



COTSWOLD DISTRICT COUNCIL

HISTORIC ENVIRONMENT STRATEGY - SUSTAINING AND ENHANCING THE HISTORIC ENVIRONMENT OF COTSWOLD DISTRICT

April 2016 draft for Cabinet approval



National Planning Policy Framework (2012)

Paragraph 17 The 12 core planning principles – number 10:

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

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1 INTRODUCTION

1.1. To provide robust evidence for the production of the Regulation 18 stages of the Cotswold District Local Plan an Historic Environment Topic Paper was produced in 2014, in consultation with key partners. The strategy elements of this plan were included, in a set of joint natural and historic environment strategy objectives in the Regulation 18 document published in November 2015. In advance of the Regulation 19 stage of the local plan a stand-alone Historic Environment Strategy for Cotswold District has been produced. This builds on the work already done for the 2014 Topic Paper, with up-dates to reflect new evidence and the consultation responses to the Regulation 18 documents.

1.2. The development of an historic environment topic paper in 2014 provided an opportunity for the Council and its partners to consider the importance of the historic environment for the District and how it can be conserved, enhanced and enjoyed by all. Cotswold District Council understands the crucial role of the historic, built and natural environment for the quality of life and prosperity of the District and this was reflected in the Council's priorities at that time and in the current draft 2016-2019 Corporate Strategy

Cotswold District Council Corporate Strategy (2012 – 2015)

Priority 2 Maintain and protect our environment as one of the best places to live work and visit.

The Cotswolds is a unique area and the quality of our environment is important for those who live and work here. It is also a major contribution to making the Cotswolds such an important destination for tourists and it supports a significant part of our local economy.

Cotswold District Council Draft Corporate Strategy (2016 – 2019)

Priority 2 To protect the local environment whilst supporting economic growth;
Priority 3 To champion issues which are important to local people.

The Priority 2 objectives include –

- Conserve and enhance the natural, built and historic environment
- Support sustainable tourism to attract higher numbers of longer stay visitors and increase its economic value

1.3. The main objective of the Cotswold District Historic Environment Strategy 2016 is to provide a positive strategy for the conservation, enhancement and enjoyment of the historic environment of the District and an action plan to implement that positive strategy, as well as to present a broad evidence base.

National Planning Policy Framework

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

The Economic Value of the Historic Environment

- Historic environment based tourism is worth at least £14 billion in GDP and employs 393,000 people.
- A third of all international tourists cite heritage as the main reason why they come to the UK
- As the UK's 5th largest industry, tourism supports 3 million jobs, over 200,000 small and medium sized enterprises, and contributes £127 billion to the country's GDP each year.
- The National Trust has 3.8 million members.
- One in four businesses agree that the historic environment is an important factor in deciding where to locate, the same as for road access.
- England's built heritage construction sector is estimated to account for some £11bn in GDP and to be directly supporting approximately 180,000 FTE jobs
- Businesses based in listed buildings make an estimated annual contribution to UK GDP of £47bn and employ approximately 1.4 million people. Not all historic buildings are listed – adding the non-listed would make these figures even higher.
- Listed buildings are far more likely to be occupied by the types of independent non-branded businesses that give places a sense of distinctiveness, authenticity and diversity.
- 76% of visitors surveyed associated the Cotswolds with market towns/villages/scenic countryside and landscape and 69% with historic attractions/churches/sites and landscapes
- When asked about sight-seeing 79% of visitors highlight AONBs, 77% villages; 72% local viewpoints and 69% places with interesting architecture

Sources of information (2013)

Heritage Lottery Fund	New ideas need Old Buildings
Oxford Economics	The Economic Impact of the UK heritage tourism economy
VisitBritain	Tourism: jobs and growth. (Deloitte)
Historic England	Heritage Counts
Arkenford (2012)	The Cotswolds Perception and Awareness Research

2. BACKGROUND

2.1. LEGISLATION AND GUIDANCE

2.1.1. There is a comprehensive set of international, national and local legislation and guidance that impinges on the historic environment. This has and will continue to evolve over time. The key components at the national level are currently –

- [The National Planning Policy Framework](#) (NPPF)
- [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)
- [The National Planning Practice Guidance](#)

2.1.2. The NPPF is very clear that the historic environment is a key part of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

2.1.3. Further details of relevant guidance and legislation have been produced and collated by Historic England, for example - [Conservation Principles, Policies and Guidance](#) (2008) and the [Advice Note series](#).

Other examples include -

- The European Landscape Convention 2007
- European Convention on the Protection of the Archaeological Heritage (The Valletta Treaty) 1992
- The Ancient Monuments and Archaeological Areas Act 1979
- General and topic-based guidance from Historic England

There is also a wide range of guidance and policy at the local level, including –

- [Cotswolds AONB Management Plan](#)
- The [Cotswold District Local Plan](#) 2001-2011 (to be replaced by the new Local Plan once adopted)
- [Cotswold Design Code](#) Supplementary Planning Guidance (a new and more detailed Design Code has been incorporated within the new draft local plan.)

The National Planning Policy Framework (2012)

Ministerial Forward

“Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.”

Achieving sustainable development - 7.

- an economic role
- a social role - supporting strong, vibrant and healthy communities, ...; and by creating a high quality built environment, ...; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

9.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life,

2.2. HERITAGE ASSETS

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). ([NPPF 2012](#))

Cotswold District has one of the richest resources of historic environment or heritage assets of any area in England. Heritage assets both designated (listed buildings, conservation areas, registered parks and gardens and scheduled ancient monuments etc) and non-designated are protected through planning and other legislation helping to ensure their conservation, management and enhancement.

2.2.1. DESIGNATED HERITAGE ASSETS (source – Historic England and CDC data)

Heritage Asset	Number in Cotswold District	National resource (approx.)
Entries in the Statutory list (listed buildings) *	4994	375,000
Grade 1	106	9,500
Grade II*	228	22,000
Grade II	4624	350,000
Conservation Areas	144	10,000
Article 4 Directions	21	
Registered Parks and Gardens	32	1,600
Grade 1	6	140
Grade II*	11	460
Grade II	15	1030
Scheduled Ancient Monuments	239	20,000
Registered battlefield	1	50
World Heritage Sites	0	20
% of District within the Cotswolds Area of Outstanding Natural Beauty	80%	

* The number given above does not reflect the number of buildings covered by listing. Structures in the curtilage of a listed building may also be protected. In addition one listing may include a whole complex of buildings.

Understanding Heritage Values

Historic England's [Conservation Principles, Policies and Guidance](#) (2008)

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Further information, including location, level of protection provided by designation, reasons for designation and other related issues can be found on Historic England's [Heritage Gateway](#), the [Gloucestershire Historic Environment Record](#) (HER) and the Council's web-site.

2.2.2. NON-DESIGNATED HERITAGE ASSETS

Other sites and structures form a vital part of the wider historic environment resource of the area and contribute significantly to its character and sense of place, however they are not formally designated or protected. Information on many of these sites is available from the [Gloucestershire Historic Environment Record](#), which includes details of almost 9,000 archaeological sites that have not been formally "scheduled".

Extract from the National Planning Practice Guidance

What are non-designated heritage assets and how important are they?

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process

There is no formal local listing of non-designated heritage assets, including buildings or structures in the District, other than via Article 4 Directions. At present there is no intention to introduce such a system, because of resource constraints and the very high number of non-designated heritage assets. However non-designated heritage assets will be identified as part of the planning application process and will be given the relevant consideration. New Conservation Area Appraisals will highlight buildings that contribute positively to the Conservation Area. Non-designated heritage assets may also be identified through the Neighbourhood Planning process, providing an opportunity for local communities to identify potential local assets which are of historic value and hold local community significance.

Where non-designated buildings are at particular risk and it is expedient, Article 4 directions will be served, e.g. the 2013 Article 4 at the old Hospital in Moreton-in-Marsh.

To provide greater clarity, criteria for deciding whether a building/site/structure should be considered as a non-designated heritage asset have been developed, based on local and national guidance and initiatives. (These criteria will be included in a summarised form in the new local plan.)

To be considered as a non-designated heritage asset, an asset will not need to meet all the criteria within its particular category, but to be shown to be of importance for some of those criteria. The decision as to whether or not an asset can be considered as non-designated heritage asset is a matter of judgement by the relevant Officers, external partners and other professionals.

**TABLE 1
CRITERIA FOR DECIDING WHETHER A BUILDING/SITE/STRUCTURE SHOULD BE CONSIDERED AS A NON-DESIGNATED HERITAGE ASSET IN COTSWOLD DISTRICT**

<i>Type of asset</i>	<i>Criteria for selection as a non-designated heritage asset (NB it is not necessary for an asset to meet all relevant criteria)</i>
Assets of archaeological interest	<p>The NPPF identifies two categories of non-designated site of archaeological interest:</p> <p>(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets. They are of three types:</p> <ul style="list-style-type: none"> • those that have yet to be formally assessed for designation • those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy • those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature <p>The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Culture, Media and Sport (DCMS). Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments.</p> <p>(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first</p> <p>Sites in both categories may be included in the Gloucestershire HER.</p>

<p>Historic parks and gardens</p>	<p>These criteria are based on those developed by the Gloucestershire Gardens and Landscape Trust (GGLT) in the late 1990s.</p> <ul style="list-style-type: none"> • Historic interest • Proportion of the original layout still in evidence • Influence on the development of taste whether through reputation or reference in literature. • Early or representative of a style of layout • Work of a designer of local importance. • Association with significant persons or historical events. • Strong group value <p>(The GGLT categorised surveyed sites as A, B or C according to their significance. Further information – Appendix A.)</p>
<p>Buildings and structures</p>	<p>Based on guidance produced by Historic England for both local (and national) listing -</p> <ul style="list-style-type: none"> • Architectural Interest • Historic Interest • Age • Rarity • Aesthetic merits • Selectivity or representativeness • Integrity or “sense of completeness” • Historic Association • Landmark status • Group value • Known architect/designer/builder • Social or communal value
<p>Sites, structures or buildings already recognised as non-designated heritage assets</p>	<p>A number of heritage assets have already been identified as non-designated heritage assets via –</p> <ul style="list-style-type: none"> • Serving of article 4 directions • Recognition as positive buildings or structures within • Conservation Area appraisals • Through previous planning applications or pre-application advice • Previous analysis, for example the work of the GGLT.
<p>NB State of repair is not a relevant consideration when deciding whether a building, site or structure is a heritage asset or not.</p>	

There are undoubtedly non-designated heritage assets within the District that are worthy of formal designation, but have not been designated, because their significance has not yet been recognised or evaluated. Recent examples of buildings that have only been designated following further analysis include the Old Courthouse in Tetbury. Given the level of survey effort undertaken in the past and the visibility of these assets, it is unlikely that a high number of buildings worthy of listing will come forward; however there are probably many archaeological sites that warrant designation.

It is also important to ensure that designated heritage assets that do not meet the criteria for designation are de-designated to remove unnecessary bureaucratic burdens.

2.2.3. SETTING OF HERITAGE ASSETS

NPPF Definition of setting of a heritage asset:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

In order for the significance of both designated and undesignated heritage assets to be fully conserved and enhanced, the setting of these assets must also be fully considered as part of that significance. This is particularly important in Cotswold District where the overall landscape is of such high quality and the assets and their settings form a crucial part of this landscape.

The National Planning Policy Framework (2012)

137.

“Local planning authorities should look for opportunities for new development ...within the settings of heritage assets to enhance or better reveal their significance. ...”

2.2.4. THE WIDER HISTORIC ENVIRONMENT

Individual heritage assets, both designated and undesignated are set in a wider historic environment or landscape and it is vital that this wider resource is also conserved, enhanced and better revealed. This is of particular relevance in the District because such a high proportion of the District falls within the Cotswolds Area of Outstanding Natural Beauty. Although this designation refers primarily to “natural beauty”, that natural beauty is very closely tied to the historic value of the landscape. Those linkages include the landscape archaeology of the area – the field patterns, the ancient roadways etc, the use of local materials for building, the historic structures from Neolithic burial mounds to arts and crafts cottages, the setting of settlements and the “natural” landscape itself which is as much a man-made construct as a natural one.

There are also some areas of the District outside the AONB that have been designated as [Special Landscape Areas](#). Although primarily designated for their landscape value, the criteria for designation also included “conservation interests” and the analysis in the [Local Countryside Designation Review: Special Landscape Areas](#) (White Consultants 2001) report refers to the historic environment in its analysis of the SLAs.

The development management policies in the draft local plan reflect this inter-relationship between the historic and natural environment and landscape.

2.3. THE HISTORICAL DEVELOPMENT OF THE DISTRICT

A useful summary of the evolution of the Cotswolds landscape from pre-history to 1945 is provided in the Cotswolds AONB Landscape Character Assessment (paras 2.8 – 2.9) and in the Cotswolds AONB [Local Distinctiveness and Landscape Change](#) document (chapter 3); as well as in the Cotswold Water Park Integrated Landscape Character Assessment (chapter 5).

Cotswolds AONB Management Plan

“The landscape of the Cotswolds is the result of millions of years of natural evolutionary and climatic processes and thousands of years of human settlement and use. It is a rich mosaic of historical, social, economic, cultural, geological, geomorphological and ecological features.”

There is also a very wide range of other publications, web-sites etc that describe the historic environment of the District.

2.4. ANALYSES OF THE HISTORIC ENVIRONMENT

A number of landscape and historic environment characterisation studies have been undertaken that include all or part of the District. These provide contextual and more detailed information on which to base decisions about the historic and natural environment.

2.4.1. CONSERVATION AREA STATEMENTS AND APPRAISALS AND MANAGEMENT PROPOSALS

12 of the 144 Conservation Areas in the District have been subject to formal appraisal in recent years. These appraisals are available on the Council's [web-site](#). Informally CA issues, including the need for appraisals and boundary review have been regularly reviewed to determine if CA designations remain robust, for example through discussions with the relevant Cabinet Member, analysis of appeal decisions etc

Additional data on Conservation Area appraisals and other CA-related issues can be found in appendix B - "Conservation Areas in Cotswold District (2015) – boundary reviews; CA appraisals; CA management plans; community involvement; other issues".

