approximately 100 Metres North East of Skaiteshill House  
Glen Cottage  
Green Court  
Grey Cot  
Halstead  
Hillside Farmhouse  
Homestead  
Iles Mill Cottage  
Iles's Mill Lock and Canal Bridge

Laurel Dene  
Little France Corner and Fernleigh  
Marle Hill House  
Merlins Mill  
Millswood  
Mount Cottage  
New Mill at Bliss Mills, Chalford Industrial Estate  
Noah's Ark  
Offices (Building No2) at Chalford Industrial Estate with Boundary Wall  
Old Chapel  
Old Glebe House the Old Vicarage  
Prospect House  
Quail Cottage  
Retaining Wall Including Steps, sundial and Doorway Approximately 40m West of Skaiteshill House  
Ridley Mill Cottage  
Road Bridge over Mill Stream Approximately 50m East of Belvedere Mill  
Saddlers Cottage  
Sevilles House  
Sevilowes  
Skaiteshill House  
Skiveralls House  
Springfield House Hotel  
St Michael's Garth Including Gates and Gate piers  
Stable and Cartshed Approximately 20 Metres to South East of Vine Farmhouse  
Stable and Coachhouse Approximately 30 Metres to North West of Firwood  
Stable and Outbuilding to East of Hillside Farmhouse  
Tankard House  
Tankard Spring House

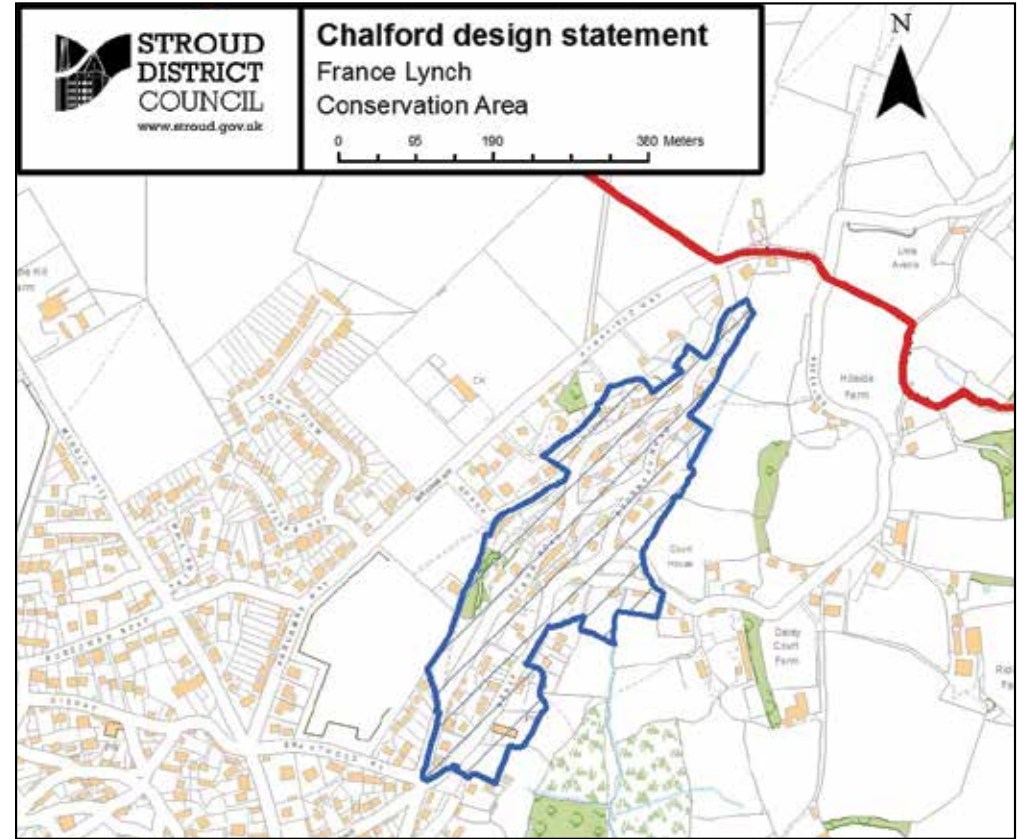
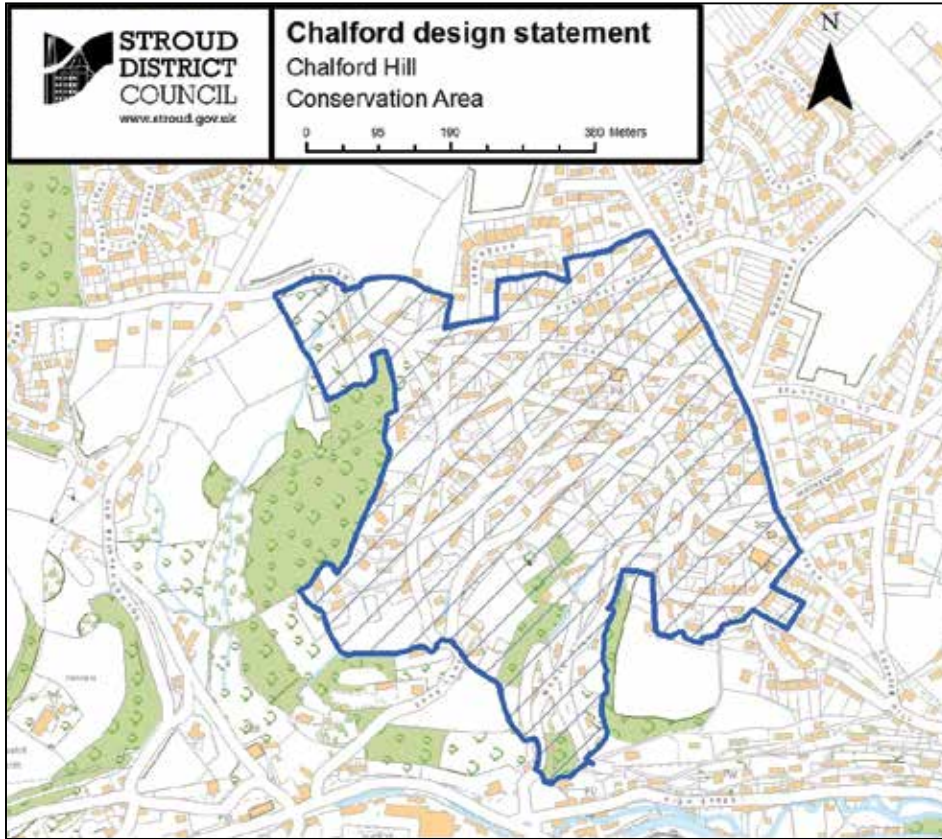
Terrace Walls and Gazebo to North of Sevilowes  
Thanet House  
The Corderries  
The Corner House  
The Cottage  
The Court House  
The Glen  
The Haven  
The Mount  
The Old Builder's Arms  
The Old House  
The Old Valley Inn  
The Rock House  
The Weaving Barn  
Toadsmoor Mill  
Two Houses Approximately 20m to South West of Quail Cottage  
Upland House Including Boundary Wall with Doorway and Spring Outlet  
Vale House  
Valley Cottage  
Vine Farmhouse  
West Wickham  
Wharf House and Adjacent Workshop  
Wickham Cottage  
Wickham Grange and Wickham House  
Willow Cottage  
Woodbank Cottage



