

# Public Document Pack



**COTSWOLD**  
DISTRICT COUNCIL

Thursday, 17 June 2021

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## **CABINET MEMBER FOR CLIMATE CHANGE AND FORWARD PLANNING DECISION-MAKING MEETING**

A meeting of the Cabinet Member for Climate Change and Forward Planning Decision-Making Meeting will be held remotely on **Friday, 25 June 2021 at 10.00 am.**

Rob Weaver  
Chief Executive

To: Members of the Cabinet Member for Climate Change and Forward Planning Decision-Making Meeting  
(Councillors Rachel Coxcoon)

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

# **AGENDA**

- I. **Neighbourhood Planning: Representation to the Regulation 16 Consultation on the South Cerney Neighbourhood Development Plan (pages 1 – 6)**

To agree a representation from the Council to the Regulation 16 consultation on the South Cerney Neighbourhood Development Plan.

Reporting Officer: Joseph Walker (01285 623146)

**DATE OF DECISION: NO EARLIER THAN FRIDAY 25 JUNE 2021**

**DEADLINE FOR COMMENTS: 5PM ON THURSDAY 24 JUNE 2021**

(END)





**COTSWOLD**  
DISTRICT COUNCIL

Council name	<b>Cotswold District Council</b>
Name and date of Committee	CABINET MEMBER FOR THE PLANNING DEPARTMENT
Report Number	<b>ALLOCATED BY DEMOCRATIC SERVICES</b>
Subject	<b>NEIGHBOURHOOD PLANNING: REPRESENTATION TO THE REGULATION 16 CONSULTATION ON THE SOUTH CERNEY NEIGHBOURHOOD DEVELOPMENT PLAN</b>
Wards affected	South Cerney Village and Siddington and Cerney Rural directly
Accountable member	Councillor Rachel Coxcoon, Cabinet Member for Climate Change and Forward Planning, Tel: 01285 623000 Email: <a href="mailto:rachel.coxcoon@cotswold.gov.uk">rachel.coxcoon@cotswold.gov.uk</a>
Accountable officer	Joseph Walker, Community Partnerships Officer Tel: 01285 623146 Email: <a href="mailto:joseph.walker@publicagroup.uk">joseph.walker@publicagroup.uk</a>
Summary/Purpose	To agree a representation from the Council to the Regulation 16 consultation on the South Cerney Neighbourhood Development Plan.
Annexes	<p><b>Annex A:</b> South Cerney Neighbourhood Plan Regulation 16 Submission:</p> <p>A1) Regulation 16 Draft plan;</p> <ul style="list-style-type: none"> <li>i) Draft Plan</li> <li>ii) Appendices A-M</li> <li>iii) Appendix N</li> </ul> <p>A2) Basic Conditions Statement;</p> <p>A3) Consultation Statement;</p> <p>A4) Strategic Environmental Assessment Screening Report</p> <p><b>Annex B:</b> Cotswold District Council Draft representation</p>
Recommendation/s	<i>a) That the Cabinet member considers the draft representation, and subject to any amendments, agrees it for submission to inform the review by the Independent Examiner.</i>
Corporate priorities	The Council has a duty to support neighbourhood planning. 'Ensure that all services delivered by the Council are delivered to the highest standard.'
Key Decision	No
Exempt	No
Consultees/ Consultation	The plan has been consulted on by the Parish Council, and is currently subject to a consultation carried out by this Council. Local residents, businesses and a range of statutory and non-statutory organisations



	have been informed of the consultation. It should be noted that the consultation does not present an opportunity to add to or alter the plan directly – but is instead an opportunity for consultees to raise concerns with the examiner to inform the decision on whether the submitted plan meets the Basic Conditions – the legal requirements for a Neighbourhood Development Plan to proceed to referendum.
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## **1. BACKGROUND**

- 1.1.** South Cerney Parish Council (SCPPC) applied to this Council in early 2016 to designate a neighbourhood area. The area applied for, and subsequently approved, was the entirety of South Cerney Parish. Since that point, a steering group consisting of local residents, supported by a planning consultant, has consulted locally, reviewed and developed a local evidence base, and drafted a plan, the South Cerney Neighbourhood Development Plan (SCNDP). This plan was duly consulted upon in 2020 – a consultation to which this Council responded – and representations have been considered in preparing a submission draft. Following the submission of this draft to the Council, consultation was launched on 21 May 2021, closing on 2 July 2021.

## **2. MAIN POINTS**

- 2.1.** This consultation gives Cotswold District Council a further opportunity to seek to influence the content of the plan. Should a neighbourhood plan proceed through examination, and subsequent referendum, and be made by this Council, it will become part of the Local Development Framework through which planning applications are determined. As the Local Planning Authority making those determinations, it is in the Council's interests to ensure that so far as possible, neighbourhood plans meet the necessary legal standards and provide a useful framework for decision-making.
- 2.2.** The representation attached at Annex B has been prepared and reviewed by a number of officers who have an involvement within Development Management, Planning Policy and Neighbourhood Planning. Through informal discussions with members of the SCNDP steering group, and through the Council's representation to the Regulation 14 consultation earlier this year, the Council has had opportunity to share its perspective on the policies proposed by the SCNDP. This consultation provides an opportunity to share that perspective with the independent examiner, to inform their judgement on whether the plan should proceed to referendum, and if so, with what modifications.

## **3. FINANCIAL IMPLICATIONS**

- 3.1.** None – this decision purely concerns the response to the current consultation.

## **4. LEGAL IMPLICATIONS**

- 4.1.** None – this decision purely concerns the response to the current consultation, and informs the independent examiner's review of the submitted SCNDP.

## **5. RISK ASSESSMENT**

This is a low risk decision, but mitigates the risk of the SCNDP being examined without the District Council's concerns being taken into account.

## **6. EQUALITIES IMPACT**

- 6.1.** Not required for this decision.

## **7. CLIMATE CHANGE IMPLICATIONS**

- 7.1.** None directly for this decision, as it is purely a consultation response. The SCNDP encourages energy efficiency and renewable energy measures, and promotes active travel, as well as supporting nature conservation.



**8. ALTERNATIVE OPTIONS**

- 8.1.** The Council could choose not to submit a representation, but would thus miss the opportunity to communicate its views to the independent examiner.

**9. BACKGROUND PAPERS**

- 9.1.** None



## **Strategic Environmental Assessment Screening Report**

**November 2018**

### **South Cerney Neighbourhood Plan**

- **Introduction**
- **Legislative Background**
- **Screening Process**
- **Assessment** – is an SEA required?
  - Maps and data
  - Commentary
  - Summary of likely significant effects based on SEA criteria (Schedule 1)
  - Applying the SEA Directive to Neighbourhood Plans – the need for an SEA
- **Conclusion** – Screening Outcome

#### **Introduction**

- 1.1 This screening report is designed to determine whether or not the content of the South Cerney Neighbourhood Plan (Draft Version 17/7/2018) requires a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC. It also includes an assessment of whether a Habitats Regulation Assessment (HRA) in accordance with Article 6(3) and (4) of the Habitats Directive 92/43/EEC would be required. Under EU regulations the legal requirement for SEA/HRA depends on the content of the plan.
- 1.2 The South Cerney Neighbourhood Plan is being prepared, to set out the vision for the area and the planning policies for use and development of land within the Neighbourhood area.
- 1.3 The area covered by the NDP is the Parish of South Cerney which includes the village of South Cerney and Cerney Wick, and lies adjacent to the Wiltshire District border. South Cerney Parish lies approximately 1.6km to the south east of Cirencester, the largest Principal Settlement within Cotswold District. The Cotswold Water Park (CWP) crosses South Cerney Parish and is an extensive series of lakes formed by mineral extraction. Some of the lakes form the designated CWP SSSI. A Special Area of Conservation lies just beyond the Parish boundary.
- 1.4 The Neighbourhood Plan is being prepared in the context of the Cotswold District Local Plan 2011-2031. The Local Plan was adopted by the Council in August 2018 having been through Independent Examination. The Development Plan for the area will comprise both the Cotswold District Local Plan and (when 'made') the South Cerney Neighbourhood Plan, and be used to help determine planning applications and appeals.
- 1.5 The Vision for South Cerney is based on key issues raised by local people and includes; a stronger network of facilities and services whilst ensuring the character and landscape, as well as historical buildings, are conserved and enhanced, alongside sympathetic new developments. <http://southcerneyplan.org.uk/>
- 1.6 The South Cerney draft Neighbourhood Plan considers the following;

- Maintaining the physical and historic separation of the village of South Cerney from Cirencester, Siddington and Preston
  - Enhance the landscape and nature conservation, designate Local Green Space.
  - Preserve the character South Cerney in terms local design and rural setting,
  - Support and strengthen local businesses, including tourism, and within the Lakeside Business Park
  - Improve and enhance local facilities and services, improve traffic issues where appropriate; and footpaths and cycleways, and access to lakeside areas.
- 1.7 The Plan does not directly allocate land for development. It provides local guidance on how applications for development in the plan area should be determined.
- 1.8 The legislation set out below outlines the regulations that require the need for a screening exercise.