2.4.2. HISTORIC LANDSCAPE CHARACTER ASSESSMENTS

The Gloucestershire Historic Landscape Characterisation project was managed by Gloucestershire County Council. The report is an assessment of two earlier studies. The first, undertaken between 1997 and 1999, covered the Cotswolds Area of Outstanding Natural Beauty. The second, undertaken between 2000 and 2002, covered the remainder of the county of Gloucestershire together with the Wye Valley Area of Outstanding Natural Beauty. The objective of both projects was to characterise the present landscape in terms of the visible evidence of the human processes which have formed it through time in order to inform a wide range of planning, conservation and management-led initiatives and strategies. The study was used as primary information for broader landscape characterisation studies. The information produced within this project is available from the [Archaeology Data Service](#).

The data shows that a wide range of historic landscape character types can be found across the District.

2.4.3. THE GLOUCESTERSHIRE HISTORIC TOWNS SURVEY

This was undertaken between 1995 and 1998 by the Gloucestershire County Council Archaeology Service and then up-dated in 2007. It covers most of the key settlements in the District and is available from the [Archaeology Data Service](#).

2.4.4. LANDSCAPE CHARACTER ASSESSMENTS (LCA)

Further information on the relevant LCAs can be found on the Council's [web-site](#).

National Character Areas

Cotswold District falls primarily within [National Character Areas](#) 107 and 108, with a small area in the north of the District falling within NCA 106. The NCA profiles provide useful information on the area, in terms of natural and historic environment issues, and in particular the profiles list "statements of environmental opportunity" which highlight particular issues that should be prioritised.

Landscape Character Assessments – Cotswolds Area of Outstanding Natural Beauty

The [Cotswolds Conservation Board](#) has prepared a number of landscape characterisation and distinctiveness documents for the [Cotswolds AONB](#).

- [Cotswolds AONB Landscape Character Assessment](#) (2004)
- This divides the AONB into 19 landscape types. Each landscape character type includes a section on “human influences” and there is additional detail about the historic environment within each character area description. The [Landscape Strategy and Guidelines](#) help inform decision making about the suitability of proposed development or change.
- [Local Distinctiveness Guide](#) (2004) describes the changing pattern, design and materials used in the built environment across the Cotswolds.

Landscape Character Assessments – Areas of Cotswold District outside the Cotswolds AONB

- [Gloucestershire Landscape Character Assessments for The Severn Vale; Upper Thames Valley; Vale of Moreton; Vale of Evesham Fringe](#) (LDA 2006) This LCA includes areas of the District not covered by the AONB assessments. Each landscape character type include sections on “human influences” and “buildings and settlements”.
- [Cotswold Water Park - Integrated Landscape Character Assessment](#) (LDA Design 2009) Chapter 5 focuses on the historic development of the area and chapter 8 on “built character”. Each landscape character type includes sections on “human influences” and “buildings and settlements”.

Statements of Environmental Opportunity (2013) – extracts related to the historic environment

National Character Area 106. Severn and Avon Vales :-

SEO 1: Protect and manage the landscape, heritage and biodiversity associated with the Severn Estuary, the river valleys and other hydrological features, ...

SEO 2: Seek to safeguard and enhance this area’s distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management with their strong links to past land use and settlement history, and ...

SEO 3: Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity.

National Character Area 107 - Cotswolds :-

SEO 1: Protect and enhance the highly distinctive farmed landscape, retaining the balance between productive arable, pastoral and wooded elements and the open, expansive views particularly from the scarp, high wold and dip slope.

SEO 2: Safeguard and conserve the historic environment, cultural heritage and geodiversity that illustrate the history, evolution, foundations, land use and settlement of the Cotswolds landscape, and enable access to and interpretation of the relationship between natural processes and human influences.

SEO 3: Protect, maintain and expand the distinctive character of the Cotswolds and the network of ... habitats, ...

National Character Area 108 – Upper Thames Clay Vales :-

SEO 1: Along the Thames and its tributaries, promote sustainable farming and best practice mineral working in order to conserve and restore seminatural habitats, historic features, geodiversity, soil quality and soil carbon stores and also to regulate water flow in this area and downstream. Ensure conservation of Oxford Meadows Special Area of Conservation and North Meadow and Clattinger Farm Special Area of Conservation. Engage the public in river heritage and maintain traditional land management practices where appropriate.

SEO 3: Ensure that heritage assets, especially characteristic features such as ridge and furrow, abandoned medieval villages, Roman roads, canals and historic parkland, including Blenheim Palace World Heritage Site, are maintained in good condition. Integrate conservation of these features with sustainable food production and provide public access to key examples. Seek opportunities to restore the wider historic setting of a feature, particularly in relation to the historic Royal Hunting Forests of Bernwood, Braydon and Wychwood.

SEO 4: Realise sustainable development that contributes positively to sense of place and built heritage. Ensure adequate greenspace in association with all development and most importantly in growing settlements such as Aylesbury and Swindon. Create and manage greenspace to provide benefits for biodiversity, floodwater management, filtration of pollutants, tranquillity and recreation, and secure strategic access routes between town and country.

2.5. HERITAGE AT RISK

Historic England's national [Heritage at Risk register](#) (grade I and II* only) includes sites within the District

- 27 scheduled ancient monuments
- 14 listed buildings / structures (of which 8 are churches)
- 1 historic park and garden

Of these none are included in Historic England's Priority Heritage at Risk sites. The one grade I site is currently being restored and will be removed from the at risk register in the near future.

Cotswold District Council has its own [Buildings at Risk register](#), however this only includes listed buildings (all grades) and not other heritage assets. The Register has not been subject to a full review for more than ten years and it is likely that some of the sites may no longer be at risk and that other sites have become at risk.

There are also a number of non-designated heritage assets which have fallen into disrepair; these are not included on either Register.

Unlike some other areas of England, there are very few buildings at risk in the District and these are usually buildings for which there is no obvious modern use, for example table tombs or milestones, or where the "at risk" status relates to particular issues for the owners. Given the affluence of the area and high property values there is almost no dereliction and there are very few problems of viability in converting or restoring most heritage assets.

There is limited information on some other heritage assets, such as Conservation Areas and their long-term condition. However it is acknowledged that a few of the Conservation Areas, particularly those in Cirencester are subject to cumulative adverse changes over time, that gradually erode character, for example the replacement of historic windows and boundary walls.

The Historic England Conservation Areas Survey methodology is to be trialled on a small number of Conservation Areas to assess their "at risk" status. (see appendix B)

In the case of archaeological remains, natural processes such as scrub and tree growth, erosion, burrowing animals and damage caused by cultivation contribute to assets being at risk.

Historic England at Risk Register 2015

Grade I heritage assets at risk

Barrington Park

Grade II* heritage assets at risk

Barrington Park Dovecote

Barrington Park Gothick Seat

Barrington Park Roman Doric Temple

Elizabeth Pengree Memorial, Blockley

Alfred's Hall

Church of the Holy Rood, Ampney Crucis

Church of St Peter, Daylesford

Parish Church of St Peter and St Paul, The Square, Blockley

Church of St James, Colesbourne

Church of St Edward, Evenlode

Church of All Saints, Hazleton
Church of St Mary, Driffield Village, Driffield
Church of St Peter, Rendcomb

Grade II registered parks and gardens at risk

Hatherop Castle

Scheduled ancient monuments at risk

[Perrott's Brook dykes, Bagendon / North Cerney](#)

Long barrow 800 metres north east of Oldwalls Farm, Bibury

Two bowl barrows 690 metres and 790 metres north of The Manor Farm, Avening

[Norbury Camp hillfort, Colesbourne](#)

Round barrow north of Chedworth Roman villa, Chedworth

[Chedworth Roman villa, Chedworth](#)

Tar barrows, Cirencester

Settlement south east of Chesterton Farm, Cirencester / Siddington

West Barrow: a long barrow 200 metres west of Leighterton School, Boxwell with Leighterton

Two bowl barrows, known as Crippet's Wood round barrows, 560 metres and 590 metres north east of Dryhill Farm, Coberley

Tump Barn bowl barrow, Didmarton

Bowl barrow in Three Ash Belt, 460 metres north east of Westwood Farm, Edgeworth

[The Chessalls Roman town, Kingscote / Wotton-under-Edge](#)

Camp at Upper Dowdeswell

[Icomb camp, Icomb](#)

Settlement site south of Claydon Cottages, Fairford

Earthwork north of Lyne's Barn, Temple Guiting

[Two bowl barrows 80 metres north of Arch Hollow, Swell](#)

Bowl barrow 335 metres south east of Broadfield Farm, Tetbury Upton

Bowl barrow in Inlands Plantation, 650 metres south of Hazleton Manor Farm, Rodmarton

Roman villa 600 yards (550 metres) north east of Great Lemhill Farm, Lechlade / Southrop

South Cerney castle

Summerhill prehistoric site, Naunton

Bowl barrow 120 metres north of Home Farm, Sherborne

Bowl barrow 450 metres west of Lasborough, Kingscote

Four bowl barrows forming part of a round barrow cemetery, and a long barrow 550 metres NNE of Eyford Hill Farm, Upper Slaughter

Syreford Farm bowl barrow, 450 metres south west of Oxpens, Whittington / Sevenhampton

2.6. MAJOR HERITAGE THEMES THAT CONTRIBUTE TO LOCAL DISTINCTIVENESS

- Local stone building materials – drystone walls, Cotswold building stone, natural stone roof tiles
- Distinctive Cotswold vernacular
- The interactions of the built, historic and natural environment – mutually beneficial
- Rural (agricultural) settlement patterns of isolated farmsteads and villages with market towns and a number of fine country houses with associated estates
- Key local architects include Guy Dawber, C.R. Ashbee; Sidney and Ernest Barnsley and other important proponents of the Arts and Crafts Movement. Other important architects that have designed a number of properties in the area include V.A. Lawson and Vuillamy.
- Important role of the Arts and Crafts movement
- Roman archaeology of the District focused on Corinium. Obvious roman roads, still in use as main roads through the District.
- Sheep and wool production has affected the landscape archaeology of the District as well as leading to the construction of the “wool” churches.
- Military structures from the early camps or hill-forts at Salmonsbury and Norbury to the 20th century airfields at Aston Down and Upper Rissington.
- Clearly defined burgage plots that can still be discerned for example in Chipping Campden.

More detailed information, including mapping data can be found in the Cotswolds AONB [Local Distinctiveness and Landscape Change](#).

NPPF (2012)

Local .. plans should develop ... policies. Such policies ...

Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

2.7. DESIGN AND THE HISTORIC ENVIRONMENT

There is a wide range of high quality design guidance related to the historic environment produced by Historic England, Commission for Architecture and the Built Environment (CABE) and the Society for the Protection of Ancient Buildings (SPAB) etc.

2.7.1. DISTRICT-LEVEL GUIDANCE

In 2000 the Council produced the [Cotswold Design Code](#) Supplementary Planning Guidance, which has been very successful in ensuring good design in the District. The Code has been up-dated and a new version included in the November 2015 Regulation 18 local plan consultation document. It will form part of the adopted local plan. It provides more detailed design guidance and more fully incorporates contemporary and sustainable design.

The Council has also produced informal [guidance](#) on design issues in the context of the historic environment for developers and property owners and this is available on the Council's web-site.

2.7.2. COMMUNITY-LEVEL GUIDANCE

One community in the District has produced a Community Design Statement – [Down Ampney](#), although a number of other communities have expressed an interest in doing so as part of their community planning process.

Design issues and the historic environment will also play a key role in developing neighbourhood and parish plans and as part of that it is crucial that local communities have the appropriate professional support and information on the historic environment.

CPRE Gloucestershire Awards 2015

Six awards were made in 2015 including 3 in Cotswold District -

[Coln Valley Village Hall](#) - a replacement village hall designed to be in keeping with its rural surroundings, conceived and built by the local community.

“For outstanding community engagement in providing a replacement Coln Valley Village Hall, and a new building that is both appropriate in scale and cost, and fits easily into this very rural environment.”

[Rural Innovation Centre, Harnhill](#) - imaginative conversion of redundant farm buildings providing a new teaching and research centre for the Royal Agricultural University.
“For the comprehensive adaptation of redundant farm buildings providing a contemporary educational centre that is visually appropriate in its rural setting, incorporates sustainable construction technologies, and demonstrates good economic management of the University's built resources.”

[Sly's Close, Northleach](#) - an outstanding small development of affordable houses made possible through a local charitable trust.
“For bringing new life to the medieval fabric of Northleach providing exceptionally well designed and detailed affordable housing that avoids pastiche, and the recreation of a public open space linking West End to Back Lane. This is an exemplar for small scale residential design.”

CPRE Gloucestershire Awards 2013

Kingshill Meadow housing scheme, Cirencester

“For the planning, design and development of a major residential and care project that demonstrates the importance of creating visual quality that reflects the variety of resident's needs, and that has been integrated with the urban fabric of Cirencester”

2.8. DRIVERS FOR CHANGE

The [corporate strategy](#) provides a useful snapshot of the District and the likely changes over the next 20 years.

Population structure

There is a low population density in the District, with a steadily ageing population. People here are more likely to enjoy a good quality of life, although there are issues with access to services due to the rural nature of the District. The number of households in the District is projected to rise, particularly in single person households and there is a high demand for second and retirement homes, plus a continuing need for affordable housing.

Local economy

The District was less affected by the economic downturn than other areas of the UK, with relatively low unemployment. The local economy is dependent on the service sector (82% of all jobs in the District). Modern technology allows many residents to work from home.

Housing targets

The District has challenging new housing targets to meet, particularly in the context of its historic and natural environment assets (including the AONB).

Climate Change

There is a need to both adapt to the potential changes brought about by climate change, such as higher summer temperatures and a change in rainfall patterns with increasing storm events and flooding; and to reduce greenhouse gas emissions, for example by reducing domestic energy use through better insulation and renewable energy generation.