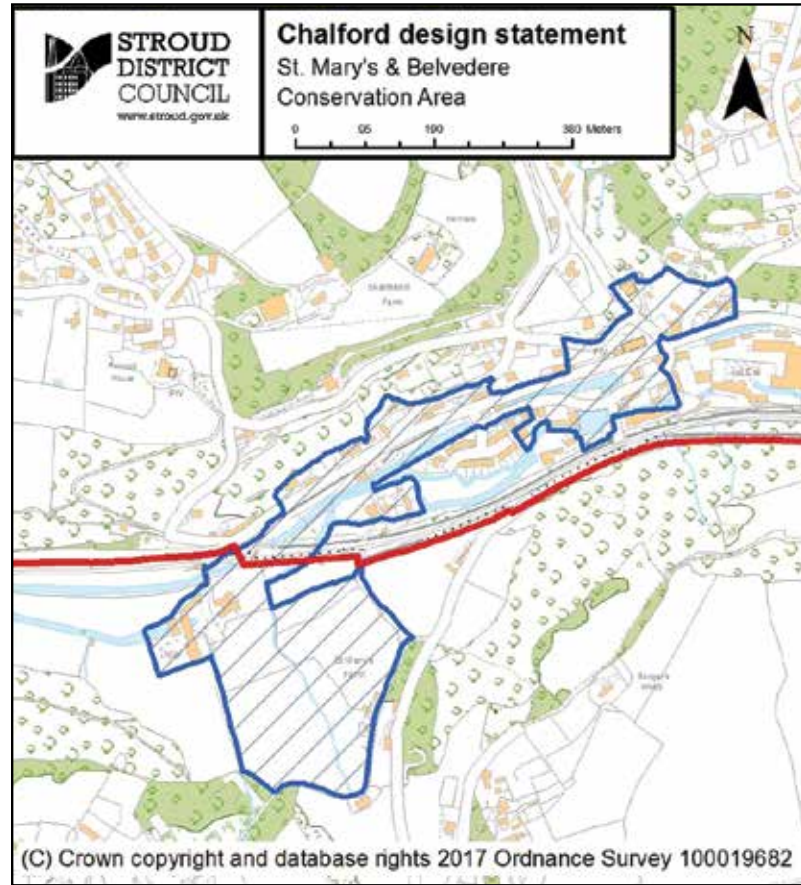
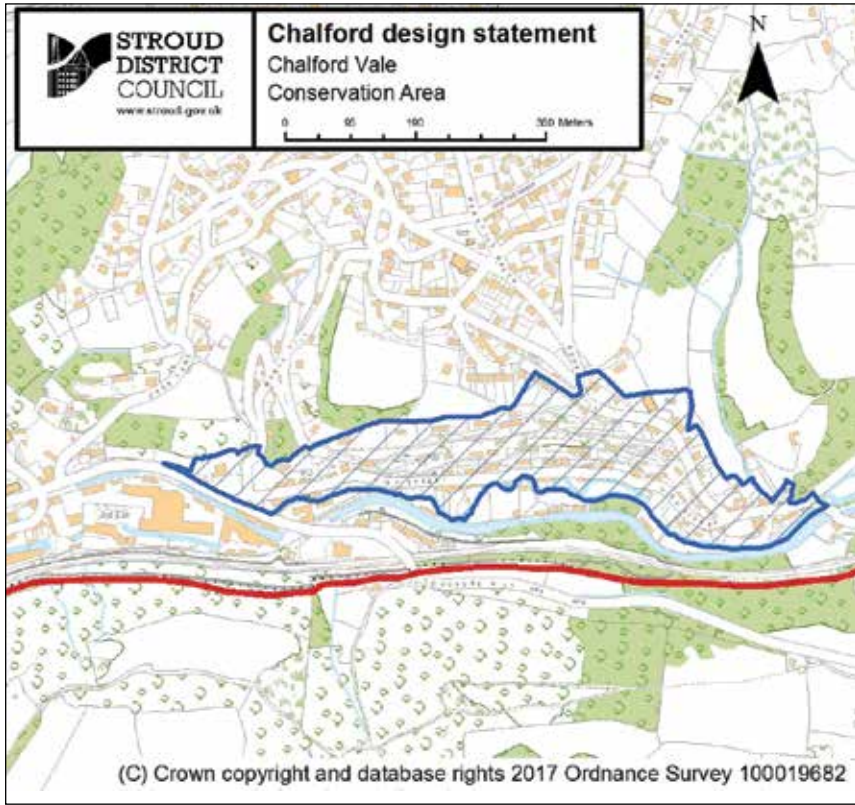