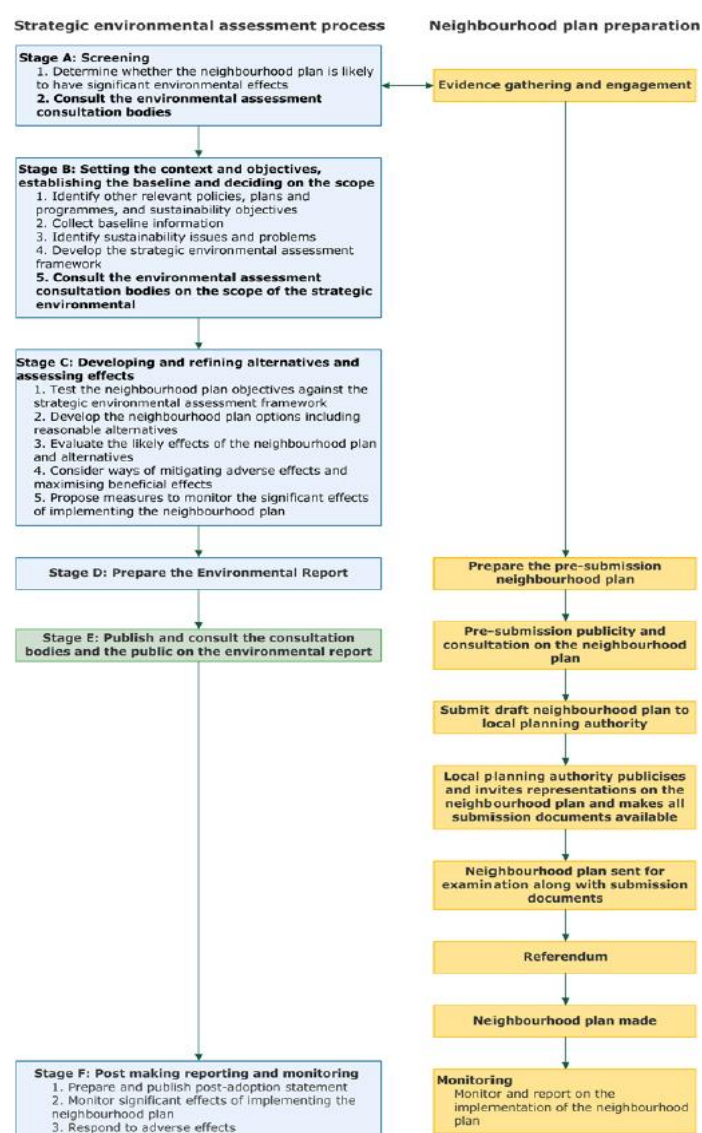
## Legislative Background

- 2.1.1 Establishing whether a neighbourhood plan requires an environmental assessment is an important legal requirement and forms part of the neighbourhood planning process.
- 2.2 In order to be ‘made’ neighbourhood Plans are required to be tested against and meet a number of ‘basic conditions’ set out in the Localism Act 2011 (Appendix 2). One of the basic conditions is whether the Neighbourhood Plan is compatible with European Union obligations, including those under the SEA Directive and Habitats Directive. Neighbourhood Plans in England require SEA if their effects are likely to be significant, or if the plan requires appropriate assessment under Habitats Regulations Assessment (HRA). While screening for SEA and HRA is a parallel process both are integrated here into one report.
- 2.3 Neighbourhood Development Plans (NDPs) are not required to undertake the type of sustainability appraisal required for a Local Plan. However NDPs may require a strategic environmental assessment (SEA) of the Plan in accordance with European Directive 2001/42/EC or ‘**SEA Directive**’. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 or the ‘SEA Regulations’. Regulation 9 sets out the requirements to assess (screen) the plan, and includes a requirement to consult the environmental assessment consultation bodies. Detailed guidance of these regulations can be found in the Government publication ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (ODPM 2005).
- 2.4 The Local Plan was subject to a full, comprehensive Sustainability Appraisal (SA) including SEA, which has considered the significant environmental, economic and social effects of the Local Plan for the District. The SA Report that accompanied the Local Plan to Examination can be found here: [https://www.cotswold.gov.uk/media/1500110/Cotswold-LP-Focussed-Changes\\_SA-Report\\_v10\\_120117.pdf](https://www.cotswold.gov.uk/media/1500110/Cotswold-LP-Focussed-Changes_SA-Report_v10_120117.pdf)
- 2.5 The **Habitats Directive** 92/43/EEC is another key obligation and requires that any plan or project likely to have a significant effect on a European Site must be subject to an ‘appropriate assessment,’ rather than just screening. The effectiveness of measures to mitigate the impact of the plan, on sites protected by the Habitats Directive, should also be tested through full appropriate assessment, rather than just screening (EU Court of Justice ruling in People Over Wind and Sweetman v Coillte Teoranta, April 2018).
- 2.6 The Habitats Directive was transposed into English law by the ‘Conservation of Habitats and Species Regulations (as amended) 2012’ or Habitats Regulations. HRA is the screening

assessment of the likely effects, or impacts, of a land use proposal against the conservation objectives of European sites; and considers whether or not a proposal (alone or in combination) is likely to be significant. European Sites are also known as Natura 2000 sites. The HRA submitted alongside the Local Plan to Examination can be found here: <https://www.cotswold.gov.uk/media/1500069/Updated-HRA-Report-for-Local-Plan-Focussed-Changes.pdf>

## Screening Process

- 2.7 Screening is 'Stage A' of the SEA process outlined in the Governments' National Planning Practice Guidance (NPPG)<sup>1</sup>, and should be undertaken as early as possible in the neighbourhood plan process.



<sup>1</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/580028/sea2\\_033\\_20150209\\_fixed.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/580028/sea2_033_20150209_fixed.pdf)



- 2.8 The criteria to decide whether a neighbourhood plan, might have significant environmental effects is set out in Schedule 1 of the regulations (Annex II of ODPM Guidance).

## ANNEX II

### Criteria for determining the likely significance of effects referred to in Article 3(5)

1. The characteristics of plans and programmes, having regard, in particular, to
    - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
    - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
    - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
    - environmental problems relevant to the plan or programme,
    - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
  2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
    - the probability, duration, frequency and reversibility of the effects,
    - the cumulative nature of the effects,
    - the transboundary nature of the effects,
    - the risks to human health or the environment (e.g. due to accidents),
    - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
    - the value and vulnerability of the area likely to be affected due to:
      - special natural characteristics or cultural heritage,
      - exceeded environmental quality standards or limit values,
      - intensive land-use,
    - the effects on areas or landscapes which have a recognised national, Community or international protection status.
- 2.9
- 2.10 In the final section, table 2 applies the SEA Directive ‘process’ to neighbourhood plans and summarises whether the NDP will require an SEA, based on the information gathered in the following section,<sup>2</sup> and above criteria (see table 1). A screening outcome is provided in the conclusion.
- 2.11 *‘Assessment of the effects should be done in a proportionate way...’* (Screening NDPs for SEA, Locality, page 10), and although there may be some gaps in information, there should be enough to assess the likely significant effects of the plan.

### Assessment – Gathering Data

- 2.12 Once data on the environmental constraints and assets in the area have been gathered, it is then possible to determine any likely significant effects of the NDP proposals (positive and /or negative) on the environment.
- 2.13 The Plan vision and objectives, or draft proposals, and a list of sites considered for inclusion in the plan (if any) and potential impact of new development will help determine whether or not the plan would give rise to significant effects.

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<sup>2</sup> RTPI SEA/SA Guidance, January 2018



- 2.14 The following section on ‘assessment’ provides a screening assessment of the likely need for a full SEA. The text in the box below is taken from the Government’s Planning Practice Guidance (NPPG)<sup>3</sup>:

Whether a neighbourhood plan proposal requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan

Paragraph: 046 Reference ID: 11-046-20150209

*Will the neighbourhood plan allocate sites for development?*

- 2.15 The draft version of the plan does not directly allocate housing or employment sites. It does suggest the redevelopment of Clarks Hay Garage in the centre of the village and designate Local Green Space. Should the scope of the plan change this will need to be re-assessed.

*Does the neighbourhood area contain sensitive natural or heritage assets that may be affected by the proposals in the plan?*

- 2.16 The more environmentally sensitive a location, the more likely it is that potential environmental effects from a plan will be significant.

- 2.17 The NPPG provides guidance on this topic through providing a list of sites and area which should be deemed as ‘**sensitive areas**’ for the purposes of environmental assessment (i.e. screening projects for Environmental Impact Assessment or EIA):

- ◆ Natura 2000 Sites<sup>4</sup>
- ◆ Sites of special scientific interest (SSSIs)
- ◆ National parks
- ◆ Areas of Outstanding Natural Beauty (AONB)
- ◆ World Heritage Sites
- ◆ Scheduled Monuments

- 2.18 In the context of the most ‘sensitive areas,’ within and in the vicinity<sup>5</sup> of the Neighbourhood Area, the following sites and areas exist:

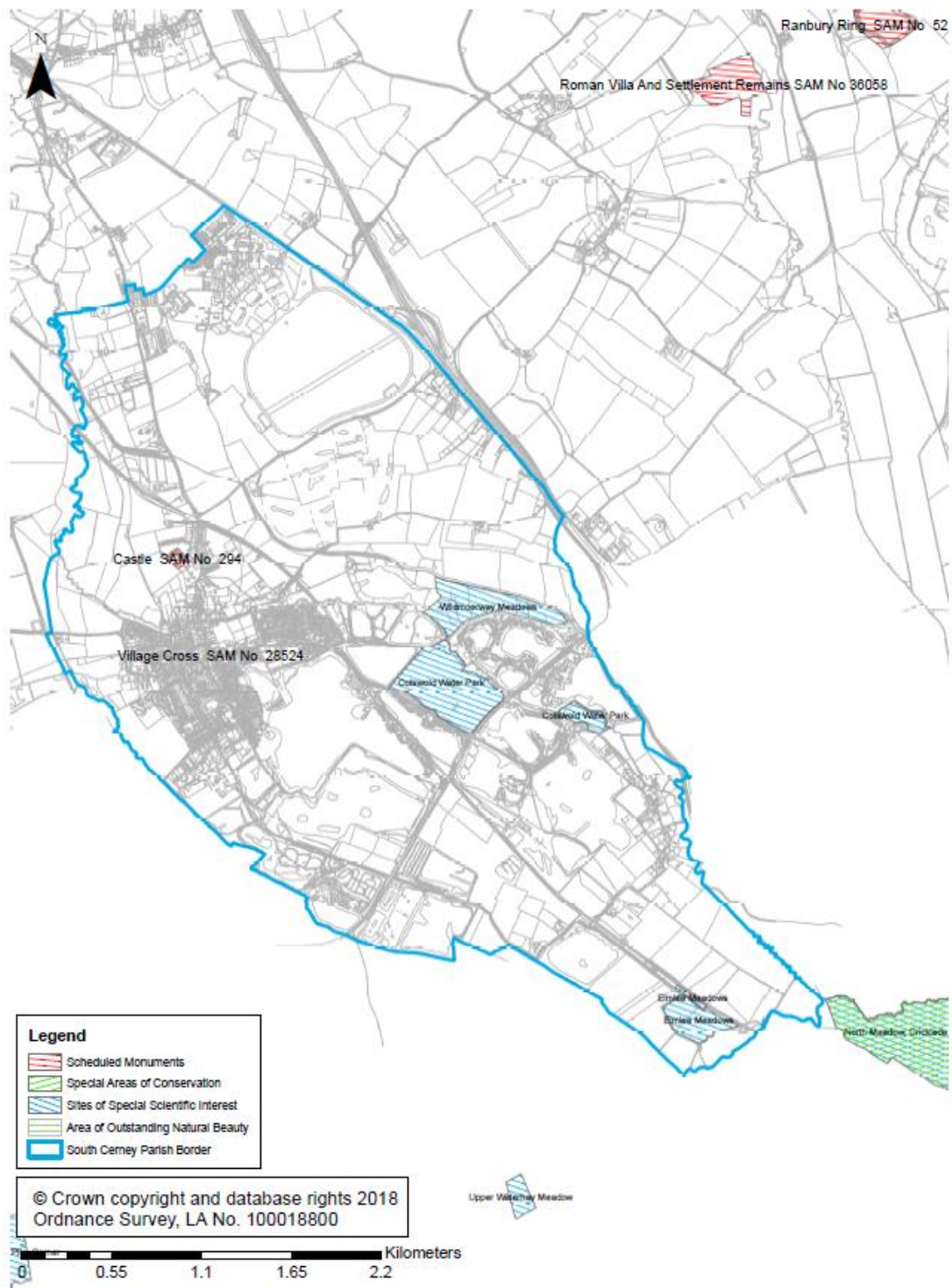
<sup>3</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#baseline-environmental-characteristics>

<sup>4</sup> Natura 2000 is a network of nature protection areas in the territory of the European Union. It is made up of Special Areas of Conservation and Special Protection Areas designated respectively under the Habitats Directive and Birds Directive

- there are two scheduled monument (SAM) designations:
  - (site of) Castle to north west edge of the village
  - Village Cross at junction High Street and Station Road
- Sites of Special Scientific Interest (SSSI's):
  - Cotswold Water Park to the south east (two areas)
  - Wildmoorway Meadows to the east
  - Elmlea Meadows to the south
  - North Meadow SSSI lies beyond but close to the Parish and District boundary to the south

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<sup>5</sup> To determine whether the effects of the plan are likely to affect areas outside the plan area, i.e. define 'within the vicinity' an indicative threshold of 1km has been used as there are no allocations [Screening Neighbourhood Plans for SEA, Locality, p.12). Designations beyond this area however are also considered