Agricultural (and rural economy) Change

With changes in support from the EU and in patterns of consumption, agriculture is likely to change over the next 20 years, leading to more change to the landscape and the historic environment.

Social and style of living change

It is uncertain how the change to a more digitally based economy and lifestyle will impact on the historic environment.

Other lifestyle changes may also have an impact, for example the desire for “family rooms” over the last ten years has led to a number of listed building consent applications for such developments.

Population of Cotswold District = ~85,000

NPPF (2012)

61.

... Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

NPPF (2012)

12. Conserving and enhancing the historic environment.

131.

In determining planning applications, LPAs should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting the to viable uses consistent with their conservation,
- The positive contribution that conservation of heritage assets can make to sustainable communities, including economic vitality, and
- The desirability of new development making a positive contribution to local character and distinctiveness,

2.9. OFFICER-LED SWOT ANALYSIS

2.9.1. STRENGTHS

- High number of designated and undesignated heritage assets, set within high quality townscapes and landscape (70% of District AONB)
- Although the AONB is designated for its natural beauty, the historic environment is a key part of the AONB.
- Strong recognition by the tourism industry of the value of heritage assets to the local economy
- Very few Buildings at Risk or other signs of dereliction
- Conservation Areas are not greatly at risk from detrimental improvements, perhaps with the exception of Watermoor.
- Owners of heritage assets are often relatively affluent and prepared to spend money on updating and restoring their buildings, using the correct techniques and good workmanship.
- Town centres still vibrant with few empty shop fronts and many independent retailers – adding to the character of the town centres
- Strong vernacular style and palate of materials
- Availability of in-house expertise at the Local Planning Authority and good working relations with Historic England and archaeology expertise at Gloucestershire County Council.
- Member support
- Long history of the appreciation of the historic environment and good workmanship, for example the arts and crafts movement was very strong in this area
- Local vernacular precludes the need for air conditioning in hot weather – good adaptation to climate change.
- Comprehensive conservation area coverage (except perhaps Stratton)

2.9.2. OPPORTUNITIES

- To improve partnership working between public, private and voluntary sectors
- Improve volunteer involvement and community participation
- The emerging Local Plan will provide a planning policy framework to balance the requirements for sustainable growth with the need to conserve the area's heritage assets, including policies to directly address some of the key issues.
- Partnership bids for grant aid for heritage conservation
- Increase focus on the wider historic landscape, particularly within the AONB
- The benefits to the local economy in using local materials
- Address perceptions about climate change
- New construction materials
- IT – broadband
- Recognising undesignated heritage assets and potentially designating them, e.g. consideration of new CAs.
- Community planning – neighbourhood plans, community design statements and parish plans etc
- Rural skills training becoming more available e.g. via the Royal Agricultural University and the Cotswolds Conservation Board

2.9.3. THREATS AND WEAKNESSES

- Reductions in the availability of Council funding and wider grant aid.
- Challenging new housing targets
- Impact of new housing developments on the settings of historic towns and villages and on the transition between the existing built environment and the wider countryside.
- Incremental small-scale losses of quality of assets, through inappropriate management and / or change
- Impact of climate change on historic environment assets e.g. from flooding due to storm events
- Permitted development rights, particularly for undesignated heritage assets and within Conservation Areas.
- Owners' expectations and their relative affluence, leading to potential aggrandisement and suburbanisation.
- The desire to adapt the historic environment for modern styles of living.
- The impacts of infrastructure, for example utilities, traffic (including signage), lighting
- Loss of drystone walls and other key rural historic landscape features
- Impacts of agricultural (and other rural land use) change and intensification on the landscape, including archaeology, potentially exacerbated by the changes in European funding.
- New building regulations and EPC certificates
- Second homes – impact on the character of settlements
- The sheer numbers and volume of heritage assets can lead to complacency about the importance of these assets.
- Ambivalence towards value of heritage amongst some local and national politicians
- Lack of emphasis on landscape archaeology and the historic environment in its widest sense
- Shortage of skills and materials
- Article 4 compensation issues
- Lack of Conservation Area appraisals
- Few of the heritage assets are in public ownership or available for the public to visit

2.10. CONSULTATION ON LOCAL PLAN DOCUMENTS

2.10.1. PRE 2015 CONSULTATIONS

The key issues can be summarised as –

- It is important, and should be conserved / protected / has local importance / tourism draw
- Highlight the importance of the historic settlements as a key part of the area's attractiveness (including tourism role)
- Concerns over adverse impact of new design (development / alterations) and renewable energy installations on the historic environment;
- High quality design, local design/ character assessments and innovative technologies should be used
- Prepare new Cotswold Design Code
- Encourage more community design statements
- Role of setting and the wider landscape context
- Ensure that new developments complement the historic environment (sense of place) – design guides for new build could assist in this
- Concerns over loss of archaeology and character of an area.
- Heritage should not constrain growth, but be protected.
- The need for up-to-date evidence on the historic environment
- The requirement for a positive strategy for the historic environment and strategic policies to reinforce that.

2.10.2. LOCAL PLAN REG 18 CONSULTATION: DEVELOPMENT STRATEGY AND SITE ALLOCATIONS (JANUARY 2015)

Comments were received particularly in relation to SP4, the draft strategic policy on the Natural and Historic Environment.

- That more detail, in particular with regards the “positive strategy for the historic environment” was required

(Much of this detail has been provided in the November 2015 Reg 18 Consultation)

2.10.3. LOCAL PLAN REG 18 CONSULTATION: PLANNING POLICIES (NOVEMBER 2015)

Comments were received particularly in relation to the draft development management policies on the Natural and Historic Environment.

- The need for further detail on a “clear strategy for the conservation, enjoyment and enhancement of the historic environment”
- Concerns that not including policy areas that are already covered in the NPPF may weaken the approach and lead to a lack of clarity
- Site specific concerns
- Inclusion of historic landscape issues within policy is welcomed
- Need for more Conservation Area appraisals and other robust evidence
- Many of the responses were very positive about the approach taken

These comments have been addressed through the re-drafting undertaken to prepare the Reg 19 document.

3. CURRENT PRIORITIES

Cotswold District Council is currently focusing its efforts with respect to the historic environment on a number of key areas –

3.1. Development Management – ensuring that the historic environment is fully considered in the determination of planning applications (including within the provision of pre-application advice)

3.2. Planning policy – Site allocations within the draft local plan have had regard to potential impacts on the historic environment. Any new site allocations that may come forward (or potential Strategic Housing land availability assessment – SHLAA – sites) will also be subject to the same historic environment assessment.

The draft plan includes a comprehensive strategic policy for the natural and historic environment.

The development management policies include a range of policies to cover historic environment issues of key local importance or that are not covered in national policy or guidance. This includes –

- The historic landscape and its interaction with the natural environment
- Non-designated heritage assets
- The conversion of non-domestic historic buildings

A range of other policies also support the protection and enhancement of the historic environment, in particular the design policy and accompanying new design code.

3.3. Community planning – supporting local communities to ensure that the historic environment is considered within neighbourhood plans, community design statements and parish plans both in terms of protecting what is already there but also ensuring that communities value and are inspired by that historic resource. Guidance on “Community Plans – heritage and design issues” is available on the Council’s web-site (Appendix C).

3.4. Tourism – the historic environment is a key part of the tourism “offer” of the District and this is emphasised in the tourism information that is produced by the Council and its partners.

3.5. Conservation Areas – A “Conservation Areas in Cotswold District – boundary reviews; CA appraisals; CA management plans; community involvement; other issues” was produced in late 2015, covering all CA-related work undertaken by the Council, in response to community concerns. It is appended at Appendix B. It proposes a number of key tasks where CDC should prioritise its efforts with respect to CAs. This includes piloting a new methodology for the preparation of CA “statements of significance” and CA boundary reviews, initially for a limited number of CAs. If the pilot is successful and resources-permitting, this approach will be adopted for all CAs over a number of years.

All of this current work has to be delivered in the context of finite financial and staff resources and therefore the work has to be clearly prioritised to ensure that the best use is made of those limited resources.

4. A POSITIVE STRATEGY FOR THE HISTORIC ENVIRONMENT OF THE DISTRICT

4.1. A positive strategy for sustaining and enhancing the historic environment of the District was initially developed as part of the 2014 Historic Environment Topic Paper, based on a number of evidence sources and the input of a range of external partners. The Strategy objectives were refined during the local plan process over 2014-2016 and included in the November 2015 Regulation 18 consultation document. The ways in which the strategy will be delivered is set out in the action plan at section 5, for example the inclusion of appropriate strategic and development management policies in the emerging local plan; working with local communities and other partners and through piloting new ways of addressing Conservation Area characterisation etc.

4.2. It should be noted that within the local plan the strategy for the historic environment has been combined with that for the natural environment. For the purposes of this document, only the historic environment components are listed.

4.3. The strategy objectives for sustaining and enhancing the historic environment of the District are-

- a) **To ensure that the historic environment continues to contribute to the special character, identity and quality of life of the District.**
- b) **To ensure the conservation and enhancement of the historic environment of the District for future generations**
- c) **To ensure that the interplay of the built and natural environment, which is key to the special character of the District is fully understood and considered**
- d) **To increase public understanding, awareness and enjoyment of and access to our historic environment for both residents and visitors**
- e) **To support the vital tourist economy of the District, for which the environment is a key element**
- f) **To ensure that the historic environment is used as a key driver and focus for inward investment, regeneration and re-development, particularly within our historic market towns**
- g) **To explore ways in which new developments can be successfully integrated with the existing historic environment**
- h) **To encourage wider community involvement in the historic environment, for example through neighbourhood planning**
- j) **To create and support strong partnerships between public, private and voluntary sectors**
- k) **To support organisations applying for funding and maximise the opportunities for external funding to benefit the historic environment**
- l) **To address the threats to the historic environment caused by climate change and to encourage the mitigation of these impacts**

- m) To ensure that historic environment assets (including both designated and undesignated heritage assets, their settings and the wider historic landscape) are appropriately managed and maintained, whether in public or private ownership**
- n) To protect historic environment assets in a manner that is proportionate to their significance and to the public benefits of any development proposal**
- o) To ensure that planning decisions are based on sound evidence relating to the historic environment**
- p) To achieve robust green infrastructure within new developments and to capitalise on opportunities to improve existing green infrastructure (including addressing gaps in current provision)**

5. ACTION PLAN

Some of the actions in this plan are rightly aspirational and decisions will be required in the future regarding funding and resources; however it is considered important that these actions are recorded and kept under review.

Some of these actions formed part of the 2014 topic paper and progress on them is indicated below. Other 2014 actions have been superseded, amended or deleted.

	Action	Relevant Strategy objective	Deadline	Progress	Potential partner organisations
	DEVELOPMENT MANAGEMENT				
5.1.	Ensure that the historic environment is fully considered in the determination of all relevant planning applications and similar (and pre-application advice).	a-g; l-p	Ongoing	Ongoing	GCC; HE; community groups
	PLANNING POLICY				
5.2.	Prepare new historic environment policies for the local plan	all	Spring 2014	Completed and included in Reg 18 and Reg 19 documents	HE; CPRE; CCB; GCC
5.3.	Check other policies to ensure that they do not lead to detrimental impacts on the historic environment	a-h; l-p	Spring 2014	Completed	HE; CPRE; CCB; GCC
5.4.	Prepare other complementary policies which will help to protect the historic environment	a-h; l-p	Spring 2014	Completed and included in Reg 18 and Reg 19 documents	HE; CPRE; CCB; GCC
5.5.	Ensure that historic environment issues are fully considered in the SHLAA and site allocation process – including analysis of all relevant sites by the Council’s Conservation and Design Officers and GCC Archaeology.	a-h; l-p	Ongoing	Sites allocated in the Reg 18 and Reg 19 documents have been assessed.	GCC;
5.6.	Ensure that historic environment issues are fully considered during the design of any Community Infrastructure Levy scheme and charging schedule to ensure that opportunities to improve the historic environment are maximised.	a-l	Ongoing		HE; CPRE; CCB; GCC

	Action	Relevant Strategy objective	Deadline	Progress	Potential partner organisations
5.7.	Up-date the Cotswold Design Code Supplementary Planning Guidance	a-h; l-p	Completed	Forms part of the Nov 2015 Reg 18 consultation	
5.8.	Prepare other Supplementary Planning Documents where it is considered that they will provide better clarity and certainty to applicants and communities.	all	Await production of new local plan		
OTHER STRATEGIC DOCUMENTS					
5.9.	Ensure that the historic environment is considered and promoted in other strategic documents e.g. Green Infrastructure Strategy; destination management plans etc.	all	Ongoing		GCC; CCB; HE; DMO
HERITAGE ASSETS					
5.10.	Prepare criteria for “selecting” non-designated heritage assets	a; b; f-h; m-o	Completed.	Part of Reg 19 local plan consultation	HE; CPRE; CCB; GCC
5.11.	Highlight undesignated heritage assets during the planning process	a; b; f-h; m-o	Ongoing	Such assets are regularly highlighted.	HE; CPRE; CCB; GCC
5.12.	Continue to put forward appropriate undesignated heritage assets for designation	a; b; f-h; m-o	Ongoing		HE; GCC
5.13.	Investigate ways to record undesignated heritage assets within the appropriate council information database	a; b; f-h; m-o	Completed		
5.14.	Consider identifying key views on a strategic basis (as well as on a case by case basis) potentially in partnership with the CCB. (This issue should also be covered in any generic design advice)	all	aspirational		CCB
5.15.	Undertake CA pilot review to assess condition and boundaries and prepare “statements of significance” for 3 CAs	a-f; h; m-o	Winter 2016/17		HE; CCB; local communities
5.16.	Extend pilot review if successful to 3 CAs per year	a-f; h; m-o	Dependent on pilot	Dependent on pilot	HE; CCB; local communities