8.5 Design Statement Guidance	Stroud Local Plan Policies	Cotswolds AONB Management Plan Policies
C1	CP4, CP8, CP14, HC1, ES10	CC1, CE1, CE3, CE6
C2	CP4, HC1, HC8, ES10	CE3, CE6
C3	CP4, CP14, HC1, ES10	CE3, CE6
C4	CP4, CP14, ES7	CE1, CE3, CE6
C5	CP4, HC8, ES10, CP13, E12	CE3, CE6
C6	CP4, HC1, HC8, ES10	CE3, CE6
C7	CP4, CP14, ES3, ES4	CC6, CE6
C8	CP4, HC1, HC8, ES10	CE1, CE3, CE6
C9	CP4, HC1, HC8, ES10	CE1, CE3, CE6
C10	CP4, HC1, ES10	CE3, CE6
C11	CP4, CP14, ES10	CE1, CE3, CE6
C12	CP4, HC1, HC8, CP14	
C13	CP4, HC1, HC8, ES10	CE1, CE3, CE6
C14	CP4, HC1, HC8, CP14	
C15	CP4, HC1, HC8, CP14	CE3
C16	CP4, HC1, HC8, CP14	
C17	CP4, HC8, CP14, E112	
C18	CP4, CP14	CE3, CE6
C19	CP4, CP14, HC1, CP13, E12	
C20	CP4, CP14, HC1, ES10	CE1, CE3, CE6
C21	CP4, CP15, HP4, HC8	CE1, CE3, CE7, CE8, CE12
C22	CP4, HC5,	CE3
C23	CP4, HC8, CP13, CP14, E112	CE3
C24	CP4, CP14, HC8, ES7	CE1, CE3, CE6, CE7, CE8