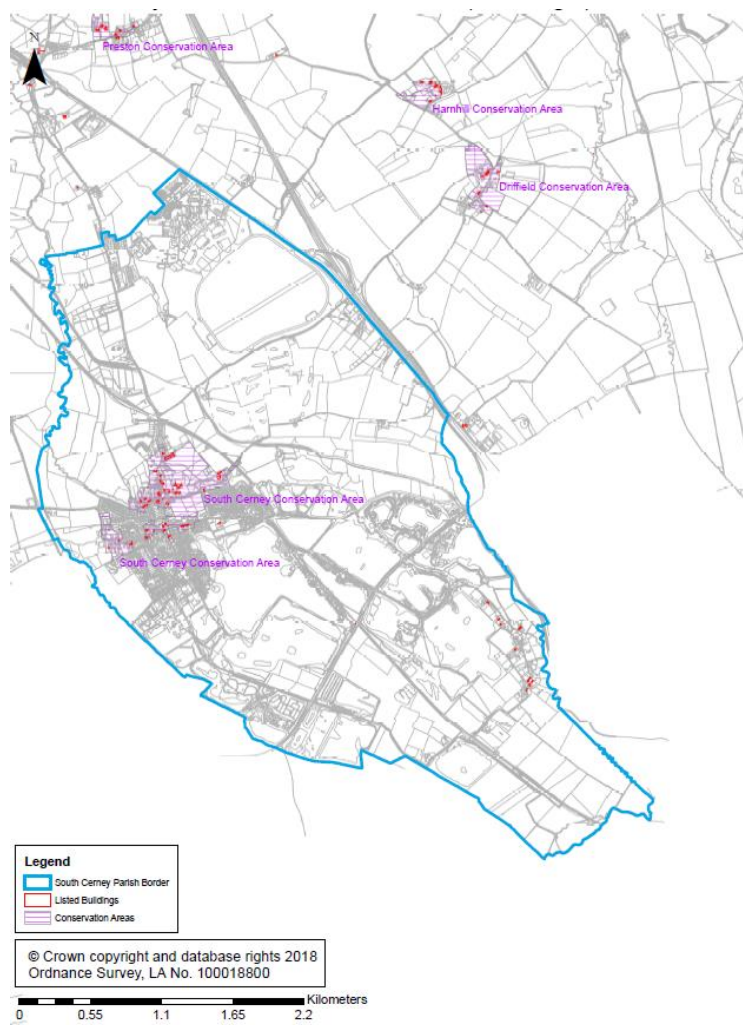


2.19 The European designated 'Natura 2000' sites are included within an area of search of 15km for HRA purposes. The plan below shows those Natura sites within 15km of the neighbourhood plan boundary. The relevant site is;

- North Meadow and Clattinger Farm Special Area of Conservation (SAC).



- South Cerney Railway Cutting lies just to the north of South Cerney village (RIGs)<sup>6</sup> and Shorncliffe Quarry to the west on the edge of the 'area of search'.
- Agricultural Land classification is mostly Grade 3b, some Grade 2 and Grade 1
- Priority habitats; areas of lowland meadow, deciduous woodland and areas of floodplain grazing marsh to the south.
- North Meadow National Nature Reserve lies beyond the plan area to the south east, but close to the District and Parish boundary (this nearly covers the North Meadow and Clattinger Farm SAC areas)
- The Plan also contains the Cotswold Water Park Key Wildlife Sites<sup>7</sup> (KWS) mainly within the south of the Parish and the lakes, River Churn KWS to North and the smaller Crane Farm KWS in the centre.
- A strategic nature area (SNA<sup>8</sup>) lies across the centre and south of the Parish area.

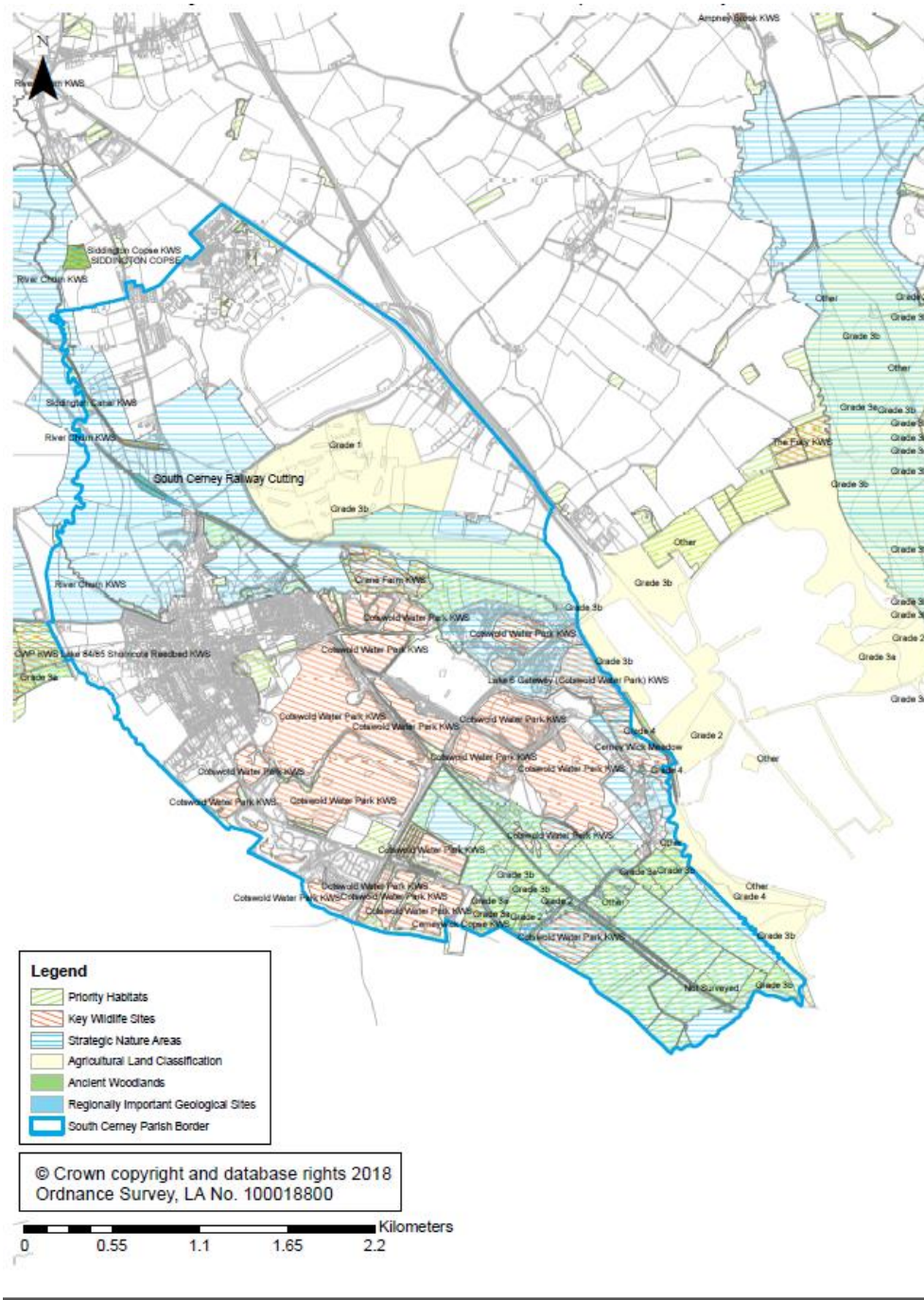


<sup>6</sup> Regionally Important Geological and Geomorphological Sites (RIGS) are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) are considered important places for Earth Science which are worthy of conservation.

<sup>7</sup> Key Wildlife Sites are areas with a rich diversity of habitats that provide refuges and corridors for wildlife across Gloucestershire. These sites have no legal protection, yet deserve recognition as the most important places for wildlife outside of legally protected land such as Sites of Special Scientific Interest (SSSI).

<sup>8</sup> Strategic Nature Areas (SNAs) are landscape scale areas of land that have been selected by Biodiversity South West as being important areas for conservation and expansion, they are not designated.





- Flood Zones – located in the Upper Thames valley and crossed by the River Churn approximately half of the Parish is covered by fluvial flood zones, including the highest risk flood zone 3b ‘fluvial floodplain’ and high risk flood zone 3a to the south. The Plan area also has the right characteristics for both groundwater flooding<sup>9</sup> and surface water flooding<sup>10</sup>,

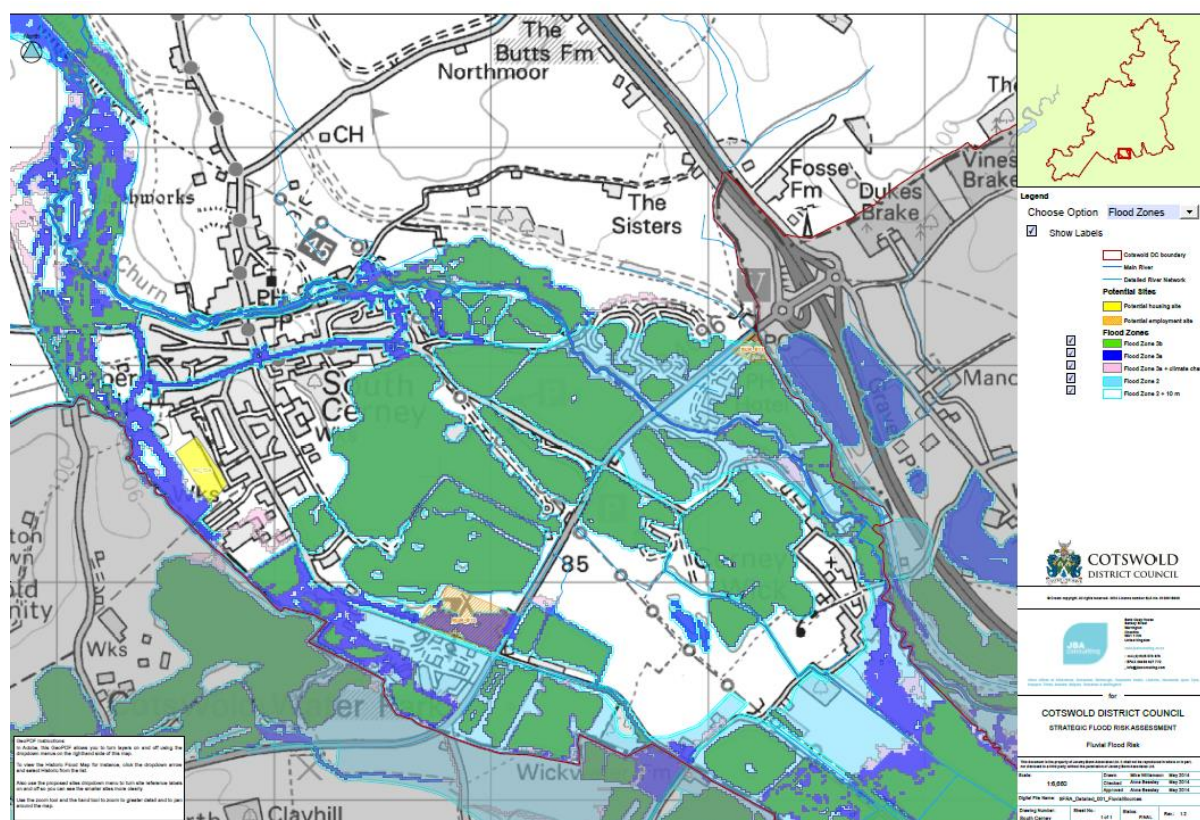
<sup>9</sup> In some areas where there is a high water table and water levels in watercourses are high, less groundwater is able to drain away, leading to water-logging and groundwater emergence.