	Action	Relevant Strategy objective	Deadline	Progress	Potential partner organisations
5.17.	Prepare full CA appraisals for all CAs	a-f; h; m-o	Very aspirational		HE; CCB; local communities
5.18.	Prepare brief for CA management plan(s) (district-wide)	a-f; h; m-o	Winter 2016/17		HE; CCB; local communities
5.19.	Prepare CA management plan(s) (district-wide)	a-f; h; m-o	2017 (if resources available)		HE; CCB; local communities
5.20	Serve Article 4 directions as appropriate	all	Ongoing		
COMMUNITY EMPOWERMENT					
5.21.	Provide local communities (particularly key settlements and those preparing neighbourhood plans) with sign-posting to appropriate historic environment and design information	all		Completed	CCB; GCC: HE; GRCC
5.22.	Provide local communities (particularly key settlements and those preparing neighbourhood plans) relevant training	all	When resources available		HE; CCB; GCC;GRCC
5.23.	Encourage local communities to include historic environment issues within their community planning processes	All	Ongoing	Ongoing	HE; CCB; GCC;GRCC
5.24.	Provide feedback to local communities on the policies within their community plans	All	Ongoing	Ongoing – detailed feedback provided to Northleach and Lechlade	HE; CCB; GCC;GRCC
5.25.	Encourage local communities to prepare community design statements and conservation area appraisals.	all	Ongoing		HE; CCB; GCC;GRCC
5.26	Publish locally produced CA analyses on CDC web-site (with suitable caveats and permissions)	All	As and when		Local communities; GRCC
CHARACTERISATION					
5.26.	Ensure historic environment issues are fully considered in the development of any landscape characterisation projects	all	Ongoing		CCB; CWPT

	Action	Relevant Strategy objective	Deadline	Progress	Potential partner organisations
5.27.	Ensure the historic environment components of the National Character Area profiles are taken fully into account in decision making	all	Ongoing		GCC, HE
TRAINING					
5.28.	Maintain a programme of continuing professional development on historic environment issues for all relevant staff and Members.		Ongoing		
GUIDANCE FOR PROPERTY OWNERS, AGENTS AND THE PUBLIC					
5.29.	Maintain relevant and up-to-date information (including sign-posting) on the Council's web-site and elsewhere	all	Ongoing	Web-site regularly reviewed and amended	HE; GCC; CCB
5.30.	Produce design guidance where appropriate on key heritage issues	all	Ongoing		HE; GCC; CCB
FUNDING					
5.31.	Where appropriate support partner organisations in seeking funds from external grant giving bodies etc	h; j; k	Ongoing		CCB
5.32.	Ensure that the historic environment is given full consideration in the allocation of European funds	h; j; k	Ongoing		CCB; NE; DEFRA; LNP
HERITAGE AT RISK					
5.33.	Assess the "at risk" status of Conservation Areas	a-f; h; m-o	Winter 2016-17		
5.34.	Up-date the Cotswold District Buildings at Risk Register	a; b; d; e; j; m	aspirational		
5.35.	Continue to work with owners to remove all Cotswold District entries from the national register.	a; b; d; e; j; m	ongoing		HE
THE ECONOMY					
5.36.	Maximise opportunities to promote the historic environment as a key part of the Cotswolds' tourism offer and ensure that the importance of	e	Ongoing		Tourism providers and partnerships

	Action	Relevant Strategy objective	Deadline	Progress	Potential partner organisations
	the district's historic environments is reflected in destination marketing strategies.				
5.37.	Work with the Local Nature Partnership (and Local Enterprise Partnership) to ensure that the historic environment is seen in its wider context as part of the District's green infrastructure	a-d; p	Ongoing		LNP; HE

6. CONSULTATION

6.1. The 2014 Historic Environment Topic Paper was the subject of informal consultation within the Council and with a limited range of external partners –

- Historic England
- Cotswolds Conservation Board
- Campaign to Protect Rural England
- Gloucestershire County Council
- Natural England
- Diocese of Gloucestershire
- Gloucestershire Gardens and Landscape Trust

6.2. It was also available on the Council's web-site as part of the evidence base for the preparation of the local plan. No comments were received on the paper as part of that process.

6.3. The 2016 Historic Environment Strategy and Topic Paper will be presented to Cabinet as part of the Local plan process and will be available on the Council's web-site.

Appendix A

Gloucestershire Gardens and Landscape Trust : Sites of Interest. Cotswold District

Between 1996 and 2004, the GGLT undertook a survey of the District to assess the importance of a number of historic parks and gardens. A number of these were graded; some still await grading.

Criteria for selection

Sites likely to prove of sufficient historic interest to merit inclusion on the Register include –

1. Sites formed before 1820 where at least a proportion of the original layout is still in evidence
2. Most sites laid out between 1820 and 1880 where enough of the layout survives to reflect the original design
3. Sites laid out between 1880 and 1939 which survive intact or relatively intact
4. Post-war sites of importance which survive intact.

In addition consideration is given to –

5. Sites which were influential in the development of taste whether through reputation or reference in literature.
6. Sites which are early or representative examples of a style of layout or the work of a designer of local importance.
7. Sites having an association with significant persons or historical events. There should be some quality in the physical fabric of the site which directly illustrates and confirms the historical association.
8. Sites with strong group value. These may be as part of an historic designed ensemble or entity, or a component in a fine example of planning.

Grading

- Grade A Sites are those of exceptional historic interest when considered in the local context; some may be of national importance. (Such sites will survive as a largely complete and coherent design, or as the result of consecutive designs, or might contain a discrete and distinctive component of exceptionally high significance.)
- Grade B Sites are those of great historic interest when considered in the local context. (They include those that would be Grade A had not their condition deteriorated such as to preclude this status, and also those where the whole, or a particular component or components of the design, are of high significance. The best examples of the work of major local designers often justify a high grade, as do particularly intact examples of early layouts.)
- Grade C Sites are those of special historic interest when considered in the local context. (Historic interest by association with important people and events does not normally warrant a high grade.)

Site	Parish	Grading
Abbey Park	Cirencester	to be graded
Ablington Manor	Bibury	B
Ampney Park	Ampney Crucis	to be graded
Avening Park	Avening	to be graded
Avening Court	Avening	to be graded
Avening House	Avening	no grade
Aycote House	Rendcomb	to be graded
Aylworth Farm	Naunton	ungraded
Bachelors Court	Sapperton	B
Bagendon House	Bagendon	C
Bagpath Court	Kingscote	no grade
Banks Fee	Longborough	B
Barrington Grove	Little Barrington	to be graded
Barton Abbots	Tetbury	C
Beech Hanger	Sapperton	C
Beverstone Castle	Beverstone	C
Bibury Court	Bibury	to be graded
Bourton House	Bourton on the Hill	A
Boxwell Court	Boxwell with Leighterton	B
Brimpsfield Park	Brimpsfield	ungraded
Broadwell Manor	Broadwell	C
Broadwell Hill	Broadwell	C
Brockhampton Park	Brockhampton	A
Burnt Norton	Weston Sub Edge	A
Calcot Manor	Calcot	ungraded
Calmsden Manor	Calmsden	ungraded
Campden House	Chipping Campden	A
Campden Manor	Chipping Campden	A
Cassey Compton	Whittington	A
Cerney House	North Cerney	C
Charingworth Manor	Ebrington	to be graded
Cherington Park	Cherington	B
Chesterton Cemetery	Cirencester	to be graded
Claremont House	Fairford	to be researched
Close Hotel	Tetbury	to be researched
Coates Manor (Bledisloe Lodge)	Coates	no grade
Coberley Hall (Court)	Coberley	A
Colesbourne Park	Colesbourne	A
Combend Manor	Elkstone	B
Copsehill	Upper Slaughter	B
Cotswold Farm	Duntisbourne Abbots	A
Cotswold House and Park	North Cerney	C
Daglingworth House	Daglingworth	ungraded
Daglingworth Manor	Daglingworth	ungraded
Daglingworth Place	Daglingworth	ungraded
Donnington Mill	Donnington	to be graded
Dorvel House	Sapperton	A
Doughton Manor	Tetbury Upton	C
Dowdeswell Manor	Dowdeswell	B

Down Ampney House	Down Ampney	to be graded
Duntisbourne Abbots Rectory	Duntisbourne Abbots	
Duntisbourne House	Duntisbourne Abbots	C
Eastington Manor	Eastington	
Eastleach House	Eastleach	
Ebrington Manor	Ebrington	
Edgeworth Manor House	Edgeworth	A
Elmstree House	Tetbury Upton	C
Ernest Wilson Garden	Chipping Campden	C
Ewen Manor	Kemble	to be researched
Fairford Park	Fairford	to be researched
Farmington Lodge	Farmington	to be researched
Fosseway House	Stow on the Wold	to be graded
Foxhill Manor	Willersley	to be graded
Guiting Grange (Stud)	Guiting Power	A
Halewell	Withington	to be researched
Highgrove	Tetbury Upton	C
Hodges Barn	Shipton Moyne	C
Icomb Place	Icomb	C
Ilsom	Tetbury	C
Kemble House	Kemble	to be researched
Kempsford Manor	Kempsford	C
Kingcombe	Chipping Campden	A
Kingscote Park	Kingscote	C
Laborough Park	Lasborough	C prov
Leasowes	Sapperton	C prov
Lechlade Manor	Lechlade	to be graded
Lords of the Manor	Upper Slaughter	C prov
Lower Slaughter Manor	Lower Slaughter	B
Lower Lemington Manor House	Lower Lemington	to be researched
Maugersbury Manor	Maugersbury	B
Moorwood House	North Cerney	to be graded
Netherswell Manor	Lower Swell	C
Newton House	Long Newnton	ungraded
North Cerney Manor	North Cerney	ungraded
Northwick park	Blockley	to be graded
Norton Hall	Weston sub Edge	B
Nutbeam House	Duntisbourne Abbots	not graded
Oddington House	Oddington	to be graded
Old Rectory	North Cerney	ungraded
Old Rectory	Whittington	to be researched
Ozleworth Park	Ozleworth	B
The Pines	Southrop	to be graded
Poulton Priory	Poulton	to be researched
The Priory	Long Newnton	to be graded
Quarwood	Stow on the Wold	to be graded
Rendcomb Park	Rendcomb	A
Little Rissington Manor	Little Rissington	to be graded
Rockcliffe	Upper Slaughter	to be graded
Royal George	Birdlip	ungraded
Salperton Park	Hazleton	C
Sandywell Park	Andoversford	C
Sapperton House	Sapperton	C

Sedgecombe	Broad Campden	to be researched
Sevenhampton Manor House	Sevenhampton	to be researched
Seven Springs House	Coberley	ungraded
Land at Shipton Moyne	Shipton Moyne	C
Shipton Oliffe	Shipton Oliffe	to be researched
Shipton Solers	Shipton Solers	to be graded
The Manor House	Somerford Keynes	to be researched
Southrop Manor	Southrop	to be graded
Southrop Lodge	Southrop	C
Swell Bowl	Lower Swell	to be graded
Temple Guiting House	Temple Guiting	A
Trull House	Cherington	to be graded
Ullenwood	Coberley	C
Upper Slaughter Manor	Upper Slaughter	B prov
Washborne Court (Place)	Lower Slaughter	ungraded
Whittington Court	Andoversford	to be graded
Willersley Manor	Willersley	to be graded
Willersely House	Willersley	A
Witcombe Park	Great Witcombe	to be graded
Withington Manor	Withington	to be researched
Old Park House	Woodmancote	to be researched
Wyck Hill House Hotel	Wyck Rissington	C

CONSERVATION AREAS IN COTSWOLD DISTRICT

BOUNDARY REVIEWS
CONSERVATION AREA APPRAISALS
CONSERVATION AREA MANAGEMENT PLANS
COMMUNITY INVOLVEMENT
OTHER ISSUES



National Planning Practice Guidance – “Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.”

2015 (up-dated April 2016)

1. INTRODUCTION

1.1. Conservation areas are areas which have been designated because of their “special architectural or historic interest” and where it is beneficial to preserve or enhance their character or appearance. There are more than 8,000 conservation areas in England. These areas are important for their special qualities e.g. historic buildings, the layout of the settlement; open spaces etc. The first conservation areas were designated in 1967

Planning (Listed Buildings and Conservation Areas) Act 1990

“...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”

1.2. Within Cotswold District there are 144 Conservation Areas (by far the highest of any Local Planning Authority in the UK). Appendix 2 provides a list of all 144 CAs. The majority of these CAs are set within the Cotswolds Area of Outstanding Natural Beauty.

1.3. Cotswold District Council has received requests from several parish councils and one individual to review the CA boundary in their parishes. In response to this the Council committed itself to considering a programme of CA boundary review; however it is considered that CA boundary review should be seen in the wider context of all work required to ensure that CAs are conserved and enhanced. This document provides that overview and puts forward a provisional task list.

1.4. This document was originally produced in 2015 and was subject to consultation with the relevant Cabinet Member. It has been up-dated in April 2016 to form an appendix to the 2016 CDC Historic Environment Strategy and Topic Paper. The up-dates reflect – progress on the local plan; changes to Historic England guidance; removal of cost figures (as these could influence external consultants bidding to undertake elements of the work) etc.