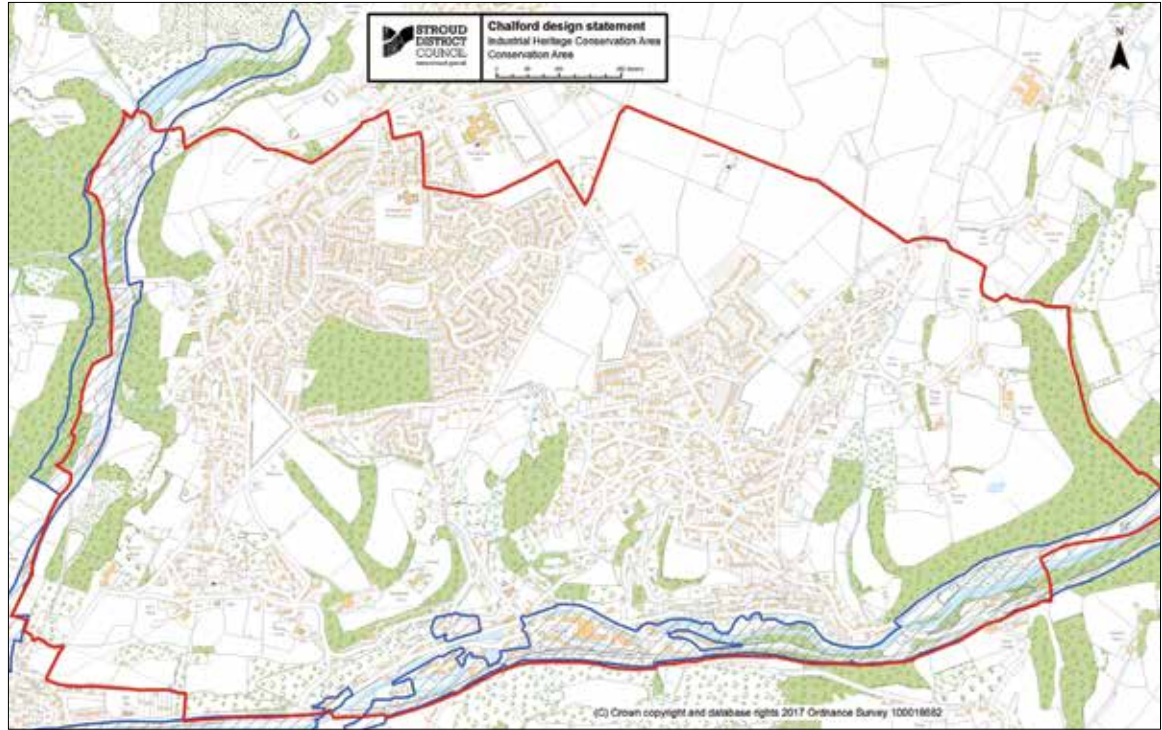
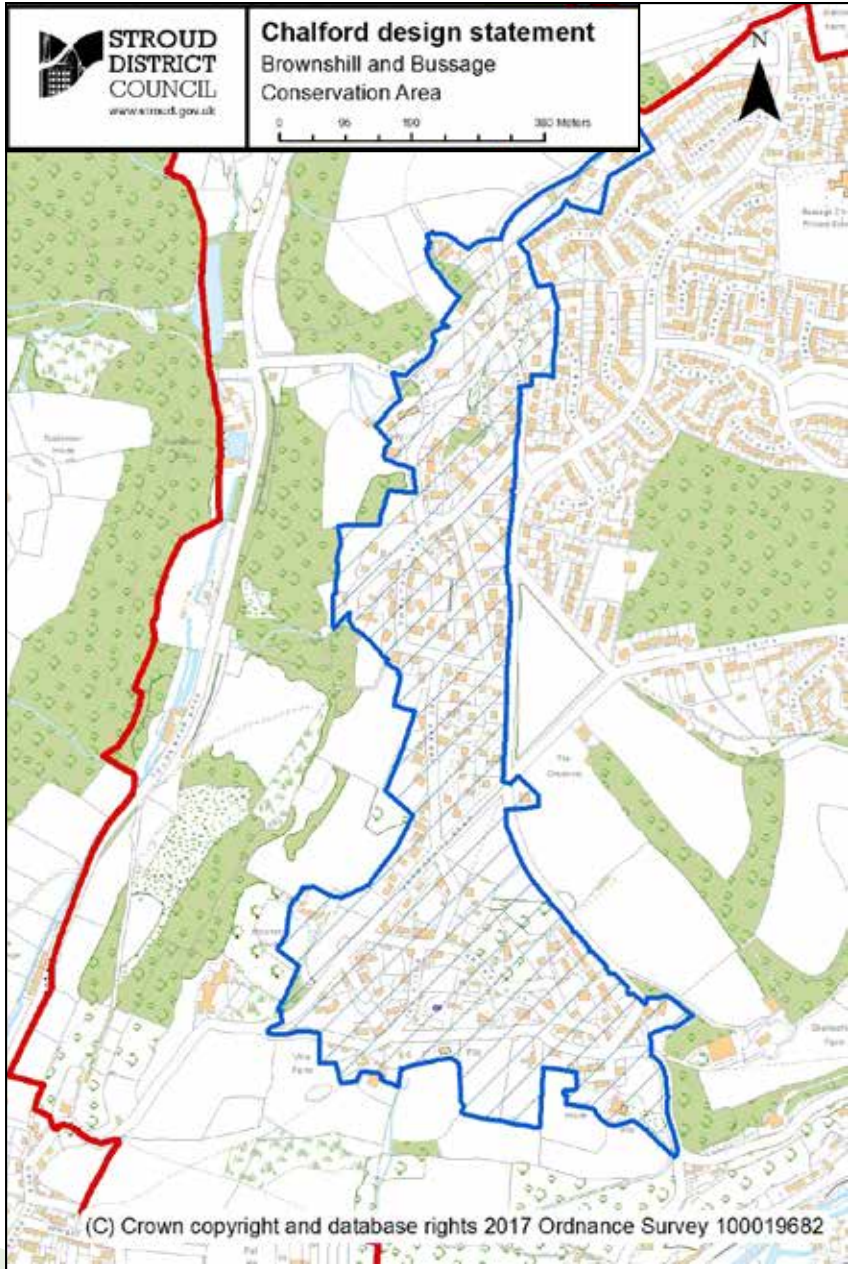
## 8.6 Conservation Area Maps