<sup>10</sup> Surface water flooding is a problem throughout the District caused by intense rainfall that may only last a few hours, and usually occurs in lower lying areas often where the drainage system is unable to cope with the volume of water.

with the highest risk of groundwater emergence indicated to be mainly in the south. South Cerney has also experienced sewer flooding (Strategic Flood Risk Assessment Level 2, 2016).

- Source Protection Zones – Reflecting the vulnerability of groundwater in the area to pollution, a SPZ covers the area. Source Protection Zone (II –outer protection zone) covers most of the plan area with a smaller area of Zone I –inner protection zone, extending to the east (MAGIC interactive maps, Natural England)

See Figure 3



## Assessment - Commentary

2.21 The potential environmental effects which may arise as a result of the NDP and if they are likely to be significant, are grouped by the SEA 'topics' as suggested by Annex I(f) of the SEA Directive.

Annex I (f) of the SEA Directive – environmental receptors (physical and cultural attributes of an area) which could be affected by proposals in the plan. Grouped into themes:

(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;

*Is the neighbourhood plan likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan?*

- 2.22 While the Neighbourhood Plan is likely to focus on more local detail than the Local Plan, The Planning Inspector stated in his report that he was ‘...satisfied that the sustainability appraisal that has been carried out throughout the process of preparing the Plan, as required by section 19(5) of the Act, has complied with the requirements of the European Directive on strategic environmental assessment and relevant national policy and guidance’. 11 (Para.24, Cotswold District Local Plan 2011-2031: Inspector’s Report June 2018).

#### **Biodiversity, flora and fauna, soil, water, air**

- 2.23 The NDP does not directly allocate sites for housing or employment. However there are environmentally sensitive areas in the Parish; three designated SSSI’s lie (one in two parts) within the Plan area and a Natura Site (SAC) lies close to the southern border of the Plan area and Parish.
- 2.24 Much of the central area of the Plan area is also covered by the Cotswold Water Park key wildlife site. There are also a number of Priority Habitats.<sup>12</sup> An ancient woodland (Siddington Copse) lies within 1km of the Parish, and two Regionally Important Geological Sites lie, one within, and one to the west, just within the area of search. North Meadow National Nature Reserve also lies beyond the plan area to the south east, but close to the District and Parish boundary.
- 2.25 Much of the Parish falls within SSSI Impact Risk Zones, however while a location nearest the SSSI would require consultation with Natural England on the likely effects of any planning application, nearer the settlement of South Cerney this would apply for example, only to larger non-residential development or residential developments of 10 to 50 units, which is not promoted by the NDP. Due to the lack of allocations in the Neighbourhood Plan, and only indirect potential for more small-scale development, the NDP is considered unlikely to lead to additional pressures on the SSSIs, or due to location and scale in relation to North Meadow and Clattinger Farm SAC.
- 2.26 The Plan has a draft policy to protect and enhance habitats and species it lists as important ‘Local Ecology Sites’ in the appendix; and seeks to support (and extend) the designation of Local Green Spaces (Upper Up Playing Fields and Church Lane allotments). Such protection and enhancement of habitats and species will help limit potential negative effects of any development. Draft policy on an ‘area of separation’ to retain the physical and historic separation between settlements to the north would not change, but safeguard the current use of the land; although the policy also suggests that [some] ‘Development within the area should be compatible with a rural setting.’ An ‘area of separation’ may increase any potential development pressure elsewhere in the Neighbourhood area and beyond, as an indirect and/or cumulative effect.
- 2.27 No significant air quality issues currently exist (Air Quality Management Areas’s - AQMAs) in the area. The NDP proposals to reduce commuting, improve and extend access to the countryside and gravel lakes, and on sustainable travel to improve rights of way, with

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<sup>11</sup> <https://www.cotswold.gov.uk/media/1605407/Cotswold-Local-Plan-Report-Final.pdf>

<sup>12</sup> UK BAP priority species and habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Despite new requirements the UK BAP lists of priority species and habitats remain, however, important and valuable reference sources



cycleway and footpath improvements have the potential to support a reduction in emissions.

- 2.28 There is a small pocket of Grade 1, along with some areas of Grade 2 and Grade 3a to the south of the 'best and most versatile' agricultural land<sup>13</sup> within the Parish. However no land has been allocated for development therefore there is unlikely to be a direct loss of the higher quality agricultural land.
- 2.29 Similarly while there are areas of groundwater, and surface water flooding in the Parish, there is unlikely to be an increase in water demand from development or for development activities to contaminate water quality (the area is largely covered by a groundwater Source Protection Zone<sup>14</sup>) and/or contribute to potential flood risk in the area proposed by the Plan.
- 2.30 The NDP itself does not directly allocate sites for housing or employment, and any facilitation of development is considered to be minimal, and therefore unlikely to be significant in terms of the SEA Directive.

### **Landscape; cultural heritage**

- 2.31 The plan seeks to support local design (South Cerney Neighbourhood Character Assessment) and protect historic character, and lists non-designated Local Heritage Assets. There is a conservation area, listed buildings and two Scheduled Monuments in the Parish. The latest Heritage at Risk Register [<https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/>] did not highlight any features deemed to be at risk in the Neighbourhood Area, other than the already noted Castle SAM. The draft policies propose to 'conserve and enhance where possible' the historic environment and villagescape, and so are likely to have positive effects protecting local distinctiveness and character in the Neighbourhood area.
- 2.32 Similarly a positive effect would likely apply to the landscape, a draft policy seeks to 'conserve and enhance' important views and vistas of the local landscape; as well as the policy to preserve the open countryside and historic separation between South Cerney, other villages and Cirencester but would not change the use of the land. Furthermore draft policies relating to tourism and leisure in the Water Park seek to encourage tranquillity and respect for the lakes and landscape of the area, limiting noise and other disturbance for example. There is no Area of Outstanding Natural Beauty (AONB) in the Parish and no areas of locally designated Special Landscape Area (SLAs). As no land has been allocated in the plan there is unlikely to be a significantly negative effect.
- 2.33 The NDP itself does not directly allocate sites for housing or employment, and any facilitation of development is considered to be minimal, and unlikely to be significant in terms of the SEA Directive.

### **Climatic change; human health; population**

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<sup>13</sup> Agricultural land is classified in five categories according to versatility and suitability for growing crops. The top three grades, Grade 1, 2 and 3a, are referred to as 'Best and Most Versatile' land.

<sup>14</sup> Groundwater source protection zones (SPZs) are defined by the Environment Agency to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water. These are designated zones around public water supply.

- 2.34 The plan seeks to encourage sustainable modes of transport, walking and cycling, which help limit potential increases in greenhouse gases from transport; and potential benefits for resident's health and well-being, as well as accessibility to the lakes, services and promote local employment. Draft policy approaches may also provide opportunities for, and benefit, community and tourist facilities/ infrastructure and village amenity; no allocations are proposed to increase population pressure from such development, although there may be some small scale development, these are considered unlikely to be significant effects in terms of SEA.

### Material assets

- 2.35 Potential increases in waste are likely to be limited due to the lack of proposed allocations through the draft plan and while there are areas for example, permitted for existing sand and gravel extraction at Shorncote Pit, and an area south and west of Cerney Wick (Adopted Gloucestershire Minerals Plan) this is unlikely to be affected as a result of the NDP.

### Assessment – HRA

- 2.36 The Cotswold District Local Plan was subject to HRA which looked at designated sites which could be impacted by development within Cotswold District. Appropriate Assessment concluded that adverse effects on any European Sites were ruled out in relation to physical loss, damage to habitat, air pollution, increased recreation pressure, and no likely significant in-combination effects with other authorities development plans. This section provides a HRA screening for the South Cerney NDP as to whether Appropriate Assessment is required.
- 2.37 The closest Natura site, known as the North Meadow and Clattinger Farm Special Area of Conservation (SAC), *'a fragmented site located immediately adjacent to the southern boundary of Cotswold District'* (CDC HRA Report, page 43. Jan 2017), lies within the vicinity of the Parish approximately 20m at the nearest point beyond the plan boundary. The SAC represents lowland hay meadows and contains rare species characteristic of lowland meadows. It covers some 105ha in area.

Neighbourhood Plan	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented <i>e.g. increased air pollution, erosion trampling and general disturbance from recreation pressure, and physical loss or damage to habitat</i>	European site potentially affected	Possible effects in combination with other plans	Could the proposal have likely significant effects?
South Cerney	No housing or employment allocations	Minimal Likely to be positive effects from policies	North Meadow and Clattinger	The NDP does not propose development. Therefore unlikely any effects with	Unlikely. The NDP does not propose development and

which support protection open spaces, sustainable transport and to work locally. Public access to lakes is promoted within the NDP area.	Farm SAC	other Plans may combine with the NDP to have adverse effect.  The SAC lies outside the Parish and District boundary, therefore development planned elsewhere is an important consideration. No such effects were identified by the HRA and Appropriate Assessment for the District Local Plan.	the adopted Local Plan includes policy (EN9) to safeguard such sites from development that could cause a significant adverse effect on the integrity of the SAC
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- 2.38 It is not considered that any further stages of HRA (Appropriate Assessment) are required for the NDP.

#### Assessment – likely significant effects?

- 2.39 Stage 8 in applying the SEA Directive (see table 2 – is SEA required?) is derived from the table below (table 1) which itself outlines, in terms of the formal SEA Criteria (Annex II), the assessment above; providing maps, data and commentary.