Additional Controls in Conservation Areas

There are additional planning controls in CAs and these include –

- Trees over 75mm in diameter (measured at 1.5 metres above ground level) are protected within CAs and the Council must be given six weeks notice before any tree works are carried out.
- The preservation and enhancement of the CA are a material consideration in determining planning applications.
- There is additional planning control over demolition in CAs.
- Some permitted development rights are restricted in Article 2(3) land, which includes CAs. (appendix 1)

2. KEY STATISTICS

Number of CAs in the District	144
Number of CAs with old-style CA statements	8
Number of CAs with new-style CA appraisals and management plans	4
Number of CAs with draft CA statements prepared in the last 15 years	14
Number of CAs with Article 4 directions	9 (+ 3 1980s article 4s that cover small parts of CAs)

Year	Number of CAs designated	Number of CAs reviewed or initial designation
2009-2014	0	0
2008	4	4
2001-2007	0	0
2000	0	1
1999	0	3
1998	0	2
1997	0	1
1996	0	1
1995	0	0
1994	0	1
1993	0	3
1992	3	3
1991	3	3
1990	16	54
1989	50	60
1988	7	6
1987	1	0
1986	0	0
1985	2	2
1984	3	3
1983	3	3
1982	3	3
1981	8	8
1980	3	3
1979	3	3
1978	0	
1977	6	6
1976	1	1
1975	1	1
1974	1	1
1973	6	5

1972	6	7
1971	9	6
1970	3	3
1969	0	0
1968	1	2

3. LEGISLATIVE AND GUIDANCE FRAMEWORK

3.1. Planning (Listed Buildings and Conservation Areas) Act 1990.

69 Designation of conservation areas

(1) Every local planning authority—

- (a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and
- (b) shall designate those areas as conservation areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

71 Formulation and publication of proposals for preservation and enhancement of conservation areas.

(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate

(3) The local planning authority shall have regard to any views concerning the proposals, expressed by persons attending the meeting.

72 General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection(2) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

3.2. National Planning Policy Framework

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

3.3. National Planning Practice Guidance

Paragraph: 024Reference ID: 18a-024-20140306

What do planning authorities need to consider before designating new conservation areas?

Local planning authorities need to ensure that the area has sufficient special architectural or historic interest to justify its designation as a conservation area.

Revision date: 06 03 2014

Paragraph: 025Reference ID: 18a-025-20140306

Do local planning authorities need to review conservation areas?

Local planning authorities must review their conservation areas from time to time (Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

A conservation area appraisal can be used to help local planning authorities develop a management plan and appropriate policies for the Local Plan. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

Revision date: 06 03 2014

3.4. English Heritage / Historic England Guidance - Understanding Place: Conservation Area Designation, Appraisal and Management (2011) (superseded by the 2016 document)

The guidance recommends that appraisals and management proposals should be available for all Conservation Areas, to provide a sound basis for decision-making and for their wider educational role for the local community. It suggests that these should be reviewed approximately every 5 years. It also provides guidance on how CA appraisals and management proposals should be prepared.

3.5. Historic England Guidance : Historic England Advice Note No. 1 – Conservation Area Designation, Appraisal and Management (2016)

The guidance states –

2 The advice in this document, in accordance with the NPPF, emphasises that work in designating, appraising and managing conservation areas should be no more than is necessary, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those carrying out this work need enough information to understand the issues (NPPF, paragraph 192). This is particularly important in light of the policy in paragraph 127 of the NPPF, alerting local planning authorities to ensure that conservation area designation is justified.

4. THE CHALLENGES FACING CONSERVATION AREAS

4.1. In order to consider what work should be undertaken by the Council with respect to CAs it is important to consider all the relevant issues. These challenges have been distilled from Officer feedback, national considerations and comments submitted during the local plan process.

- Very high number of CAs within the District – many of which are located within the AONB
- High number of CA tree works notifications – approx. 600 per year

- Applications for demolition in a CA – it is not possible to obtain figures for this but they are infrequent
- Applications to carry out work that would otherwise be permitted development where Article 4 directions are in place in CAs – it is not possible to obtain figures for this but they are infrequent.
- High levels of development pressures across the District and particularly on the edge of key settlements; although in the main these do not impact upon the setting of the current CAs.
- Community concerns that CA boundaries should be extended, perhaps in part to limit development proposals.
- Concerns about changes to buildings and structures within CAs that are causing harm to the character and appearance of the CAs, for example changes to windows and doors and other recent permitted development rights.
- Minimal issues around decay and dereliction given the relative affluence of the District.
- The need to ensure that the Council has a defensible position at appeal.
- The availability of evidence to support planning decisions, planning and other policies.
- The availability of information for the preparation of neighbourhood plans.
- No local listing system – how to recognise non-designated heritage assets
- Need to ensure that town centres remain vibrant and used
- The importance of the historic settlements as a key part of the area's attractiveness (including tourism role)

4.2. CONSERVATION AREA KEY TASKS

4.2.1. There are only very limited resources within the Council and partner conservation organisations (e.g. Historic England; Cotswolds Conservation Board) and therefore any work must be carefully targeted. On a more positive note, there appears to be an enthusiasm among local communities for the historic environment, including CAs and that should be channelled positively.

4.2.2. The CA key tasks have been distilled from a number of sources including national law, policy and guidance; CDC [Historic Environment Topic Paper](#) July 2014; local knowledge; feedback from local communities etc. The tasks have been divided into sections, each section includes -

- Legal requirements
- Current position
- Benefits of the task
- Costs of the task

- Priority criteria
- Other issues
- New ways of working

4.2.3. The “new ways of working” describe how CDC could adopt new methods for addressing CA issues. For example, traditionally Local Planning Authorities have reviewed CA boundaries and drafted CA appraisals and management proposals, serving Article 4 directions at the same time – a time consuming and expensive process. The aim of these processes were to “preserve or enhance” the CA. Innovative means of achieving similar outcomes at a lower cost are required.

4.2.4. In order to establish whether the new ways of working are effective, they should be piloted before embarking on a wider project. It is also important to have a clear system of prioritisation and to understand how those priorities should be balanced against other demands on staff and financial resources, while still helping to meet community aspirations and protecting the historic environment of the District.

4.2.5. The actions resulting from the key tasks have been included in the 2016 Historic Environment Strategy and Topic Paper.

5. CONSERVATION AREAS AND DEVELOPMENT MANAGEMENT

5.1. Legal requirement

It is a legal and policy requirement to fully consider conservation area issues in the determination of planning applications.

5.2. Current Position

This legal and policy requirement is being fully implemented, with input from specialist Conservation and Design Officers and other Heritage Officers where required.

5.3. Benefits

To ensure compliance with legal and policy requirements and to protect the historic environment of the District.

5.4. Costs

There is a cost to meeting this duty in terms of Officer and Member time. In addition there are costs on planning applicants in having to provide the necessary information to accompany applications and in ensuring that their proposals “preserve or enhance” CAs.

5.5. Priority criteria

Not applicable

5.6. New ways of working

There is no intention to substantially alter the current ways of working, other than the “business as usual” ongoing review of all working practices, for example through the 2020 process.

6. CONSERVATION AREAS AND LOCAL PLAN POLICIES AND ALLOCATIONS

6.1. Legal requirement

It is a legal and policy requirement to fully consider conservation area issues in the development of local plan policies and in site allocations.

6.2. Current Position

CA issues have been fully considered in the SHLAA and site allocation process, including input from Conservation and Design Officers and other Heritage Officers where appropriate.

A specific CA policy has been included in the Reg 19 development management policies and other policies are also relevant e.g. trees; designated heritage assets; design etc. A new Cotswold design code has been included in the Reg 19 document.

6.3. Benefits

To ensure compliance with legal and policy requirements and to protect the historic environment of the District.

6.4. Costs

There is a cost to meeting this duty in terms of Officer and Member time.

6.5. Priority criteria

Not applicable

6.6. New ways of working

There is no intention to substantially alter the current ways of working, other than the “business as usual” ongoing review of all working practices, for example through the 2020 process.

7. CONSERVATION AREA BOUNDARY REVIEW (INCLUDING THE DESIGNATION OF NEW CAS)

7.1. Legal requirements

The Act requires the Local Authority to “determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” and to “designate those areas as conservation areas.” This should be undertaken from “time to time” – that phrase is not defined. It is also the duty of the LPA to review the boundaries from “time to time”.

Officers are not aware of any successful legal challenges within the District or elsewhere related to the requirement to review CA boundaries “from time to time”.

7.2. Current position

7.2.1. The last new CAs were designated in 1992, following a very comprehensive review of the District between 1988 and 1992, which involved the designation of 79 new CAs and over 100 CA reviews. For many CAs there has been remarkably little change, for example new development, in the last 15 -20 years, particularly in the smaller settlements.

7.2.2. Only 4 CAs (all in Cirencester) have been subject to formal boundary review in the last 10 years. Work was started on a number of Conservation Area Statements, which included reviewing the boundaries in the early 2000s both by consultants and in-house, but this work was never completed. (see appendix 2).

7.2.3. The CA boundaries, as a whole, have also been the subject of informal review on several occasions over the last ten years (including reporting this informal review to the relevant Cabinet Member). It was concluded that there were no obvious omissions from the boundaries that had to be addressed as a matter of urgency.

7.2.4. Some work has also been undertaken on CA reviews by others, outside the District Council.
Kemble – CA boundary review commissioned by an individual
Blockley – CA appraisal and boundary review commissioned by the Parish Council
The outcomes from these commissions have been provided to the Council.

7.3. Benefits of CA boundary review

7.3.1. A review of CA boundaries would ensure that the Council was more clearly meeting its legal obligations.

7.3.2. It would ensure that the boundaries were up-to-date and reflected the current position on the ground. There may be areas that are worthy of designation and that were “missed” or undervalued previously, although Officers do not consider that any detrimental planning proposals have been allowed, because of issues related to CA boundaries.

7.3.3. Alternatively, parts of a CA may have degraded due to development or poor management and may no longer be worthy of CA status. However in the view of Officers, there are very few parts of CAs that are not worthy of designation and any removals from a CA if reviewed are likely to be relatively minor.

7.3.4. There may be some inconsistencies in what historically has been included within CA boundaries – clear boundary criteria would help to address this.

7.4. Costs of CA boundary review

7.4.1. CA boundary reviews can only be seen as positive, except in terms of the costs of the review process. Costs for carrying out CA boundary reviews alone are not available; however they would be much greater if the review was accompanied by the preparation of CA appraisals and management proposals. An alternative is to limit any assessment process to a very brief report in support of the CA boundary review, outlining the reasons for the changes; however there is a risk of challenge if the boundary review is not associated with a full CA appraisal. (see new ways of working)

7.4.2. It should be noted that extending CA boundaries would increase the number of applications for works that would not otherwise require the involvement of the LPA, for example tree works notifications. These applications and notifications do not usually attract a fee. Therefore major extensions to CAs must be carefully considered to ensure that the benefits of the designation outweigh the bureaucratic and financial costs to the local authority and to property owners.

7.5. Priority criteria for CA boundary review

If CA boundaries are to be reviewed this work will have to be prioritised. The criteria for prioritisation should be –

- Known inaccuracies and inconsistencies in the CA boundary
- Availability of relevant information e.g. earlier CA work; analysis carried out as part of development management etc.
- Date of most recent boundary review
- Level of community interest
- Key settlement as defined in the local plan
- Level of development pressure on the CA and its surroundings
- Situated within a Neighbourhood Plan area

7.6. Other Issues

7.6.1. In reviewing the boundaries of the existing and any potential new CAs, consideration will have to be given to what should and should not be included within the CAs. It should be noted that the relevant planning guidance and legislation refers to the settings of CAs, as well as the CAs themselves (e.g. NPPF 132)

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. ...

7.6.2. Historic England has provided guidance on what should be included within a CA, indicating that there are many “different types of special architectural and historic interest which have led to designation”. Examples include areas where there are a high number of nationally designated heritage assets, where traditional building materials predominate or where there are important historic associations.

7.6.3. In exceptional circumstances designation might also be warranted for “open spaces”. Historic England highlights that “Conservation area designation is not generally an appropriate means of protecting the wider landscape”, except in special circumstances for example where the open space relates in a significant manner to the historic environment. Examples given include –

- open areas, where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates
- open areas that form part of a spatial element, such as a design form or settlement pattern.
- green spaces which are an essential component of a wider historic area,
- historic parks and garden and other designed landscapes;

7.6.4. It is fairly straightforward to make a professional judgement as to what should be included in a CA, in terms of the built environment and of those open spaces that fall within a settlement. It is the outer extent of the open space that is more problematic. Historic England guidance (2016) states that “before finalising the boundary it is worth considering whether the immediate setting also requires the additional controls that result from designation, or whether the setting is itself protected by national policy or the policies in the Local Plan”.

7.6.5. There are also issues to be addressed around the inclusion or not of all registered parks and gardens.

Historic Parks and Gardens – inclusion within Conservation Areas

In some Districts all registered parks are designated as or within CAs, however it is important to consider whether this would be beneficial. Currently only 4 of the 31 registered parks in the district are included in their entirety within a CA. Most historic parks are only partially covered by a CA designation, usually around the main house. In addition there are 10 historic parks (which are located entirely in the District) that have no CA designation. Their total area is approximately 900ha and they are likely to hold thousands of trees. If they were designated as CAs these trees would become protected trees and notifications (no planning fee) would be required.

In conclusion, areas of historic parks should normally be designated as CA if they form part of the more “domestic” curtilage of the main house and grounds, which is itself within a CA, or if they form key designed views for the CA. The inclusion of all registered parks and gardens as CA is not recommended

7.7. New ways of working

7.7.1. Pilot review

Undertake three CA boundary reviews in 2016 (alongside the Historic England CA survey methodology). These pilot reviews will not be accompanied by a full CA appraisal, but by a statement of significance for each CA and by a justification for any boundary changes. The statement of significance will include –

- a short description of the CA
- a brief analysis, which confirms or redefines the special interest that warrants designation of the CA
- a map of the CA,
- a list (or mapping) of any particularly important non-designated heritage assets;

- mapping of any key views and open spaces;

As this is a pilot, three relatively small CAs will be selected

- Down Ampney (key settlement)
- Somerford Keynes (neighbourhood plan area)
- Ebrington (neighbourhood plan area)

Overall Cost – The cost is based on the use of a consultant to provide the Conservation input to the process (or to backfill for Officers to undertake the work). The cost is estimated at £XX per Conservation Area; however until such time as the pilot is undertaken these costs will very much constitute an estimation. These 3 CAs are all small and therefore the survey and analysis work will be less than that for a larger and more complex CA.