## **Chalford Parish Design Statement SPD Consultation Statement**

### **1. Introduction**

This statement is the 'Consultation Statement' for the Chalford Design Statement SPD as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. This statement sets out how the public and other stakeholders have been consulted upon.

The draft Chalford Design Statement has been produced by members of the Parish Council working with the local community since 2016. Comment and advice from Officers of the District Council has been sought seeking compliance with the National Planning Policy Framework and Adopted Local Plan policies. The SPD consultation was administered by Stroud District Council in accordance with the Environment Committee resolution on 28<sup>th</sup> March 2019. The SPD consultation period ran from Tuesday 30<sup>th</sup> April until Tuesday 11<sup>th</sup> June 2019. A newspaper advert was placed in local press, the consultation was available on the SDC website and hard copies of consultation statement and draft Design Statement were made available at Stroud District Council Offices and at Chalford Parish Council.

The Design Statement has been the subject of publicity, consultation and scrutiny at various stages of production since 2016. The records of community involvement is given in Appendix A of this Consultation Document.

### **2. Consultation regulations**

Whilst local public consultation has been carried out in accordance with the original Countryside Agency Design Statement production advice, to be able to adopt the document as SPD the Council must legally ensure it is produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below. The SPD does not create new policy, but provides detailed guidance on how Stroud's current planning policies relating to design will be applied to different types of development. Our current policies are set out in the Adopted Stroud District Local Plan (November 2015). Policies covering design issues within the Local Plan include Core Policies CP4, CP8, CP13, CP14, CP15, and Delivery Policies HC1, HC5 and HC8 (Housing chapter); Delivery Policies E12 (Economy and Infrastructure chapter), and Delivery Policies ES3, ES4, ES6, ES7 and ES10 of the same Plan document (Environment chapter).

Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD.

Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.

This statement is the 'Consultation Statement' for the SPD as required by Regulation 12(a). The document also sets out information about the consultation as required by Regulation 12(b). Following the consultation period, the 'Consultation Statement' recognises involvement by outside bodies and public participation during the consultation periods.

Regulation 13: Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12. This consultation statement sets out this requirement.



Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:

- Make the document available at the principal office and other places within the District that the Council considers are publically accessible and appropriate;
- Publish the document on the Council's website.

### **3. The Statement of Community Involvement (SCI)**

The SCI was adopted in March 2019 and reflects the 2012 Regulations, set out above. It also specifies measures that the Council will undertake in consulting upon draft SPDs and these have been reflected in the consultation process for the Chalford Design Statement to now be adopted as SPD.

As stated earlier copies of the Draft SPD, a covering letter and this consultation statement (setting out how comments can be made) were made available. Any queries or suggestions relating to the consultation were invited the Planning Strategy team on [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or by phone on 01453 754143. This document and background documents could be accessed through our web page <https://www.stroud.gov.uk/council-and-democracy/about-the-council/have-your-say/consultations>

For Stroud District Council the SPD consultation period ran from Tuesday 30<sup>th</sup> April until Tuesday 11<sup>th</sup> June 2019. A newspaper advert was placed in local press, the consultation was available on the SDC website and hard copies of consultation statement and draft Design Statement SPD were made available at Stroud District Council Offices and at Chalford Parish Council and details of the consultation were posted on the Council's website in accordance with the regulations.