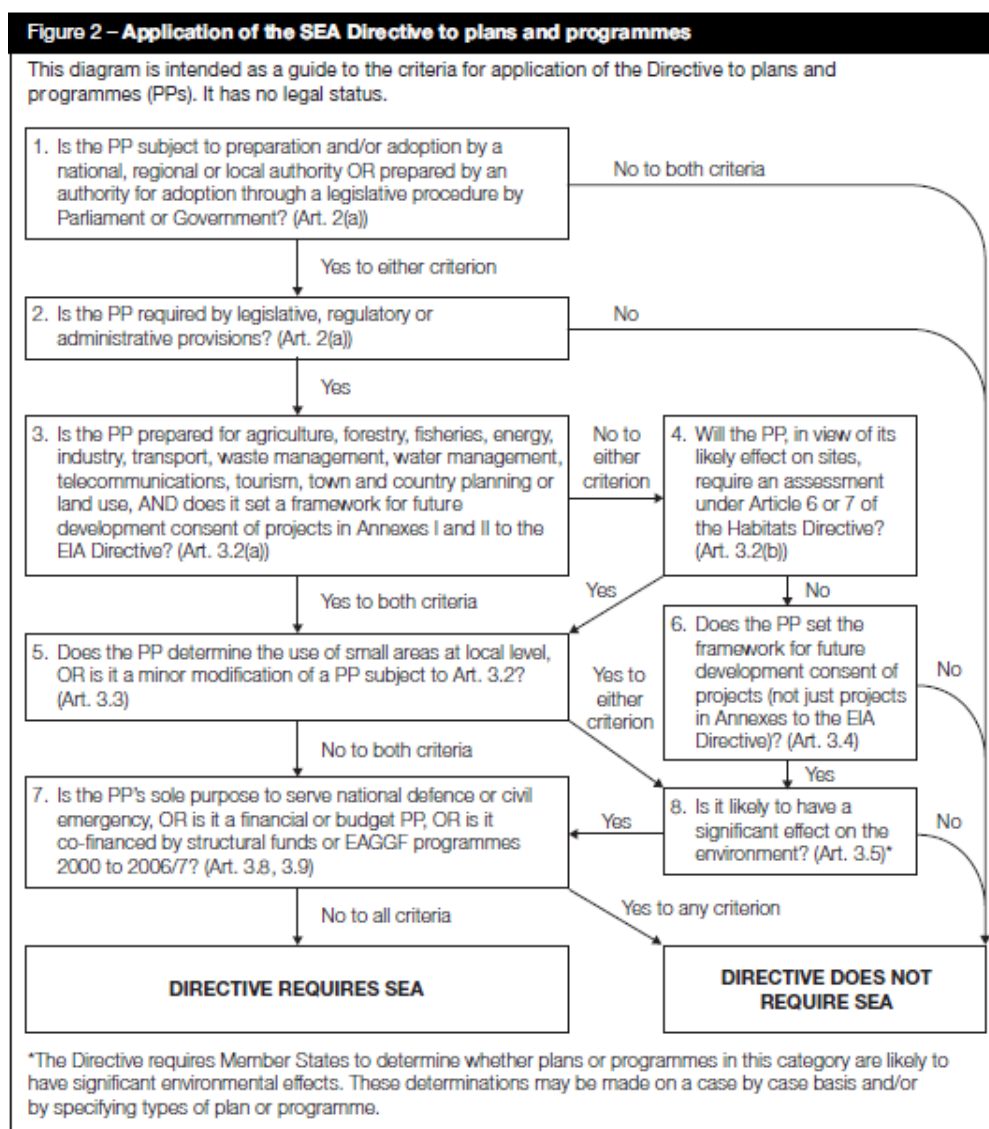
8. Is it likely to have a significant effect on the environment?	Criteria for determining the likely significance of effects (Annex II SEA Directive)	Summary Significant Effects
	The degree to which the plan or programme sets a framework for projects or other activities, either with regard to the location , nature, size and operating conditions or by allocating resources	The South Cerney Neighbourhood Plan will set out the framework to be used to determine proposals for development within the neighbourhood. It supports for example small scale 'rural' development, redevelopment of a garage, and seeks to protect 'areas of separation' and local green spaces. It does not allocate land for development or propose development in excess of that identified within the Cotswold District Local Plan.
	The degree to which the plan or programme influences other plans or programmes including those in a hierarchy	The South Cerney Neighbourhood Plan can only provide policies for the area it covers while the policies at the District and National level provide a strategic context for the NDP to be in general conformity with. South Cerney is identified as a Principal Settlement in, and will help deliver the aims

8. Is it likely to have a significant effect on the environment?	Criteria for determining the likely significance of effects (Annex II SEA Directive)	Summary Significant Effects
		<p>of, the Local Plan, but is not allocated to take significant growth.</p> <p>None of the policies in the likely to have a direct impact on other plans in neighbouring areas.</p>
	<p>The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>A Neighbourhood Plan is required to contribute to the achievement of sustainable development. The proposals in the NDP look to balance environmental, social and economic considerations such as sustainable modes of transport, encourage local businesses and designate Local Green Space. In particular to the NDP is the importance of the environment, it contains policies to protect and enhance the environment; encourage tranquillity and respect for the lakes and landscape of the area. It is considered overall, as no development is allocated, any impact on the local environment and places valued by the local people is likely to be positive.</p>
	<p>Environmental problems relevant to the plan</p>	<p>The South Cerney Neighbourhood Plan is not allocating land for housing or employment use, therefore any adverse impact on the environment arising from the NDP proposals (causing environmental problems) is considered to be minimal and unlikely to be significant. No change of use of the land in the NDP is proposed other than to LGS.</p>
	<p>The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans linked to waste management or water protection)</p>	<p>The South Cerney Neighbourhood Plan is to be developed in general conformity with the Local Plan, the Gloucestershire Minerals and Waste Plans, and national policy. Therefore the implementation of (EU) community legislation on water protection or waste is not relevant to the NDP.</p>
	<p>The probability, duration, frequency and reversibility of effects</p>	<p>It is considered unlikely that proposals in the NDP will lead to irreversible, long or short term or frequent adverse effects on the environment, especially no allocation of land, and therefore changing the use of the land, is proposed. The NDP seeks to minimise the negative effects of potential development and promote positive impacts to enhance and conserve. It is more likely to have positive local effects.</p>
	<p>The cumulative nature of the effects</p>	<p>It is considered unlikely that there will be any significant cumulative effects as the potential limited level of development is in conformity with the Local Plan and appropriate for such a rural area / open countryside.</p>

8. Is it likely to have a significant effect on the environment?	Criteria for determining the likely significance of effects (Annex II SEA Directive)	Summary Significant Effects
	The transboundary nature of the effects	Effects will be local with limited effects on neighbouring areas as the proposals within the NDP only apply to designated area.
	The risks to human health or the environment (e.g. due to accidents)	No risks have been identified
	The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The Neighbourhood Area covers an area of about 12.40km <sup>2</sup> and contains a population of 3465 (2011 Census). The scale of development in supported by the NDP is small (and none is allocated) therefore effects are likely to be localised. It is unlikely that the effects of proposals within the neighbourhood plan will be large scale and extensive.
	The value and vulnerability of the area likely to be affected due to; i) special natural characteristics or cultural heritage ii) exceeded environmental quality standards iii) intensive land-use	The South Cerney Neighbourhood Plan is unlikely to adversely affect the value and vulnerability of the area in relation to natural or cultural heritage. The Plan area is close to a SAC and National Nature Reserve and contains SSSI's, a strategic nature area, key wildlife site and Priority Habitats. South Cerney also contains a Conservation Area and two SAMs; and draft policies seek to enhance enhance local ecology sites, landscape views, and protect local heritage assets, local green spaces, open spaces and allotments as well as the rural character of the area. Such policies are considered to have a positive effect on the area. There is unlikely to be intensive land use and therefore the NDP will not affect the value and vulnerability of the area.
	The effects on areas or landscapes which have a recognised national community or international protections status	The Plan boundary is within 15km (almost adjacent to) the North Meadow and Clattinger Farm Special Area of Conservation (SAC) and contains three SSSI's. The South Cerney Neighbourhood Plan however, is unlikely to lead to additional pressures on the European designated SAC or nationally designated SSSI's as it does not allocate and change the use of land for development. The level of development supported by the proposals in the NDP is likely to be minimal and therefore unlikely to be a significant effect.

## Assessment – Is an SEA required?

2.40 The process for screening a planning document to ascertain whether a SEA is required is illustrated below:



2.41 The table below is drawn from the 'decision making' flow diagram above, and shows the assessment (in terms of the SEA Directive) of whether the NDP will require an SEA, based on the information gathered in the appendix<sup>15</sup>. It establishes the need for a SEA.

Stage	Y/N	Reason
1 Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative	Y	The Neighbourhood Development Plan will be 'made' by Cotswold District Council as the Local Authority. The Plan is prepared by the relevant Qualifying Body - South Cerney Parish Council

<sup>15</sup> RTPi SEA/SA Guidance, January 2018

Stage	Y/N	Reason
procedure by Parliament or Government? (Art. 2(a))		
2 Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	<p>The Neighbourhood Plan is an optional plan and not a requirement.</p> <p>The requirement for a NDP to have an SEA depends on its content and therefore it is necessary to screen the likely significant environmental effects of the NDP in line with the SEA Regulations.</p>
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	N	<p>The Neighbourhood Plan is prepared for town and country planning purposes, but it does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Art 3.2 (a)).</p> <p><a href="http://ec.europa.eu/environment/eia/eia-legalcontext.htm">http://ec.europa.eu/environment/eia/eia-legalcontext.htm</a></p>
4 Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	N	<p>A District wide HRA Report for Cotswold District was prepared for the Local Plan process. The HRA Screening conclusions for the Local Plan were that a number of policies may result in significant effects on European Sites. These were considered further in Appropriate Assessment in 2017. This concluded that adverse effects on the integrity of any of the sites could be ruled out in relation to physical loss, damage to habitat, air pollution, increased recreation pressure, or in-combination effects with other development plans.</p> <p>Of the 8 Natura Sites looked at in the HRA Report, North Meadow and Clattinger Farm SAC (one of two areas) are the closest to South Cerney Neighbourhood area lying adjacent to Cotswold District, to the south of the Parish approximately 20m beyond the boundary at its closest point .</p> <p>In light of a recent ECJ<sup>16</sup> ruling proximity or presence to a European site may trigger SEA if there is a potential impact, where mitigation measures <i>cannot</i> be used to conclude there is 'no significant effect'. As the NDP does not in any case allocate sites for development and no mitigation policies are included in the Plan proximity (within 15km buffer<sup>17</sup>) of the SAC it is unlikely to have a significant effect and require Appropriate Assessment.</p>

<sup>16</sup> The People Over Wind and Sweetman vs. Coillte Teoranta

<sup>17</sup> Para 3.4, HRA Report, January 2017

Stage	Y/N	Reason
		<p>It is considered that the NDP will not affect the specified Natura 2000 site over and above the impacts identified in the HRA Report carried out for the Local Plan. Therefore a full Appropriate Assessment is not considered to be required for the NDP.</p> <p>The HRA submitted alongside the Local Plan to Examination can be found here:  <a href="https://www.cotswold.gov.uk/media/1500069/Updated-HRA-Report-for-Local-Plan-Focussed-Changes.pdf">https://www.cotswold.gov.uk/media/1500069/Updated-HRA-Report-for-Local-Plan-Focussed-Changes.pdf</a></p>
5 Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	N/Y	The Neighbourhood Development Plan does not make allocations to determine the new use of land. Small areas for 'separation' and Local Green Space designations may be identified however this does not change the current use of the land.
6 Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	N/ Y	An NDP is (a framework) to be used in determining future planning applications, and once 'made' will form part of the statutory development plan. However South Cerney NDP does not make allocations and so does not in this sense set a 'framework for future development consent' or beyond those projects listed in the EIA Directive.
7 Is the PP's sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)	N	The purpose of the NDP is not for any of those categories listed in Art 3.8,3.9.
8 <sup>18</sup> Is it likely to have a significant effect on the environment? (See table 1)	N	<p>South Cerney NDP does not make any housing or employment allocations and as such there is no major level of proposed development in the Plan to impact upon environmentally sensitive areas.</p> <p>It is considered there would be little or no impact on nationally recognised designation of three SSSI's, and two Scheduled Monuments, or to the risk of flooding within the Parish. Although the Neighbourhood Area does not have any Areas of Outstanding Natural Beauty (AONB) a European Natura 2000 Site (SAC) and National Nature Reserve also lie in close proximity to the southern Plan boundary. Policies in the draft NDP however do not change the use of the land.</p>

<sup>18</sup> Annex II of the SEA Directive— Criteria for determining the likely significance of effects on the environment. See table below.