This pilot will provide –

- a more detailed estimate of the costs of undertaking the work
- a “test” of the process in terms of community and democratic input
- a better understanding of the scope of the “statements of significance”.
- a view of how local communities can effectively contribute to the process
- an assessment of how useful the “statement of significance” and boundary changes are to CDC and the local community
- and whether this new methodology provides a consistent and proportionate approach

7.7.2. After the pilot

If this pilot review is successful, the project will be continued with at least 3 CAs reviewed per year. The next tranche should include –

- Kemble
- Blockley
- Lechlade

7.7.3. New Conservation Areas

The only new CA that has been suggested is an area around Stratton. This will be assessed informally to decide if a more detailed assessment is required that could potentially lead to designation.

Cost – Approximately one day for the initial analysis at a cost of approximately £XX.

8. CONSERVATION AREA APPRAISALS

8.1. Legal requirements

There would appear to be no legal requirement to prepare CA appraisals, although their production is highly recommended by Historic England.

8.2. Current position

8.2.1. Only a very limited number of CAs have appraisals or statements of which only 4 were prepared in the last ten years. The Historic England recommendation is that appraisals should be up-dated every five years.

8.2.2. Work was started on a number of Conservation Area Statements in the early 2000s both by consultants and in-house, but this work was never completed. (see appendix 2).

8.2.3. Some work has also been undertaken on CA reviews by others, outside the District Council.

- Kemble – CA boundary review commissioned by an individual
- Blockley – CA appraisal and boundary review commissioned by the Parish Council

The outcomes from these commissions have been provided to the Council.

8.2.4. In addition, appraisal work on CAs has obviously been undertaken by both Officers and applicants and their agents in connection with planning proposals, although these do not constitute full CA appraisals.

8.3. Benefits of CA appraisals

8.3.1. A good appraisal sets out how the area or place has evolved and draws out the key elements of the quality and character of the place and can help raise awareness about the importance of the historic environment both for its own intrinsic value but also for its contribution to social and economic issues. It provides information for the general public; clarity on acceptability of development proposals, additional evidence for strategic and local policy documents e.g. local plan; neighbourhood plan etc.

8.3.2. A regular appraisal update can help to record the CA and ascertain whether incremental detrimental change is taking place that should be addressed,

8.3.3. A CA appraisal can provide clear evidence to support a CA boundary change and the serving of Article 4 Directions and can help in developing management proposals for the CA. It is almost essential to prepare a CA appraisal for any new CA so that its designation can be fully justified.

8.3.4. Historic England state – “The objective is to understand and articulate exactly why the area is special and what elements within the area contribute to this special quality and which don’t, conveying this succinctly and in plain English, accessible to all users. With scarce resources it may be better to complete appraisals for several conservation areas in reasonable detail rather than in full detail for one conservation area.”

8.3.5. It should be noted that Officers are not aware of any appeals or planning decisions that have found against the Council because a CA appraisal was not in place.

8.4. Costs of CA appraisals

The four Cirencester Conservation Area Appraisals and Management Plans (CAMPs) took one officer over a year to produce. It should be noted that these were probably the four most complex CAMPs required in the District and the Officer was also involved in other Cirencester project work.

Other LAs have been contacted and approximate costs of £5,000 - £10,000 per CA have been given.

A poorly detailed and caveated CA appraisal can lead to problems. It should clearly lay out its limitations, e.g. - to ensure that non-inclusion of a certain features is not taken to imply that it is of no historic or architectural value.

8.5. Priority criteria for CA appraisal preparation

If CA appraisals are to be prepared this work will have to be prioritised. The criteria for prioritisation should be –

- Availability of relevant information e.g. earlier CA work; analysis carried out as part of development management etc.
- Lack of a Conservation area statement or appraisal (and/or date when that was prepared)
- Level of community interest
- Key settlement, as defined in the draft local plan
- Level of development pressure on the CA and its surroundings
- Situated within a Neighbourhood Plan area

8.6. New Ways of Working

No further CA appraisals should be prepared by Cotswold District Council at present due to the high cost of undertaking appraisals (except in support of the designation of any new CAs) and insufficient benefits, unless additional external resources became available (for example through grant aid).

If the boundary review pilot is successful a series of statements confirming or redefining the special interest that warrants designation will be prepared for all Conservation Areas, although this process will take a number of years.

Parish and Town Councils work on CA appraisals

Local communities and parish and town councils will be encouraged to prepare or commission CA appraisals, particularly as part of their neighbourhood plan production. These would not be formally endorsed by the District Council but would be available on the Council's web-site with a statement explaining the weight that should be given to them, for example that they were prepared by a suitably qualified person, that they had been subject to public consultation, that they had been incorporated into a neighbourhood plan etc.

This will ensure that communities are engaged in helping to protect their local area and that the efforts made by communities are acknowledged and widely shared.

9. CA MANAGEMENT PLANS/PROPOSALS

9.1. Legal requirements

LPAs have a duty to “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas” “from time to time”. “Time to time” is not defined.

9.2. Current Position

Only a very limited number of CAs have management plans/proposals of which only 4 were prepared in the last ten years. The Historic England recommendation is that management plans/proposals should be up-dated every five years.

Work was started on a number of Conservation Area Statements (including management proposals) in the early 2000s both by consultants and in-house, but this work this was never completed. (see appendix 2).

Some of the earlier statements of policy for CAs include management proposals; however these date back to the 1980s and 1990s.

9.3. Benefits of CA management proposals

The preparation and/or review of CA management plans/proposals would ensure that the Council was meeting its legal obligations.

Historic England (2016) states that a management plan for a Conservation Area can provide “the analysis of what is positive and negative, and in opportunities for beneficial change and enhancement or the need for additional protection and restraint” and can “channel development pressure to conserve the special quality of the conservation area. Both areas in relative economic decline and those under pressure for development can benefit from management opportunities that promote beneficial change.”

There are a number of topics that can be included in the management plan e.g. the requirement for relevant policies in the local plan, the need for appropriate guidance for property owners and agents; proposals for improvements within a CA, for example where regeneration funding is available; suggestions for properties and issues that could be addressed through Article 4 directions etc. A CA management plan can provide a focus for prioritising work.

These management proposals are much more likely to be successful if they are agreed upon by the full range of stakeholders including the District and Parish/Town Councils, the local community, businesses, utility companies etc.

9.4. Costs of CA management proposals

Reaching a consensus on detailed management proposals and undertaking the necessary consultations is time-consuming and therefore expensive in staff terms and may raise expectations among the community that cannot be met.

For the proposals to be successful they have to be implemented and there are costs associated with this implementation. Without the budget to deliver the proposals the benefits are somewhat limited.

9.5. Priority criteria for preparing CA management proposals

If CA management proposals are to be prepared this work will have to be prioritised. The criteria for prioritisation should be –

- Date when management proposals were previously agreed
- Availability of relevant information e.g. earlier CA work; analysis carried out as part of development management etc.
- Known degradation issues within the CA
- Level of community interest
- Key settlement as defined in the draft local plan
- Situated within a Neighbourhood Plan area

As an alternative, Historic England's 2011 guidance suggests that a number of CAs could be included within one management plan.

9.6. New ways of Working

It is not considered to be an effective use of limited funds to prepare management plans for each individual CA, therefore a district-wide CA management plan or a series of management plans that cover a number of similar settlements should be produced. This is in line with Historic England guidance

“Within a local authority area there may be a number of similar conservation areas. Development of a generic plan which can be adapted for individual conservation areas by inserting specific actions can maximise the use of resources in a proportionate way.”

- An assessment of the key issues facing CAs
- Measures to address any threats and to exploit any opportunities.
- Monitoring programme

Cost – it is difficult to estimate costs for a project of this nature until such time as a detailed specification has been prepared; however it is likely that the cost (for Officer time etc) would be in the region of £XX /plan, given the legal requirements for consultation etc.

Justification – legal requirement to review the management proposals “from time to time”

10. ARTICLE 4 DIRECTIONS

10.1 Legal requirements

There is no legal requirement on an LPA to serve Article 4 directions.

10.2 Current Position

No new Article 4 directions have been served within CAs since 2003. (An Article 4 direction was served in 2013 on the old Moreton in Marsh Hospital, adjacent to the CA boundary.) There are Article 4 Directions on properties within 12 CAs. (see appendix 2)

10.3. Article 4 direction benefits

Article 4 directions provide additional protection against inappropriate development within Conservation Areas by removing some or all permitted development rights, which can help to ensure that the character of the area is conserved and enhanced. It can prevent the long-term degradation of the historic environment brought about by inappropriate change, for example the use of uPVC double glazing and badly designed front doors. The Article 4 regulations changed in 2010 and this would need to be reflected in any new or reviewed direction.

The existing Article 4 directions within CAs were served over a decade ago, when the permitted development regime was very different. These directions are therefore out of date and in need of review. The Cirencester CA appraisals highlighted the need for new Article 4 directions in parts of Cirencester.

10.4. Costs of Article 4 directions

Article 4 directions can have major impacts on what property owners can and cannot do to their own properties without the need to submit a planning application and they can also have significant implications for the local planning authority in terms of additional planning applications, which do not attract a planning fee, and potential claims for compensation. The compensation issues can be limited by not bringing the article 4 into force immediately. They should only be served where they are strictly necessary to ensure the preservation and enhancement of the CA.

Serving new Article 4 directions puts demands on staff and Member time – preparation of paperwork, consultation process, Member approval etc.

10.5. Other Issues

The need for new Article 4 directions within CAs also needs to be balanced with the need to serve new Article 4 directions elsewhere in the District, outside of CAs.

10.6. Priority criteria for serving Article 4 directions in CAs

If Article 4 directions are to be served in CAs this work will have to be prioritised. The criteria for prioritisation should be –

- Known degradation issues within the CA
- Highlighted in a CA appraisal/ CA statement of significance
- Highlighted through the use of the Historic England heritage at risk survey
- Level of community interest
- Highlighted within a Neighbourhood Plan

- Likelihood of claims for compensation
- Likelihood of high levels of “free” additional planning applications

10.7. New Ways of Working

The CA boundary review pilot will involve the use of the Historic England CA condition survey. This will inform the Council as to whether this survey methodology is a suitable tool to “test” whether Article 4 directions are required in specific CAs.

There may also be instances where ad-hoc Article 4 directions are also required and it is likely that these would need to be served on an “immediate” basis.

11. NEIGHBOURHOOD PLANS, PARISH PLANS AND VILLAGE/COMMUNITY DESIGN STATEMENTS

11.1. Legal requirement

It is a legal and policy requirement to fully consider conservation area issues in the development of statutory plans, where relevant. There are no legal requirements related to the historic environment and parish plans or community design statements.

11.2. Current Position

Conservation issues in general have been flagged up as important in community planning and some general advice has been provided to local communities. Draft neighbourhood plans that have been produced to date refer to CAs. The Council is also providing detailed feedback on historic environment issues in neighbourhood plans where appropriate. However resources are limited for this work.

11.3. Benefits

The inclusion of CA issues within neighbourhood plans will help to ensure that development is directed to the correct locations and appropriately designed. Analysis and discussion of CA issues within parish plans and community design statements may also help to encourage good design of changes that do not require planning permission.

11.4. Costs

There is a cost to local communities in producing community based plans and for CDC in providing feedback on these plans.

11.5. Priority criteria

No applicable.

11.6. New ways of working

Guidance and sign-posting relevant to the historic environment (and other design issues) is available on the Council’s web-site, so that local communities are able to access the relevant information readily.

Local communities will also be encouraged to undertake “place” surveys, that focus on the historic environment and to share the outputs with the Council. The techniques in these approaches will help communities to understand the place in which they live and what it is that they value and will inform their plans and strategies. (see appendix 3)

Further consideration should also be given to training on heritage and design issues for communities preparing neighbourhood plans and other similar community planning initiatives.

11.7. Costs

The costs of up-dating the web-site are minimal; however the preparation of more detailed guidance and training would be more costly, depending on the scope of such guidance.

Justification – to enable local communities to produce robust and well-informed policy documents and to raise awareness of historic environment issues

12. CONSERVATION AREAS AT RISK - ANNUAL HISTORIC ENGLAND “HERITAGE AT RISK” SURVEY OF CONDITION, MANAGEMENT AND RISKS AFFECTING CAS

12.1. Legal requirement

No legal requirement; although this approach is recommended by Historic England.

12.2. Current Position

No action has taken place on this survey, despite requests from Historic England.

12.3. Benefits

To provide a greater level of information on the condition of CAs and whether that condition is deteriorating.

To assist in understanding whether article 4 directions are required.

12.4. Costs

There is a cost in Officer time to carrying out these surveys and it is for this reason that they have not been carried out to date.

12.5. Priority criteria

Not applicable

12.6. New ways of working

The survey methodology will be trialled as part of the CA boundary review pilot. Consideration will then be given to its wider use.