Any person could have made representations on the SPD. Representations on the Chalford Design Statement SPD were invited to be sent:

- Via Email – all responses must be emailed to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) ; and
- Via Post to – Planning Strategy Team, Stroud District Council, Ebley Mill, Stroud GL54UB.

From 2016 and throughout the drafting of the plan, consultation has taken place using a Councillor and Resident Group. Feedback on its development commenced with consultation through newsletter, web site and facebook. Assistance of residents was called for to carry out surveys of various parts of the Parish. Since 2017 there has been in effect ongoing consultation as there were always documents and drafts available at the Parish Centre/Web site/facebook to be considered outside formal consultation.

### **CHALFORD PARISH COUNCIL DESIGN STATEMENT (February 2017)**

Neighbouring parishes and the District Council were consulted and drop in sessions were held at the Parish Centre. Notices were put on web site/facebook/notice boards.

<b>Response to suggestions for changes to guidance</b>			
	<b>Comment</b>	<b>Response</b>	<b>Action</b>
1	P26, 4.2.2 Materials  C9 – Design Statement text says that good quality reproduction stone tiles may be used to match original stone tiles but SDC do not permit reproduction stone tiles on listed buildings, so there are affordability issues with replacing a roof.	SDC have confirmed that on listed buildings they allow reconstituted slates only where an original stone roof has been replaced with something less sympathetic in the past.	Change text of C9 to “Good quality reproduction stone tiles laid in decreasing courses may be used on unlisted buildings to match original stone tiles. Reconstituted stone tiles may only be used on listed buildings where an original stone roof has been replaced with something less sympathetic in the past”
2	Smaller houses are needed for young families and bungalows for downsizers. This might mean large gardens need to be sold and in fill sites used	This would be more appropriate for a Neighbourhood plan.	No action.



<b>Response to suggestions for changes to guidance</b>			
	<b>Comment</b>	<b>Response</b>	<b>Action</b>
3	France Lynch has no edging, i.e. kerb stones, on its Green Bank, so is used for uncontrolled parking. Kerbing along the bottom edge, leaving a break for parking, would seem to be a possible way of controlling over-parking and would not be too obtrusive.	The Parish Council could consider this but it is not something that needs to be included in the Design Statement	No action.
4	The plan does not address signage. Road signs are ambiguous and need to be replaced with something more positive, e.g. 'road width' at its narrowest point between Thyme Cottage and Creeds Cottage. Many vans have to reverse from this point down to the Green Bank, causing more erosion of the bank itself. It would be good to limit the number of road signs and other signage.	This is a County Council matter so not appropriate for the Design Statement.	No action.
5	Special note should be given to protection of trees (not strictly-speaking a design issue) any removal can materially alter the amenity value of an area	Existing controls including Tree Protection Orders and the need for planning permission for tree work in the Conservation Area provide enough protection.	No action.
6	Rendering should be discouraged as in most areas it is totally out character both materially and colourwise	This is covered by C8 in the Design Guidance	No action.

<b>Response to suggestions for changes to guidance</b>			
	<b>Comment</b>	<b>Response</b>	<b>Action</b>
7	Glass roof lanterns and large windows should be discouraged due to the affect of light emission. This can be detrimental to both neighbouring properties and those at quite a considerable distance.	This would be considered on at the level of individual applications so no need to change the guidance.	No action.
8	Extensions to properties should be discouraged. Every time a property is extended it becomes less affordable in itself and reduces the stock of available smaller, more affordable properties	Parish Council have asked SDC about this issue but there are no planning grounds relating to effect on housing stock. This would also not comply with local plan.	No action.
9	Oppose the installation of uPVC windows and doors. Where these have been installed, they should be replaced at the end of their natural life.	This is covered by C10 in the conservation areas. uPVC is not necessarily inappropriate in other areas.	No action.
10	No reference to making new developments meet guidelines for reducing carbon footprint and designs such as earth sheltered buildings would not be allowed under the proposed criteria.	Parish Council do not have powers to influence design in this way other than to check that planning applications comply with relevant Building Regulations.	No action.
11	Encourage the demolition/conversion/ updating of 1950s – 1980s bungalows and houses throughout the parish. These are mostly eyesores, it would be better to have either cottage style replacements or ideally attractively designed contemporary architecture.No action.	This is not a practical proposition. Guidance in the Design Statement will ensure that future updates and conversions will be sympathetic to their surroundings.	No action.