Stage	Y/N	Reason
		<p>More locally there are identified Key Wildlife Sites, a strategic nature area (SNA), Priority Habitats, listed buildings, and a Conservation Area which lies within South Cerney village. However given the draft plan policies on design and development in South Cerney, it is considered the Plan is unlikely to significantly affect (positively or negatively) the natural or cultural heritage of the area.</p> <p>The impact of any potential development (in general conformity with the Local Plan) is expected to be localised and minimal and therefore not significant.</p>

Table 2

## Conclusion:

- 2.42 As a result of the assessment, it is considered unlikely that there will be any significant environmental effects arising from South Cerney Neighbourhood Plan draft as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal or Appropriate Assessment of the Local Plan.
- 2.43 Significant environmental effects have already been considered and dealt with through sustainability appraisal of the Local Plan for the District, to which the NDP must be in general conformity to meet its 'basic conditions' (Appendix 1). In addition, there are no allocations proposed in the NDP, and the impact of any potential development (in general conformity with the Local Plan) is expected to be localised and minimal and therefore not significant; and given the distance of the nearest SAC from the Neighbourhood Plan area and lack of activities that could have a potential impact, overall it is not considered necessary to require either a standalone Strategic Environmental Assessment or Appropriate Assessment for the NDP.
- 2.44 It is considered the South Cerney Neighbourhood Plan does not require a full SEA or HRA to be undertaken.
- 2.45 The Screening Report was provided to the statutory environmental consultation bodies for SEA (Historic England, the Environment Agency and Natural England) for their opinion. The 5 week consultation period ended on the 8th November 2018, with no objections being raised (See their responses, Appendix 2).
- 2.46 Based on the Screening Report and taking into account responses from the statutory environmental bodies, it is **determined** by Cotswold District Council in accordance with SEA Regulation 9, as the 'responsible authority', that the Preston Neighbourhood Plan is unlikely to have significant environmental effects and is therefore 'screened out' i.e. that no Strategic Environmental Assessment is required.
- 2.47 In accordance with Regulation 106(1) of the Habitats Regulations, Cotswold District Council, as the 'competent authority,' also does not consider that an 'appropriate assessment' under Regulation 105 is required.
- 2.48 If the issues in the Neighbourhood Plan should change then a new screening may need to be undertaken. New development proposals in South Cerney will be determined in line with the

Local and Neighbourhood Plans, and may individually require screening for Environmental Impact Assessment (EIA) based on their type, scale and location.

- 2.49 Even if an SEA is not legally required preparation of an SA (not SEA) report could be useful because it documents how the neighbourhood plan contributes to sustainable development, which is one of the 'basic conditions,' a legal requirement, that the plan must meet to proceed to referendum (Appendix 1)

## Appendix 1

NPPG on Neighbourhood Planning - Paragraph: 065 Reference ID: 41-065-20140306

### **What are the basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum?**

Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan). [Read more details.](#)
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders. [Read more details.](#)
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders. [Read more details.](#)
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development. [Read more details.](#)
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). [Read more details.](#)
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations. [Read more details.](#)
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). [Read more details.](#)

## Appendix 2

Historic England

Wed 07/11/2018 12:14

Dear Jo

Thank you for your consultation on the SEA Screening of the emerging South Cerney Neighbourhood Plan.

Our only involvement with this Plan to date has been to offer generic advice at the time of the area's designation in February 2016. We note from the Plan's website that a draft was to have been available for public consumption in September but that this has been delayed. Consequently we are dependent for our understanding of the scope and likely content of the Plan on the briefing provided in your Screening Report.

This is a most helpful Report in its comprehensive setting out of the background to the Plan and related issues. For the purposes of the current exercise our interest focuses on whether the Plan intends to allocate sites for development. The Report indicates that there is no intention for the Plan to do so and on that basis we have no objection to the view that a full SEA is not required.

Reference is made within the Report that the draft Plan suggests the redevelopment of Clarks Hay Garage (p5). As what we assume is a brownfield site the principle of development is probably not an issue and the specific nature of any redevelopment proposals which emerge can be influenced by any criteria within a dedicated policy, and complementary and overarching policy, to ensure the protection and enhancement of relevant heritage assets and thus avoiding significant environmental effects. But should any policy become specific or prescriptive in itself as far as such matters as quantum of development are concerned then it is probable that such provision will trigger the need for a Screening review and possible full SEA as a consequence.

Kind regards

David

David Stuart | Historic Places Adviser South West  
Historic England | 29 Queen Square | Bristol | BS1 4ND  
<https://historicengland.org.uk/southwest>

## **Natural England**

Date: 02 November 2018

Dear Ms Corbett,

### **Draft South Cerney Neighbourhood Plan – SEA/HRA Screening**

Thank you for your consultation on the above dated 4th October 2018 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

### **Screening Request: Strategic Environmental Assessment**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

### **Neighbourhood Plan**

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:

- A neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape

advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Victoria Kirkham

Consultations Team

---

**Environment Agency**

Mon 08/10/2018 16:05

Dear Ms Corbett,

Thank you for consulting the Environment Agency on your SEA screening opinion for the draft South Cerney Neighbourhood Plan.

We regret that at present, the Thames Area Sustainable Places team is unable to review this consultation. This is due to resourcing issues within the team, a high development management workload and an increasing volume of neighbourhood planning consultations. We have had to prioritise our limited resource, and must focus on influencing plans where the environmental risks and opportunities are highest. For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted since 2012, or which have been confirmed as being compliant with the National Planning Policy Framework) as being of lower risk. At this time, therefore, we are unable to make any detailed input on neighbourhood plans being prepared within this local authority area.

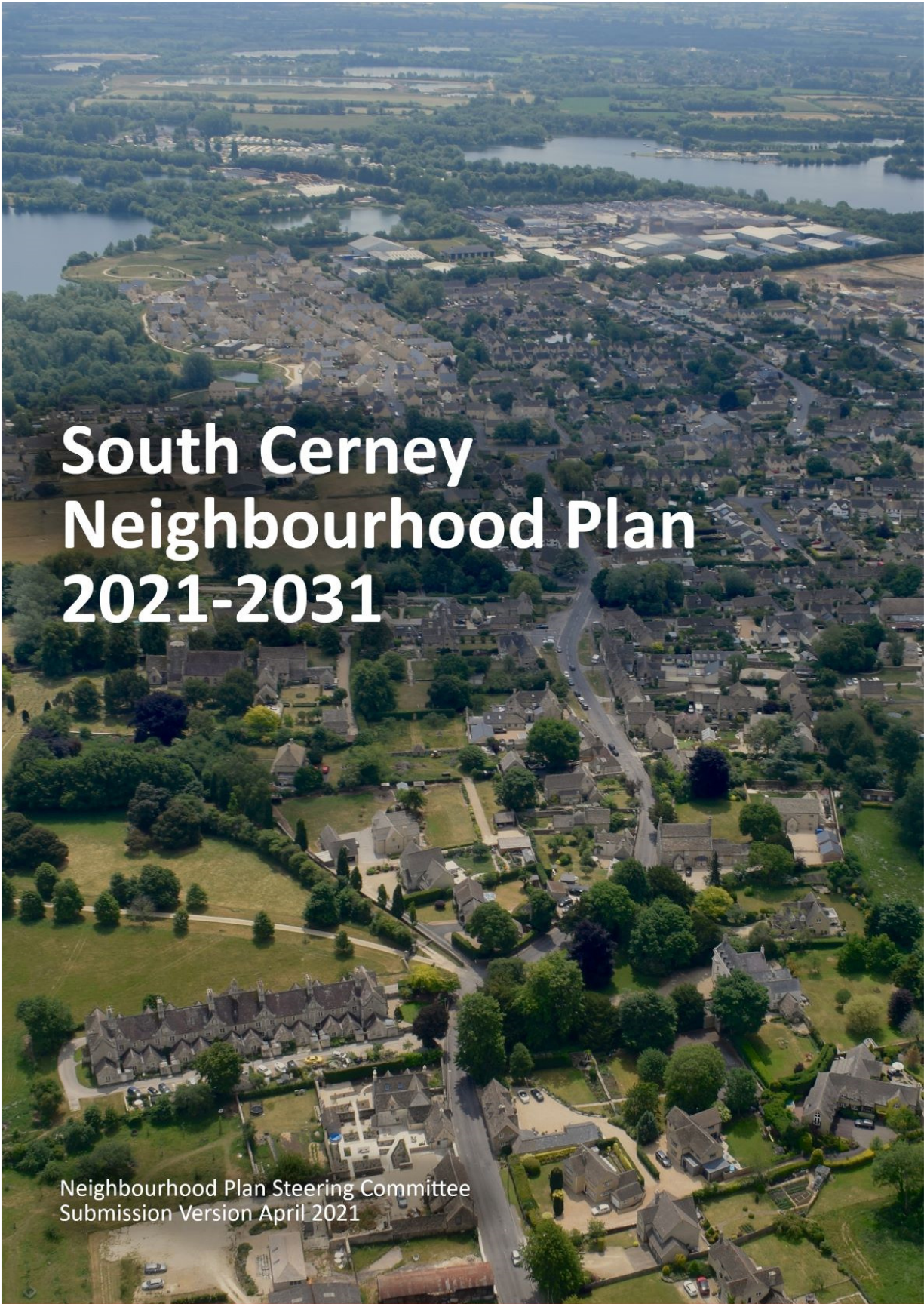
However, together with Natural England, English Heritage and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

Thames Sustainable Places Team  
Environment Agency | Red Kite House, Wallingford, OX10 8BD

[Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)



An aerial photograph of South Cerney, showing a mix of residential housing, green spaces, and a large lake in the background. The text 'South Cerney Neighbourhood Plan 2021-2031' is overlaid in white. In the bottom left corner, smaller text reads 'Neighbourhood Plan Steering Committee Submission Version April 2021'.

# South Cerney Neighbourhood Plan 2021-2031

Neighbourhood Plan Steering Committee  
Submission Version April 2021

# South Cerney Neighbourhood Plan

## TABLE OF CONTENTS

Table of Contents .....	1
Acknowledgements: .....	2
1 Introduction .....	3
Neighbourhood Planning .....	3
The South Cerney Neighbourhood Plan 2021 – 2031 .....	3
2 Background to the Parish .....	4
2.1 History and Conservation .....	4
2.2 Landscape .....	6
2.3 Socio Economic Profile .....	7
2.4 Employment and Services .....	9
3 Vision .....	10
4 Objectives.....	10
5 Policies to Implement These Objectives .....	11
5.1 Design guidelines for South Cerney .....	12
5.2 Area of Separation .....	14
5.3 Encouraging Home Working and Micro Businesses.....	16
5.4 Local Employment Opportunities .....	16
5.5 Employment development outside the Development Boundary .....	17
5.6 Holiday Accommodation and Access to Lakes.....	17
5.7 Non-residential Visitor facilities.....	18
5.8 Existing Recreational Open Spaces and Allotments.....	19
5.9 Protection of Community and Cultural facilities.....	20
5.10 Local ecology sites.....	22
5.11 Designation of Local Green Spaces .....	26
5.12 Locally Listed Non-Designated Heritage Assets.....	27
5.13 Redevelopment of Clark’s Hay Garage.....	28
5.14 Alleviation of Flooding.....	29
5.15 Energy Use and Renewable Energy.....	30
5.16 Sustainable travel and Rights of Way Network .....	31



5.17	Reduction of Light Pollution .....	32
6	Community Action .....	33
7	Appendices.....	34
	Appendix A: Local Consultation Events .....	34
	Appendix B: Map of the Parish.....	34
	Appendix C: Map of the Conservation Area.....	34
	Appendix D: How Policies Meet Objectives .....	34
	Appendix E: Views .....	34
	Appendix F: Local Ecology Sites.....	34
	Appendix G: Open Spaces .....	34
	Appendix H: Local Green Spaces .....	34
	Appendix I: Locally Listed Heritage Assets.....	34
	Appendix J: Rights of Way Improvements .....	35
	Appendix K: Groundwater Risk Flood Map .....	35
	Appendix L: Evidence Base References .....	35
	Appendix M: Reference List .....	35
	Appendix N: NCA (Neighbourhood Character Assessment) .....	35
Figure 1	Age distribution in South Cerney according to Census 2011.....	7
Figure 2	Employment Levels in South Cerney.....	8
Figure 3	Sub Areas in Neighbourhood Character Assessment.....	12
Figure 4	Map showing Area of Separation.....	15
Figure 5	Local Ecology Sites.....	24
Figure 6	Local Green Spaces.....	26

## VERSIONS:

First published September 2020 for Pre-Submission Consultation (Regulation 14).