13. RECOMMENDED ACTIONS

	Recommended Action	cost	Priority	notes
Development management	Continue as current working practices	Within current budget	High Legal requirement	Additional costs may be incurred if the level of planning applications continue to rise
Local plan work	Continue as current working practices	Within current budget	High Legal requirement	Additional costs may be incurred for one off policy or site allocation work
Boundary review	Undertake pilot boundary review of 3 CAs.	£XX per CA	Medium Legal requirement	If found to be cost effective the pilot should evolve into a regular programme of CA review
New CAs	Informal review of Stratton area	£XX	Medium Legal requirement	
CA appraisals	No new CA appraisals to be produced unless external funds become available. Local community CA appraisals to be published on CDC web-site	Minimal	low	Requirement for agreement of local communities
CA management proposals	Prepare specification for management plan production and then put out to tender or produce in-house	£XX	Medium Legal requirement	
Article 4 directions	Ad hoc use of Article 4 directions. Undertake test of Historic England methodology	Part of CA boundary pilot	Medium	
Community plans	Provision of information on CDC web-site	Within current budget	medium	
CAs at risk survey	Part of CA boundary review pilot		See above	

APPENDIX 1 ARTICLE 2 (3) LAND (USED TO BE ARTICLE 1 (5) LAND)

2015 No. 596 – The Town and Country Planning (General Permitted Development) (England) Order 2015

SCHEDULE 1

PART 1

Article 2(3) land

1. Land within—

(a) an area designated as a conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas);

(b) an area of outstanding natural beauty;

(c) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside)(a);

(d) the Broads;

(e) a National Park; and

(f) a World Heritage Site

APPENDIX 2 CONSERVATION AREAS SUMMARY

Con Area	Date designated	Dates reviewed or re-designated	Conservation Area Statement or Appraisal and or policy statement or similar		Management Plan or proposals or similar	Article 4 Direction (date served)	Request or priority for review
			Type	Date			
Ablington	26/9/89						
Adlestrop	17/02/81	20/11/90	Statement of policy	Approx. 1981?			
Aldsworth	31/1/89		Generic CA policy statement	11/01/89			
			Draft appraisal	2006			
Ampney Crucis	13/02/80	20/11/90	CA proposal policy statement	?1971			
			CA policy statement	?1980s			
Ampney St Mary	21/03/89		Generic CA policy statement	11/01/89			
Ampney St Peter	6/12/77	1/6/89 21/5/96	Statement of policy	1977			
Ashley	26/9/89						
Aston Magna	31/01/89		Generic CA policy statement	11/01/89			
Aston Subedge	2/05/73	26/09/89					
Avening	21/03/89		Generic CA policy statement	11/01/89	Preservation and enhancement proposals 2000	1998	
			CAS	2000			
Avening – Longford Mills	23/05/90						
Bagendon	21/11/89						
Barnsley	13/08/71	26/09/89	Statement	?1970s			
Batsford	30/01/90						
Baunton	01/06/89		Generic CA policy statement	11/01/89			
Beverstone	17/07/90						
Bibury	17/12/71	25/09/90 26/10/98	Statement	1971	Preservation and enhancement proposals 2000	1998	
			CAS	2000			
Bledington	26/09/89						
Blockley	09/12/76	25/09/90 09/05/97	CAS 1998		Preservation and enhancement proposals 1998	1997	Key settlement PC have commissioned a report and would like a CA review – June 2014
Bourton on the Hill	28/07/72	17/07/90					Initial request from PC April 2014
Bourton on the Water	29/10/71	01/06/89 16/11/00	Policy statement	?1980s	Preservation and enhancement proposals 2002	2000	Key settlement
			CAS	2002			
Brimpsfield	21/3/89						
Broad Campden	30/10/75	17/07/90	Draft statement	July 1975			Within neighbourhood plan area

Con Area	Date designated	Dates reviewed or re-designated	Conservation Area Statement or Appraisal and or policy statement or similar		Management Plan or proposals or similar	Article 4 Direction (date served)	Request or priority for review
			of policy				
			statement of policy	undated			
			Generic CA policy statement	11/01/89			
Broadwell	14/6/77	31/1/89	statement of policy	1971			
Brockhampton	18/06/85	25/09/90	statement of policy	?1980s		Small area of CA covered by Article 4(1) direction 1981	
Calcot	21/03/89		Generic CA policy statement	11/01/89			
Calmsden	25/09/90						
Caundle Green	21/3/89		Generic CA policy statement	11/01/89			
Chavenage	24/09/91						
Chedworth	19/04/77	01/06/89 ?1998	Statement of policy	Feb 1977	Preservation and enhancement proposals 2001		
			Draft appraisal	1998			
			CAS	2001			
Cherington	21/03/89		Generic CA policy statement	11/01/89			
Chipping Campden	05.02.70	7/11/85 25/9/90	Statement of policy	1969		1984 Article 4(1) direction	Key settlement Within neighbourhood plan area
			Draft appraisal	2003			
Church Westcote	21/03/89		Generic CA policy statement	11/01/89			
Cirencester (superceded)	29.02.68	11/11/80 Superceded 1991					
Cirencester – Town and Park (superceded)	29/01/91	Superceded Nov 2008					
Cirencester – Watermoor (superceded)	17/02/81 (or possibly July 1984)	29/01/91 Superceded Nov 2008	Statement of policy	undated			
Cirencester – Watermoor South (superceded)	29/01/91	Superceded Nov 2008					
Cirencester – St Peters Rd – superceded	29/01/91	Superceded Nov 2008					
Cirencester – Gloucester St and River Walk	25/11/08		CA appraisal	2008	Management proposals 2008		Key settlement
Cirencester – South	25/11/08		CA appraisal	2008	Management proposals 2008		Key settlement
Cirencester – The Park	25/11/08		CA appraisal	2008	Management proposals 2008		Key settlement
Cirencester – Town Centre	25/11/08		CA appraisal	2008	Management proposals 2008		Key settlement
Clapton on the	26/09/89						

Con Area	Date designated	Dates reviewed or re-designated	Conservation Area Statement or Appraisal and or policy statement or similar		Management Plan or proposals or similar	Article 4 Direction (date served)	Request or priority for review
Hill							
Coates – Thames and Severn Canal	Filed under Thames						
Coberley	28/01/92						
Cold Aston	31/01/89		Generic CA policy statement	11/01/89			
Colesbourne	25/09/90						
Coln Rogers	31/03/89		Generic CA policy statement	11/01/89			
Coln St Aldwyns	13/11/79	25/09/90	Statement of policy	undated			
			Draft appraisal	2006			
Coln St Denis	21/03/89		Generic CA policy statement	11/01/89			
Compton Abdale	22/11/88		Generic CA policy statement	11/01/89			
Condicote	31/01/89		Generic CA policy statement	11/01/89			
Cowley	19/11/91						
Culkerton	26/09/89						
Cutsdean	21/03/89		Generic CA policy statement	11/01/89			
Daglingworth	06/11/84	25/09/90	Statement of policy	undated			
Daylesford	21/03/89		Generic CA policy statement	11/01/89			
Didmarton	03/04/84	25/09/90; 29/07/99	CAS	2002	Preservation and enhancement proposals 2002	1999	
Donnington	26/09/89						
Doughton and Highgrove	25/09/90						Within neighbourhood plan area
Dowdeswell	21/03/89		Generic CA policy statement	11/01/89			
Down Ampney	16/07/91						Key settlement
Driffield	31/01/89		Generic CA policy statement	11/01/89			
Duntisbournes	12/06/84 superceded		Statement of policy	undated			
Duntisbourne Abbots / Leer	25/09/90						
Duntisbourne Rouse and Middle	25/09/90	27/09/94					
Eastington	31/01/89		Generic CA policy statement	11/01/89			Within neighbourhood plan area
Eastleach	01/04/80	25/09/90	Statement of policy	undated			
Ebrington	17/02/81	25/09/90	Statement	undated			Within neighbourhood

Con Area	Date designated	Dates reviewed or re-designated	Conservation Area Statement or Appraisal and or policy statement or similar		Management Plan or proposals or similar	Article 4 Direction (date served)	Request or priority for review
			of policy				plan area
Edgeworth	22/11/88	14/07/93	Generic CA policy statement	11/01/89			
Elkstone	31/01/89		Generic CA policy statement	11/01/89			
Evenlode	17/02/81	25/09/90	Statement of policy	undated			
Ewen	18/07/89						
Fairford	19/3/71	23/05/90	Statement of policy	1971			Key settlement Within neighbourhood plan area
Farmcote	22/11/88		Generic CA policy statement	11/01/89			
Farmington	26/09/89						
Ford	21/3/89		Generic CA policy statement	11/01/89			
Fossebridge	25/09/90						
Frampton Mansell	09/11/82	23/05/90	Statement of policy	undated			
Great Barrington	06/12/77	26/09/89	Statement of policy	1977			
Great Rissington	23/06/87	17/07/90	Statement of policy	1987			
Guiting Power	26/05/72	17/07/90	Statement of policy	1972			
Hampen	25/09/90						
Hampnett	31/01/89		Generic CA policy statement	11/01/89			
Harnhill	31/01/89		Generic CA policy statement	11/01/89			
Hatherop	24/07/79	25/09/90	Statement of policy	1979			
			Draft CAS	2006			
Hazleton	21/03/89		Generic CA policy statement	11/01/89			
Hidcote Bartrim	28/01/92						Within neighbourhood plan area
Hidcote Boyce	17/02/81	25/09/90	Statement of policy	undated			Within neighbourhood plan area
Icomb	01/02/72	25/09/90	Statement of policy	1972			
Kemble	17/02/81	25/09/90	Statement of policy	undated			Key settlement Request from member of the public – spring 2014 Within neighbourhood plan area
			Draft CAS	2006 (Ann Morris)			
Kemble Station	20/11/90						Key settlement Request from member of the public – spring 2014 Within neighbourhood plan area
Kempsford	31/01/89		Generic CA	11/01/89			

Con Area	Date designated	Dates reviewed or re-designated	Conservation Area Statement or Appraisal and or policy statement or similar		Management Plan or proposals or similar	Article 4 Direction (date served)	Request or priority for review
			policy statement				
			Draft CAS	2004 (Ann Morris)			
Kingscote	03/06/80	23/0590	Statement of policy	undated			
Lechlade	13/08/71	10/06/86 25/09/90 27/09/94	Statement of policy	1971			Key settlement Within neighbourhood plan area – examination stage
			Statement of policy	1986			
Leighterton	31/01/89		Generic CA policy statement	11/01/89			
Little Barrington	08/11/83	20/11/90	Statement of policy	1983			
Little Rissington	31/01/89		Generic CA policy statement	11/01/89			
Long Newnton	31/01/89		Generic CA policy statement	11/01/89			
Longborough	28/04/72	25/09/90	Statement of policy	1972			
Longford Mills	See Avening – Longford Mills						
Lower Slaughter	28/06/74	01/06/89	Statement of policy	undated		Land NE and adj to CA with Article 4(1) direction 1982. Area in south of CA and Adj with article 4(1) 1986 Area in NW of CA and adj with article 4(1) 1983	
			Draft CAS	2004 (Ann Morris)			
Lower Swell	11/06/71	20/11/90	Statement of policy	1971			Within neighbourhood plan area
Meysey Hampton	11/02/72	31/01/89	Statement of policy	1972			
			Draft CAS	2006 (Ann Morris)			
Mickleton	02/05/73	01/06/89 11/03/03 Cttee – but was this ever formally actioned?	Draft designation notes	1970		2003	Key settlement
			Draft CAS	2003 (Ann Morris)			
Moreton in Marsh	05/02/70	25/9/89	Statement of policy	1970		2013 (part of old hospital only) – not within CA	Key settlement
Naunton	14/12/73	20/11/90	Statement of policy	1970s	2006 draft “enhancement opportunities” and “preservation”		
			Draft CAS	2006 (Ann Morris)			
Nether Westcote	21/3/89		Generic CA policy	11/01/89			

Con Area	Date designated	Dates reviewed or re-designated	Conservation Area Statement or Appraisal and or policy statement or similar		Management Plan or proposals or similar	Article 4 Direction (date served)	Request or priority for review
			statement				
North Cerney	30/01/90						
Northleach	20/01/77	7/11/85 -- no notices 17.07.90	Statement of policy	undated			Key settlement Within neighbourhood plan area
Notgrove	31/01/89		Generic CA policy statement	11/01/89			
Oddington	01/06/89	05/01/99 02/08/99	Generic CA policy statement	11/01/89	2004 – “preservation” and “enhancement proposals”	1999	
			CAS	2004			
Ozleworth	25/09/90						
Paxford	17/02/81	25/09/90	Statement of policy	undated			
Poulton	17/02/81	25/09/90	Statement of policy	undated	2006 draft “enhancement opportunities” and “preservation”		
			Draft CAS	2006 (Ann Morris)			
Preston	30/01/90						
Quenington	25/09/79	25/09/90	Statement of policy	undated	none		
			Draft CAS	2006 (Ann Morris)			
Rendcomb	30/01/90						
Rodmarton	31/01/89		Generic CA policy statement	11/01/89			
Saintbury	02/05/73	17/07/90					
Salperton	21/11/89						
Sapperton	09/11/82	25/09/90	Statement of policy	undated			
Sapperton – Thames and Severn Canal	See under Thames ...						
Sevenhampton	18/06/85	25/09/90	Statement of policy	undated			
Sezincote	30/01/90						
Sherbourne	13/12/83	20/11/90	Statement of policy	undated			
Shipton	30/01/90						
Shipton Moyne	31/01/89		Generic CA policy statement	11/01/89			
Somerford Keynes	31/01/89		Generic CA policy statement	11/01/89			Within neighbourhood plan area
South Cerney	15/01/71	23/05/90 29/07/93 19/10/99	CAS	2002	Preservation and enhancement proposals 2002	1999	Key settlement Within neighbourhood plan area
Southrop	09/11/82	17/07/90	Statement of policy	undated			
Stow on the wold	04/12/70	18/07/89	Statement of policy	1970			Key settlement Within neighbourhood plan area
			Statement of policy	undated			

Con Area	Date designated	Dates reviewed or re-designated	Conservation Area Statement or Appraisal and or policy statement or similar		Management Plan or proposals or similar	Article 4 Direction (date served)	Request or priority for review
Stratton	30/01/90						
Syde	01/06/89		Generic CA policy statement	11/01/89			
Tarlton	22/11/88		Generic CA policy statement	11/01/89			
Temple Guiting	21/03/89		Generic CA policy statement	11/01/89			
Tetbury	16/4/71	16/09/80; 25/09/90; 14/07/93	Statement of policy	1971		Area in south of CA covered by Article 4(1) direction 1984	Key settlement Within neighbourhood plan area
			Draft CAS	2003			
Thames and Severn Canal - Coates and Sapperton	28/01/92						
Todenham	17/02/81	20/11/90; 14/07/93	Statement of policy	undated			
Turkdean	22/11/88		Generic CA policy statement	11/01/89			
Upper Slaughter	28/07/72	26/09/89	Statement of policy	1972			
Upper Swell	11/06/71	26/09/89	Statement of policy	1971			Within neighbourhood plan area
Weston sub Edge	02/05/73	25/09/90					
Westonbirt	21/03/89		Generic CA policy statement	11/01/89			
Whittington	21/03/89		Generic CA policy statement	11/01/89			
Willersey	02/05/73	25/09/90	Draft statement of policy	undated	2005 draft enhancement proposals etc		Key settlement
			Draft CAS	2005			
Windrush	13/12/83	25/09/90	Statement of policy	undated			
Winson	22/11/88		Generic CA policy statement	11/01/89			
Winstone	22/11/88						
Withington	06/12/77	01/06/89	Statement of policy	1977			
Wyck Rissington	21/03/89		Generic CA policy statement	11/01/89			
Yanworth	21/03/89		Generic CA policy statement	11/01/89			

Appendix C

Community Plans – heritage and design issues

Introduction

Local communities often highlight design as an issue that they would like to address through their parish or community plans. The Planning system is able to control some elements of design in new developments and the District Council has design policies in its local plan and a “Cotswold Design Code”; however this does not provide the very local flavour which is so important to ensuring that our Cotswold towns and villages are conserved and enhanced. In addition the Planning system cannot address those developments and changes that do not require planning permission. A good example of this is the removal of front garden hedges, which are often an important element of a village’s character. Through parish and community plans, as well as other routes (information leaflets; articles in the parish newsletter etc) local communities can provide help for residents in ensuring that appropriate designs are used.