<b>Response to suggestions for changes to guidance</b>			
	<b>Comment</b>	<b>Response</b>	<b>Action</b>
12	One or two out of keeping properties should not be used as a reason to allow more of the same in the vicinity	This is covered by the guidance in the Design Statement.	No action.
13	Retain the few areas of open countryside remaining especially between CH and Bussage. There is still plenty of potential for infill construction.	This is covered by C21	No action.
14	Avoid over sanitisation of the village, we do not have to make footpaths accessible to everyone, efforts to do thus are damaging Chalfords character.	Covered by Footpath Group. This has been addressed.	No action.
15	Require all properties to have dry stone walls made of local stone.	This is covered in C11 for Conservation areas and C18 for other areas.	No action.
16	Enforce Conservation area requirements, there are dozens of infringements	PAC already comment on applications. SDC are responsible for the decisions and any enforcement needed.	No action.

<b>Response to suggestions for changes to guidance</b>			
	<b>Comment</b>	<b>Response</b>	<b>Action</b>
17	<p>Need to ensure the design statement would not be used to prevent good works e.g</p> <ul style="list-style-type: none"> <li>• the building using old stone in “The Pound”, Silver Street</li> <li>• The real stone extension in the FL building shown in photo on P27. The extension was not set back or lower as suggested by policy C5. I believe that part of the policy should be removed.</li> </ul>	<p>The Design Guidance is not so prescriptive that it would preclude good design. C5 is an example of this, the guidance suggests that differentiation in height and setback <u>can be helpful</u>, this does not mean all extensions need to be setback and have height differentiation. This guidance would not have prevented the extension shown on P27 being built.</p>	No action.



## Comments and suggestions for changes to text and images – October 2018

Page numbers refer to the printed copy not the online version at that time. Formal consultation at this time was carried out with the District Council, statutory bodies and residents. DS was launched and discussed at the Annual Parish Meeting.


#	Page	Suggestion/comment	Action
1	11	Butchers is now closed.	Paragraph 5. Delete the word butchers and change text to three shops.
2	13	St Mary's in Brownhill no longer a church	Paragraph 5. Add "The church has been deconsecrated and is now used for community events"
3	7 & 9	Confusion between names – 'Chalford', Chalford Parish, Chalford Vale.	P 7 Paragraph 2 and 3 – add Vale after Chalford.  P7 Paragraph 5. Change next to last sentence to read – "A station was opened in Chalford in 1897 and there was also a halt west of Chalford at St. Marys"  No change to P 9
4	20	Old Neighbouring or Old Neighbourhood?	Final paragraph change Old Neighbouring to Old Neighbouring
5	3	Second photo image caption should not read 'St Marys' but 'Old Neighbourhood junction with A419'	Correct the caption
6	3	Third photo image caption should read 'Toadsmoor junction with A419'	Correct the caption
7	7	image of half a mill – does not show scale of mill buildings	No change needed

#	Page	Suggestion/comment	Action
8	8	Only part of old cottage shown – purpose of photo was to show old windows – cropping for convenience should not happen. This photo is appropriate for text in section 3.1 on p10	No change needed
9	10	House not on roadside. All images on p22 should be on p10	Replace image with one of a cottage on the roadside.  Disagree about P22 images, they illustrate detail of conservation area.
10	11	Images on pp 15, 22 & 26 should be used	Disagree with the suggestions but change caption on first picture to “View from Coppice Hill” and update the picture of CH Primary School
11	11	‘mainly’ is used twice	Para 1, Sentence 2 – Change mainly to mostly
12	13	P13 there is still a convent in Brownshill	Paragraph 2, sentence 2 – change “convent home” to Monastery.  Paragraph 2, final sentence – Change this to read “ The Monastery remains active but many cottages have been bought privately and extended. The settlement still retains its feeling of peace and quiet.”
13	15	more photos of the High Street needed. P15 & 16 need more photos to demonstrate the typical vernacular design – e.g. school and Millswood House	Agree. Replace the picture of a parking place with one of a High Street house.