Updated March 2021 for Parish Council Approval

Submission Version April 2021.

## ACKNOWLEDGEMENTS:

Cover photograph by kind permission of Dr Laura Kettley

Planning Consultancy provided by Liz Beth MRTPI Dip Design in the Built Environment, of LB planning,  
[www.lbplanning.uk](http://www.lbplanning.uk)

# 1 INTRODUCTION

---

## NEIGHBOURHOOD PLANNING

- 1.1. Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in 2012 (as revised in February 2019). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. It thereby gives the community an opportunity to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the parish.
- 1.2. Once it has obtained the consent of local people via a referendum, a Neighbourhood Plan forms part of the statutory development plan and sits alongside the Local Plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

## THE SOUTH CERNEY NEIGHBOURHOOD PLAN 2021 – 2031

- 1.3. This South Cerney Neighbourhood Plan 2021-2031 (NP) has been produced by a Neighbourhood Planning Steering Group, under Terms of Reference delegated by the Parish Council. The Group members are Parish Council members and volunteers resident within the Parish. It will be used alongside the Local Plan produced by the Cotswold District Council. This development plan will be used to determine planning applications, alongside whatever other material considerations are deemed relevant in each individual case by the decision maker.
- 1.4. The NP has been prepared, under the over-arching planning policy set out in the National Planning Policy Framework (NPPF), during the finalisation of the CDC 2011-2031 Local Plan (CDC LP) and relies upon the policies in the CDC LP, which was adopted in August 2018. The policies in this NP add local detail to the CDC LP. The two plans should be regarded as complementary, with the NP plan setting out, in more detail and with more local flavour, how some of the CDC LP policies should be interpreted and applied in the context of the South Cerney Parish. The CDC LP sets out the development boundary for South Cerney and this NP continues to use this. The CDC LP has no allocated development sites for South Cerney.
- 1.5. The aims and objectives are developed from local consultation (cf Consultation Table in Appendix A) and analysis of other publicly available evidence, leading to a set of Policies - some of which are not in the CDC LP, but are in response to local issues.
- 1.6. A Planning Consultant, Liz Beth, assisted to ensure compliance with the NPPF, the CDC LP and appropriate translation of local findings and aims into a formal Planning document.

- 1.7. Some of the important issues identified during consultation, fall outside the scope of the planning system to deliver, which, by law, must have a focus on responding to proposals for development and the appropriate use of land. This means that there are a number of objectives that cannot be delivered through planning policies alone and for which a Community Action has been developed that the Parish Council will work to deliver with the community and other partners. See Section 6 for the Community Action.
- 1.8. Note that references to South Cerney refer to the Parish of South Cerney, comprising the village of South Cerney, the settlement of Cerney Wick and countryside areas outside the two settlements which lie within the Parish. See Appendix B for a map of the area. Also refer to the Neighbourhood Character Assessment (NCA Appendix N), which has been prepared by members of the NP Steering Committee and volunteers from the South Cerney Trust. The NCA records the style and features of existing buildings, those buildings that are important to the character of the parish and key views within both the built areas and countryside. To achieve this, the Parish was split into seven sub-areas that have distinctive and separate characters. The NCA not only records the existing character of each sub-area it also goes on to incorporate design guidance for the sub-areas to ensure that new developments should be of a form and scale that are consistent with the existing local character. The NCA forms part of this NP and is included in the Evidence Base.

## 2 BACKGROUND TO THE PARISH

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### 2.1 HISTORY AND CONSERVATION

- 2.1.1 Aerial photographs of field marks and the discovery of artefacts such as stone axes, metal tools and jewelry, suggest that this fertile area has been occupied since before the Saxon founding of the village, and potentially since pre-historic times: for example, rare palaeological activity was identified at a gravel extraction site and Bronze Age settlement features have been excavated in Cerney Wick. The name, South Cerney, is thought to pre-date the Roman period and is derived from 'settlement on the Churn'.
- 2.1.2 The Saxon founders of South Cerney sited the village some way from the Roman road (the modern Cirencester to Swindon road) down which other armed invaders were likely to pass, laying the foundations of a distinct, separate settlement, which has been maintained over subsequent centuries. There is archeological evidence to confirm this.
- 2.1.3 The Royal Charter of AD999 refers to the "fertile lands of Cerney", and, remarkably, the modern Parish reflects these boundaries unchanged. The Domesday survey shows that the land was already organized under a manorial system and was the Archbishop of Canterbury's most valuable Gloucestershire possession, with farming as the principal activity. At the site of South Cerney Castle, a Scheduled Monument, there is evidence of a high status building dating from the later medieval or early post-medieval period.

- 2.1.4 By the beginning of the 13<sup>th</sup> century, the Parish was divided into three estates, resulting in the establishment of three Manors (Chapter Manor, Atkyns Manor and The Manor), and, as each estate required its own army of workers, this has a profound effect on the growth of South Cerney's population. Tax returns show that the parish flourished in the 13<sup>th</sup> and 14<sup>th</sup> centuries with a growing rural industrial economy alongside agriculture. Archeological evidence implies that, by the 15<sup>th</sup> and 16<sup>th</sup> centuries, the centre of the village was roughly where it is today.
- 2.1.5 The oldest surviving recognisable structure is the Cross, a Scheduled Monument dating from the 14<sup>th</sup> century. Along the river Churn are the remains of post medieval water meadows, i.e., areas of grassland irrigated to produce plentiful crops and rich pasture via precisely engineered channels. The oldest houses in the village date from the late 16<sup>th</sup> and early 17<sup>th</sup> centuries, following the dissolution of monasteries and the break up of their estates, leading to the establishment of farms and small holdings, and setting the pattern of the village until the 20<sup>th</sup> century. By the end of the 17<sup>th</sup> century, the village was large and thriving, with a mixture of grand houses and artisan's cottages. The village would have been reasonably self-sufficient, with many other activities supporting agricultural needs.
- 2.1.6 By the beginning of the 20<sup>th</sup> century, the arrival of the Thames Severn Canal, and, later, the Midland and South Western Junction Railway, brought change to the architectural character of the village and enabled the population to seek better wages in nearby towns, thereby reducing the farming related population to around 10%. The canal struggled for commercial success, owing to technical challenges from water supply and leakage. The poor state of navigation further along the river Thames was a significant constraint, which was solved only after the arrival of the railway. The canal transported the raw materials for the railway which superseded it and, in its turn, the railway carried the locally extracted gravels for the new motorways and dual carriageway. The railway closed in the 1960s.
- 2.1.7 In 1936, an RAF camp opened one mile to the north and the flying school was one of the first to be bombed by the Luftwaffe. In 1967 it was taken over by the Army, and currently houses the 29th Regiment Royal Logistics Corps, which is an integral part of the parish.
- 2.1.8 In the years after 1960, new estates doubled and trebled the population to nearly 4000 by 1999. The 'Village' is larger than most market towns in Gloucestershire and is home to a range of small industries on purpose-built estates.
- 2.1.9 Gravel extraction on a significant scale started in the middle of the 20<sup>th</sup> century, and the worked out gravel pits fill naturally with fresh water. The lakes which are thereby created are used for recreational activities and have become the major part of an area comprising over 150 lakes over 40 square miles known as 'The Cotswold Water Park'. South Cerney lies at the heart of this area.
- 2.1.10 Commercial developers have converted some areas into private holiday estates, with restricted use holiday homes built in a lodge style, and these now constitute around 40% of South Cerney's housing. Many of the Lakes are designated as Sites of Special Scientific Interest (SSSIs).

- 2.1.11 The settlement of Cerney Wick comprises former farm houses, farm workers' cottages and some infill, bordered by the remains of the Railway line and Canal. Along the Canal is one of the 5 remaining round houses (known as watch houses or lengthman's houses) on the Thames Severn Canal.
- 2.1.12 The South Cerney Trust was founded in 1963 to encourage interest in the history, character and environment of South Cerney. In 1999 the South Cerney Millenium Pageant reflected some of the striking moments of the past millennium and many villagers participated. 1500 people came to see the two open-air performances held in Chapter Manor parkland.
- 2.1.13 The Conservation Area, set out in the Conservation Area Statement of December 2002, was first designated in November 1970, with boundary revisions in 1990, 1993 and 1999 (see Appendix C). A characteristic feature of this area is the use of light grey Cotswold natural limestone, for building and for roofing slates, which was quarried locally along with big flat stones for field boundaries. The impact of the railway is visible in the use of Welsh slate roofing tiles and very occasional bricks, notably in the fine supporting piers of the railway arches.

## 2.2 LANDSCAPE

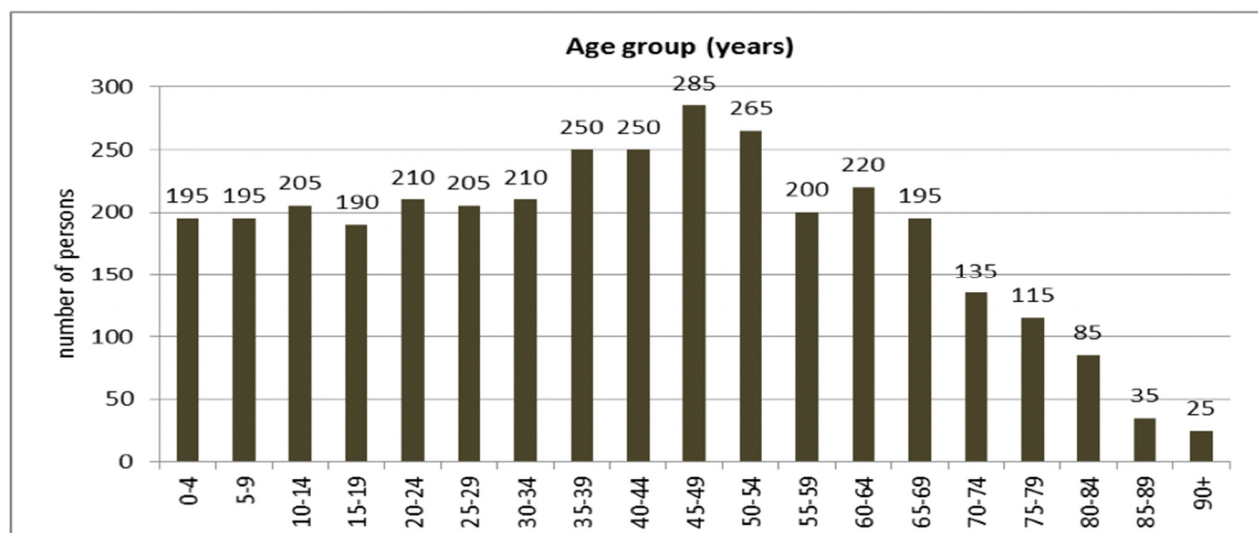
- 2.2.1 South Cerney lies around four miles to the south east of Cirencester, on the river Churn, set within the flood plain of the upper Thames Valley, an area dominated by watercourses and lakes. The village is bisected by a bend in the River Churn, which drains to the Thames from the Cotswold Hills to the north. The channelled course of the river forms an integral part of the settlement and a distinctive feature. The small linear settlement of Cerney Wick lies around two miles to the south-east on the river Churn, although rather isolated by intervening lakes and fields, after which the Churn joins the river Thames outside Cricklade. There is distinct separation from Cirencester (4 miles away), Siddington and Preston, and the Wiltshire border 1 mile away.
- 2.2.2 The Parish lies at the heart of the Cotswold Water Park, which was created by the extraction of minerals, resulting in the most extensive marl lake system in Britain. The high water table in this area facilitates the natural infilling of the gravel pits with fresh water following the completion of mineral extraction. Marl lakes are nationally scarce and support a distinctive range of aquatic and marginal plant communities along with a rich habitat for breeding and overwintering birds.
- 2.2.3 The landscape is a mosaic of open fresh water, wetland and farmland habitats, affording long views across flooded gravel pits. However, the visual influence of these water bodies within the wider landscape context is sometimes limited by scrub vegetation adjacent to lakes restricting views from neighbouring settlements and local roads. Many watercourses are fringed with willow or native black poplar, which, according to the Forestry Commission, is the most endangered native timber tree in Britain. Ancient field systems are evident as crop marks on gravel areas and remnants of medieval field systems survive with visible ridge and furrow.