If, as a community, you are unsure on the right approach to address your design concerns, The Place Studio (and CPRE, Gloucestershire) have produced some useful guidance on how communities, planners and others can choose the most appropriate approach for their specific situation – better engagement in strategic plan-making, community design statements, neighbourhood plans, pre-application involvement etc.

<http://www.placestudio.com/projects/planning-and-localism-choices-and-choosing-2013-updated-guide/>

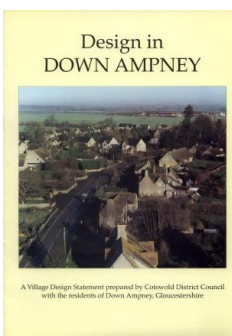
Community Design Statement

A good way to approach this issue is through the production of a community design statement (also known as a village design statement).

What is a Community Design Statement?

To quote from the 1996 guidance –

“Local communities have a unique appreciation and understanding of their own place, and a Village Design Statement is based on this knowledge. It describes the qualities and characteristics that people value in their village and its surroundings. It sets out clear and simple guidance for the design of all development in the village, based on that character. It is an advisory document produced by the village community, **not** by the local planning authority. It will not stop development and change from happening, but it will help to influence how new development fits into the village.”



The Parish of Down Ampney produced a village design statement in 1995 and it is available at -

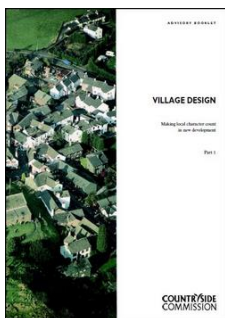
<http://www.cotswold.gov.uk/residents/planning-building/cotswold-design-guidance/down-ampney-village-design-statement/>

Neighbourhood plans and design statements

Many communities in the District are working on neighbourhood development plans. As these have statutory weight, they can be very powerful planning tools for a community, but it is important not to think that they are a better option or a replacement for a design statement. A neighbourhood development plan sets out planning policies, which will be taken into account when determining planning applications. They have no weight over permitted development. Furthermore, the NPPF expects policies to be enabling, and not overly detailed or prescriptive. It is therefore hard to encourage good, locally responsive design through policy alone. A Design Statement provides guidance to homeowners and developers on what the community wants development to look like, and provides the detail to inform policy. There are examples of communities developing neighbourhood plans which have design statements as companion documents, which can help to make Neighbourhood Development Plans more locally specific.

Guidance

The original guidance on preparing a village design statement was produced by the Countryside Commission back in 1996 and it is still a useful source of information - <http://publications.naturalengland.org.uk/publication/2134081> .



Some local authorities have also produced some area specific guidance and these might also give you some ideas.

York City Council – An introduction to producing a village design statement for your village
http://www.york.gov.uk/content/45053/64848/64860/Planning_advice_and_guidance/Intro_village_statement

Village Design Statements - Guidance notes for communities in Chelmsford Borough
http://www.chelmsford.gov.uk/media/pdf/c/6/VDS_CBC_guidance_A4handout.pdf

More general information on Village and Town Design Statements can be found at -
<http://www.planninghelp.org.uk/improve-where-you-live/shape-your-local-area/village-design-statements>

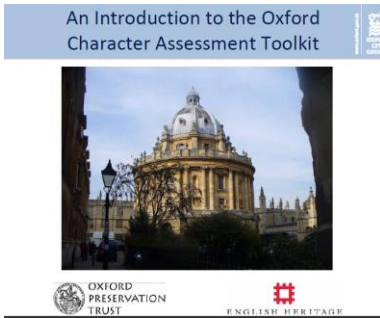
Understanding your village or town

Before embarking on a community design statement or including design matters in a community plan, it is essential to understand what is important and unique to your town or village and any problems as well. There are a number of techniques available that can help communities do this and to articulate what they value.

Placecheck

Placecheck is a method of taking the first steps in deciding how to improve an area. Placechecks are often able to kick-start change in a way that might not otherwise be possible. They can lead to anything from litter clear-up days to neighbourhood planning. A Placecheck can be initiated by anyone without much preparation.

<http://www.placecheck.info/>



The Oxford Character Assessment Toolkit was originally prepared to help Oxford's residents assess the character of areas within the city; however the toolkit can be used elsewhere. The toolkit enables you to record the features that give a town or village its sense of place, as well as the issues to be addressed in future.

<http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>



Historic England's "Knowing your place" advice note deals with the incorporation of local heritage within plans that rural communities are producing, reviewing or updating and focuses particularly on parish plans and village design statements.

<https://www.historicengland.org.uk/images-books/publications/knowing-your-place/>



BIMBY "Beauty-In-My-Back-Yard" Housing Toolkit is a simple online tool, launched by the Prince's Trust. It is designed to enable communities to work with their local authority and developers to create a regional BIMBY Housing Manual. The manual will welcome developers into the community, be clear about place-making principles, elevational proportions, materials and standards that the local community expect, and help smooth the planning process so that there is more planning certainty for the right kind of development up front. As the toolkit sets out a rigorous process for planning development at a local level, it is hoped that it can also be used to help create local and neighbourhood plans. The toolkit takes groups through three workshops where they work out where they would like to see new development, decide what they think typical characteristics of their area are, and pull together good existing examples. The three workshops concentrate on getting to know your community, identifying sensible areas for new homes, and choosing popular local building types.

www.bimby.org.uk

Community Involvement

The tools suggested in the previous section can be used with a wide variety of people and will help engage everyone in the community from children to older people. This should ensure that everyone's viewpoint is considered, particularly as different sectors of the community will value things differently.

It is also important if a community design statement or other design guidance or policy is produced that there is an opportunity for everyone in the community to comment on it, and hopefully to reach an agreement. The greater the level of consultation and consensus the more weight others will give to the document.

The Local Policy Context

It is important to be aware of the local policy context and the existing local plan includes policies on design and related matters and is accompanied by supplementary planning guidance on design – the Cotswold Design Code. The emerging local plan is currently the subject of public consultation and also has policies on design and related matters, as well as an up-dated Cotswold Design Code.

- Current local plan - <http://www.cotswold.gov.uk/residents/planning-building/planning-policy/local-plan-2001-2011/>
- Cotswold Design Code - <http://www.cotswold.gov.uk/residents/planning-building/cotswold-design-guidance/cotswold-design-code/>
- The emerging local plan (including new Cotswold Design Code) - <http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/>

Sources of help

The most important place to look for help is from within your own community. Most towns and villages have residents who are knowledgeable about local history or have some expertise in architecture, landscape architecture, planning and other relevant disciplines either through their work or through their own personal interests. These people can provide a wealth of local expertise and help with both information and progressing the work.

External help is available from Cotswold District Council, although given our limited resources, we are only able to provide general advice and guidance. We would be very pleased to look through any assessments, statements or plans that you have produced and provide feedback.

cdc@cotswold.gov.uk

<http://www.cotswold.gov.uk/residents/planning-building/neighbourhood-planning/>

Gloucestershire Rural Community Council has been involved in the production of community plans and community design statements across the County and may be able to help you.

<http://www.grcc.org.uk/>

There are also private consultants who are able to advise and work with local communities on these types of project, however they will charge for their services.

Sources of background information

General design guidance

Government guidance –

<http://planningguidance.communities.gov.uk/blog/guidance/design/>

Historic Environment

General information on listed buildings and links to other web-site

<http://www.cotswold.gov.uk/residents/planning-building/cotswold-design-guidance/historic-building-features/>

<http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/listed-buildings/>

<http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-development-management/>

To find out if a building is listed/ a monument scheduled etc – <https://historicengland.org.uk/listing/the-list/>

General information on conservation areas and links to other web-site

<http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>

Biodiversity / Ecology

General information on biodiversity and links to other web-site

<http://www.cotswold.gov.uk/residents/planning-building/wildlife-biodiversity/>

Data on species and habitats found in the area – Gloucestershire Centre for Environmental Records

<http://www.gcer.co.uk/>

Landscape

General information on landscape and links to other web-site

<http://www.cotswold.gov.uk/residents/planning-building/landscape/>

Landscape character assessments

Cotswold AONB

http://www.cotswoldsaonb.org.uk/landscape_character_assessment/index.htm

<http://www.cotswoldsaonb.org.uk/?Page=LandscapeStrategy>

http://www.cotswoldsaonb.org.uk/local_distinctiveness_landscape_change/index.html

Cotswold Water Park

<http://www.cotswold.gov.uk/residents/planning-building/landscape/landscape-character/cotswold-water-park-integrated-landscape-character-assessment/>

Other areas of the District

http://www.gloucestershire.gov.uk/media/adobe_acrobat/7/c/2017_Gloucestershire_LCA_c.pdf

Trees

General information on trees and arboriculture and links to other web-site

<http://www.cotswold.gov.uk/residents/planning-building/trees/>

To find out if trees are protected by a Tree Preservation Order – use “My Cotswold”, which is available on the Cotswold District Council web-site –

<http://www.cotswold.gov.uk/residents/>

Copies of TPOs served after January 2010 can be found at -

<http://www.cotswold.gov.uk/residents/planning-building/trees/tree-preservation-orders/tpos-served-since-1st-january-2010/>

Appendix D - Web Site References

Ancient Monuments and Archaeological Areas Act 1979	http://www.legislation.gov.uk/ukpga/1979/46
Archaeology Data Service	http://archaeologydataservice.ac.uk/archives/view/gloucs_hlc_2013/
Conservation Principles, Policies and Guidance (2008)	https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/
Cotswold Design Code (2000)	http://www.cotswold.gov.uk/residents/planning-building/cotswold-design-guidance/cotswold-design-code/
Cotswold District Council	http://www.cotswold.gov.uk/
Cotswold District Council Corporate Strategy (2012 – 2015)	http://www.cotswold.gov.uk/about-the-council/plans-policies/corporate-strategy-and-corporate-plan-2012-2015/
Cotswold District Council Draft Corporate Strategy (2016 – 2019)	http://www.cmis.cotswold.gov.uk/
Cotswold District Local Plan	http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/
Cotswolds AONB Landscape Character Assessment	http://www.cotswoldsaonb.org.uk/landscape_character_assessment/index.htm
Cotswolds AONB Landscape Strategy and Guidelines	http://www.cotswoldsaonb.org.uk/?Page=LandscapeStrategy
Cotswolds AONB Local Distinctiveness Guide	http://www.cotswoldsaonb.org.uk/local_distinctiveness_landscape_change/index.html
Cotswolds AONB Management Plan	http://www.cotswoldsaonb.org.uk/?page=managementplan
Cotswolds AONB Local Distinctiveness and Landscape Change	http://www.cotswoldsaonb.org.uk/local_distinctiveness_landscape_change/index.html
Cotswold Water Park Integrated Landscape Character Assessment	http://www.cotswold.gov.uk/residents/planning-building/landscape/landscape-character/cotswold-water-park-integrated-landscape-character-assessment/
CPRE Gloucestershire	http://www.cpreglos.org.uk/
Down Ampney Community Design Statement	http://www.cotswold.gov.uk/residents/planning-building/cotswold-design-guidance/down-ampney-village-design-statement/
European Convention on the Protection of the Archaeological Heritage (The Valletta Treaty) 1992	https://rm.coe.int/CoERMPublicCommonSearchServices/DisplayDCTMContent?documentId=090000168007bd25
European Landscape Convention 2007	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/236096/8413.pdf
Gloucestershire Gardens and Landscape Trust	http://gglt.org/

Gloucestershire Historic Environment Record	http://www.gloucestershire.gov.uk/her
Gloucestershire Landscape Character Assessments for The Severn Vale; Upper Thames Valley; Vale of Moreton; Vale of Evesham Fringe	http://www.gloucestershire.gov.uk/media/adobe_acrobat/7/c/2017_Gloucestershire_LCA_c.pdf
Historic England	https://historicengland.org.uk
National Character Areas	https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making
National Planning Policy Framework	https://www.gov.uk/government/publications/national-planning-policy-framework--2
National Planning Practice Guidance	http://planningguidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/
Planning (Listed Buildings and Conservation Areas) Act 1990	http://www.legislation.gov.uk/ukpga/1990/9/contents
Special Landscape Areas	http://www.cotswold.gov.uk/residents/planning-building/landscape/landscape-character/

Appendix E – Abbreviations

AONB	Area of outstanding natural beauty
CA	Conservation area
CCB	Cotswolds Conservation Board
CDC	Cotswold District Council
CPRE	Campaign to Protect Rural England
CWPT	Cotswold Water Park Trust
DEFRA	Department of Environment, Food and Rural Affairs
GCC	Gloucestershire County Council
GGLT	Gloucestershire Gardens and Landscape Trust
GRCC	Gloucestershire Rural Community Council
HE	Historic England
LEP	Local Enterprise Partnership
LNP	Local Nature Partnership
NPPF	National Planning Policy Framework