#	Page	Suggestion/comment	Action
14	20	Remove picture of church as deconsecrated	Replace with picture of FL or Bussage church
15	20	P20 show better photo of wooded hillside – the wooded hillside is not in parish	No change needed.
16	22	show typical cottage in full – not enlarged, photo on p35 illustrates first paragraph. Need a photo of a Cotswold tile roof	No change needed
17	35	wrong photo has been used – use photo on p24 or something else of good design	Replace with a photo illustrating good design. Suggestions are Skiveralls House, Quarries or Sevilles Mill
18	37	J Gaskell also took photos included in DS	Add Janet Gaskell to the photo credits
19	15	Second paragraph – the railway runs along the southern side of the valley	Correct this.
20	18	Too many “mainly” in 3.7.2	Delete the 2 <sup>nd</sup> and 3 <sup>rd</sup> “mainly” from first sentence.
21	34	Add view from Bussage Pleasure Ground towards fields behind FYC.  P34 Add in an extra view from The Ridge looking West across Toadsmoor towards Nether Lypiatt (open fields may be subject to future development blocking this view)	Some of the suggested views would be difficult to capture. No change needed.
22	42	Brownshill CA missing	Add this map



#	Page	Suggestion/comment	Action
23	17	DS implies that the Manor Farm Estate is a homogeneous design. It fails to recognise that other developers were involved other than Robert Hitchens and therefore there are different design types and road site presentations.	This is reflected in the current wording so no change needed.
24	19	The River Frome Mainstream and tributaries Key Wildlife Site (KWS) is missing from section 3.7.5, need to check this with Gloucestershire Centre for Environmental Records if map is to be used.	Check map and add this KWS if appropriate. Also check that the names on the map are all correct, "River Frome and [Thames and Severn Canal KWS" is on the map twice.

**Newspaper Statutory Advert Proof**

**STROUD DISTRICT COUNCIL**  
[www.stroud.gov.uk](http://www.stroud.gov.uk)

**Notice of consultation on the Chalford Village Design Statement Supplementary Planning Document**

Following resolution by the Stroud District Council Environment Committee on 28<sup>th</sup> March 2019, the draft Chalford Village Design Statement has been approved for consultation so that it may become formally adopted as a Supplementary Planning Document (SPD). The consultation period will run for 6 weeks from **30<sup>th</sup> April 2019 to 11<sup>th</sup> June 2019**. The draft SPD and Consultation Statement can be viewed on the District Council's website [www.stroud.gov.uk/consultation](http://www.stroud.gov.uk/consultation). Hard copies can be viewed at the below locations and at town and parish council offices open to the public and at public libraries within the District.

- Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, GL5 4UB  
(Monday to Thursday 09:00 -17:00, and Friday 9:00 - 16:30).
- Chalford Parish Council, The Parish Centre, 50 Gerald's Way, Chalford, Stroud, GL6 8FJ  
(Monday to Thursday 10:00-15:00)

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

**Comments and representations received during formal consultation period 30.04.19 – 11.06.19.**

#	Page	Representation/comment	Action
1		None were received.	No further action required.



**STROUD DISTRICT COUNCIL**  
**ENVIRONMENT COMMITTEE**

**AGENDA  
ITEM NO**

**10**

**12 SEPTEMBER 2019**

**WORK PROGRAMME**

<b>Date of meeting</b>	<b>Matter to be considered (ie insert report/project title)</b>	<b>Notes (eg lead member and officer)</b>
<b>12.09.19</b>	Work Programme 2019/20	Leads: Chair and Director of Development Services
	Member Reports a) Planning Review Panel b) Stroud Concordat	
	Budget Monitoring Report 2018/19	Accountant
	UBICO performance	Head of Community Services
	Adopt Chalford Design Statement as SPD	Principal Planning Officer
	Appointment of Performance Monitoring Representatives	
<b>24.10.19</b>	Local Plan	Planning Strategy Manager
	Recommendations for CIL funding	Senior Infrastructure Officer
<b>05.12.19</b>	Work Programme 2019/20	Leads: Chair and Director of Development Services
	Member Reports a) Planning Review Panel b) Stroud Concordat c) Performance Monitoring	Leads: Cllr N Studdert-Kennedy Cllr S Pickering Cllrs Brine and Sutton
	Work Programme 2019/20	Leads: Chair and Director of Development Services
<b>06.02.20</b>	Member Reports a) Planning Review Panel b) Stroud Concordat c) Performance Monitoring	Leads: Cllr N Studdert-Kennedy Cllr S Pickering Cllrs Brine and Sutton
	Work Programme 2019/20	Leads: Chair and Director of Development Services
	Work Programme 2019/20	Leads: Chair and Director of Development Services
<b>02.04.20</b>	Member Reports a) Planning Review Panel b) Stroud Concordat c) Performance Monitoring	Leads: Cllr N Studdert-Kennedy Cllr S Pickering Cllrs Brine and Sutton
	Work Programme 2019/20	Leads: Chair and Director of Development Services
	Work Programme 2019/20	Leads: Chair and Director of Development Services

**Items for future meetings**

Community Involvement  
Carbon Neutral 2030 Update