- 2.2.4 Tranquil meadows surround and penetrate the heart of the village of South Cerney; the field pattern is strongly defined by mature hedgerows. Tree belts occur along the disused railway line and canal, otherwise there are few trees in the heart of the village. Wide green verges are a characteristic feature of the older part of the Parish.
- 2.2.5 At around 350 feet above sea level, historically, the landscape was irrigated and enriched by the regular flooding of the river Churn, via a system of ditches and culverts, little weirs and hatches, whose broken remains are visible when walking in the countryside. In the 19<sup>th</sup> century, a leading agriculturalist, Mr Arthur Young, held up the South Cerney meads as “equal, if not superior to any thing of the kind in the kingdom”. These ceased to be used regularly from around 1935. The flooding of the Churn is now an unwelcome event; since the year 2000, parts of the village (including the sewage system) have flooded from the River Churn, the Shire Ditch, or from high groundwater. Areas of South Cerney are now classified by the Thames Water Drainage Strategy as being at High Risk of groundwater flooding.

## 2.3 SOCIO ECONOMIC PROFILE

- 2.3.1 According to the 2011 Census, the population of South Cerney was 3,465 comprising 1,390 households. This equates to an average of 2.49 persons per household. According to the Census methodology, some Armed Forces will be included in these figures, but not all. Since the Census, the population has risen, such that in 2016 it reached 4,100 with 1,743 households (CDC Council Tax Records 2016).
- 2.3.2 The age profile of the population is demonstrated by the graph below:

**Figure 1** *Age distribution in South Cerney according to Census 2011*



- 2.3.3 It is important to note that the percentage of the population aged under 15 years in South Cerney is 18.3% compared to 17.9% in Gloucestershire as a whole and 18.9% in England.

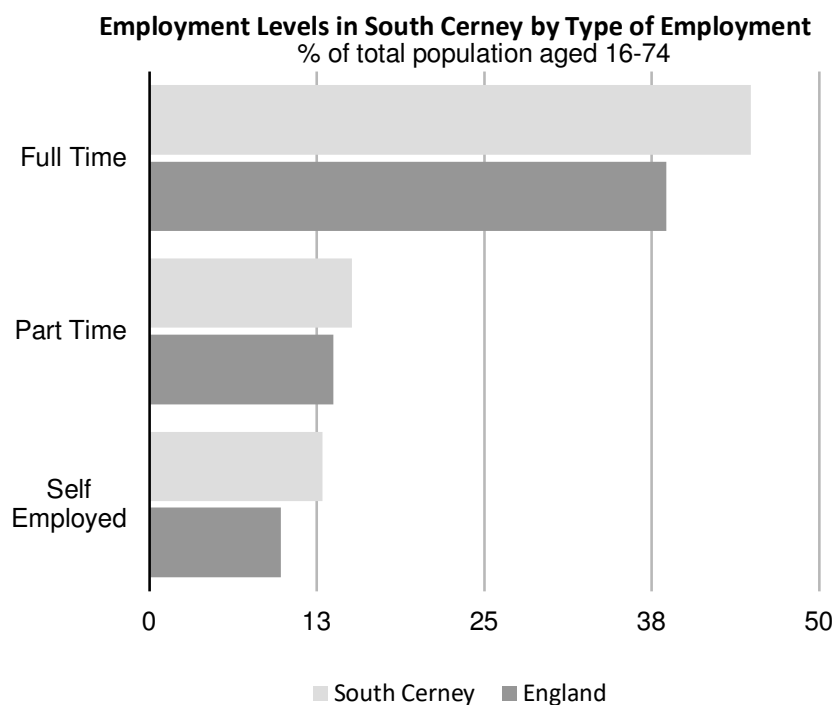


- 2.3.4 The population of South Cerney has grown by 12% over the period from 2001 to 2011 compared with 7% in Gloucestershire and 5% in England.
- 2.3.5 An important trend is the number of young people moving away from South Cerney compared with those moving in. The Population Turnover rates (ONS 2009/2010) reveal that, in the age group 1 to 24 years, 212 people moved out against 159 moving in. Whereas for those aged 25 to 65, 180 people moved out and 168 moved in.
- 2.3.6 Levels of deprivation in South Cerney are low according to any measure used. The Economic Deprivation Index for 2009 showed 134 people, 5.4% of the population, living in “income deprivation” compared with 13.5% in England.

## Employment

- 2.3.7 Employment levels for the population of South Cerney by type of employment are shown by the following graph. Included in the figures are 140 people working from home. 574 were recorded as “economically inactive”, i.e., retired, students or home makers. (Source 2011 census). The number working from home is likely to have risen since 2011, in line with general trends, and will have spiked during the Covid-19 pandemic, which is likely to lead to a significantly higher rate in future.
- 2.3.8 An analysis of the types of employment show that the largest employer is the public sector/defence followed by retail and then education. 49.6% of those in employment are managerial or professional positions.

**Figure 2** *Employment Levels in South Cerney*



## Housing

2.3.9 Housing provision in the Parish according to the 2011 census was as follows:

- 543 Detached houses 34.1% (22.3%)
  - 575 Semi detached houses 36.1% (30.7%)
  - 405 Terraced houses 25.4% (24.5%)
  - 65 Flats 4.1% (22.1%)
  - 5 Temporary accommodation 0.3% (0.4%)
- (Brackets England)

2.3.10 Household owner occupation levels in the Parish were 69.2%, in line with the County at 70.3%, and higher than the national figure of 64.1%. Social and private rented levels were in line with both the County and England.

2.3.11 The affordability of housing in the Parish, again according to the 2011 census, was illustrated by an affordability ratio of 18.5 (England average 15.4); house prices are generally above the national average. The distribution by Council Tax Bands reveals that the Parish has fewer lower band properties (A to C) at 51.8% of households than the County at 64.4%, and more at the higher bands (D to H) at 48.1% of households, County 35.4%.

2.3.12 In October 2016, of 1,627 applications on the Council's Housing Register, 35 indicated a preference for South Cerney.

2.3.13 A November 2016 report on South Cerney housing stock identified 250 affordable dwellings (14.3% of the total housing stock – an increase from around 11% in March 2011) and commented:

'Affordability is an issue for people on median or lower incomes looking to buy or rent privately in South Cerney, where house purchase prices and rents are higher than average in England and incomes are lower.'

## 2.4 EMPLOYMENT AND SERVICES

2.4.1 Over 75% of the Parish's permanent population (i.e., excluding Holiday Home residents), are economically active, i.e., either working or unemployed; the Public Sector/Defence is the largest employer, followed by Retail and Education. The Business Park is the second largest light industrial area in the Cotswolds, although the results of the NP Business Survey suggest that few of those employed there live within the Parish. In summary, excluding the service personnel on the military base, and, therefore, of the 'regular workforce', those that live within the Parish do not work within it, and those that work within the Parish do not live within it.

- 2.4.2 Commuting further afield is enabled by the A419/A417 Dual Carriageway; around 20 miles away are links to the M4 Motorway West and East, and the M5 North and South. Less than 5 miles away, at Kemble, is a railway station with a through service to London Paddington. South Cerney village is on the bus route connecting Swindon and Cheltenham, although the service is hourly at best. There is an occasional bus service to a nearby superstore. School buses transport children to secondary schools. Whilst National cycle route 45 runs along the disused railway line through Cerney Wick and South Cerney, there is no 'off-road' cycling route to Cirencester, or to Kemble Railway Station. The most direct route is a busy, largely unlit, minor road, which many residents regard as unsafe, leaving them with no option other than travelling by car.
- 2.4.3 Within the village of South Cerney are services such as a primary school, a Doctor's Surgery, a pharmacy, a Vet's practice, a Post Office, general stores, pubs and churches. Community facilities are good and well used, for example, playing fields, allotments, the village hall, Fenton's Community Centre; Bowling, Angling and Sailing Clubs. Cerney Wick has a church and pub. Many residents, including those in the Holiday Lodges, enjoy walking and cycling in the surrounding countryside using the Rights of Way network of paths.

### 3 VISION

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- 3.1 South Cerney will, in the period to 2031, retain a balance of historical buildings and features alongside sympathetic newer developments. The vibrancy, individuality and community spirit of the parish will remain an important attribute. Sustainability will be enhanced, by developing a stronger network of facilities and services, whilst ensuring that the character and landscape is conserved and enhanced.

### 4 OBJECTIVES

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- 4.1 Supporting sustainable developments which contribute to the vision for the parish.
- 4.2 Maintaining the physical separation of the village of South Cerney from Cirencester, Siddington and Preston.
- 4.3 Sustaining and improving local facilities and services.
- 4.4 Strengthening and supporting economic development, particularly for local people and Businesses.
- 4.5 Improving the Parish's resilience to flooding, including groundwater flooding.
- 4.6 Ensuring that significant employment development is located within the Lakeside Business Park area designated in the CDC Local Plan where appropriate.
- 4.7 Improving the traffic environment, including parking, whilst being respectful of the village environment.

- 4.8 Seeking on-going improvements to the network of public transport, footpaths and cycle ways.
- 4.9 Enhancing greenspaces, the landscape and supporting nature conservation and improving access to lakeside areas.

## 5 POLICIES TO IMPLEMENT THESE OBJECTIVES

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- 1 Design guidelines for South Cerney
- 2 Area of separation
- 3 Encouraging Home Working and Micro Businesses
- 4 Local employment opportunities
- 5 Employment development outside the Development Boundary
- 6 Holiday accommodation and access to Lakes
- 7 Non-residential visitor facilities
- 8 Existing Recreational Open Spaces and Allotments
- 9 Protection of Community and Cultural facilities
- 10 Local ecology sites
- 11 Designation of Local Green Spaces
- 12 Local Heritage Assets
- 13 Redevelopment of Clarks' Hay Garage
- 14 Alleviation of Flooding
- 15 Development to reduce greenhouse gas emissions
- 16 Sustainable travel and Rights of Way Network
- 17 Reduction of Light Pollution

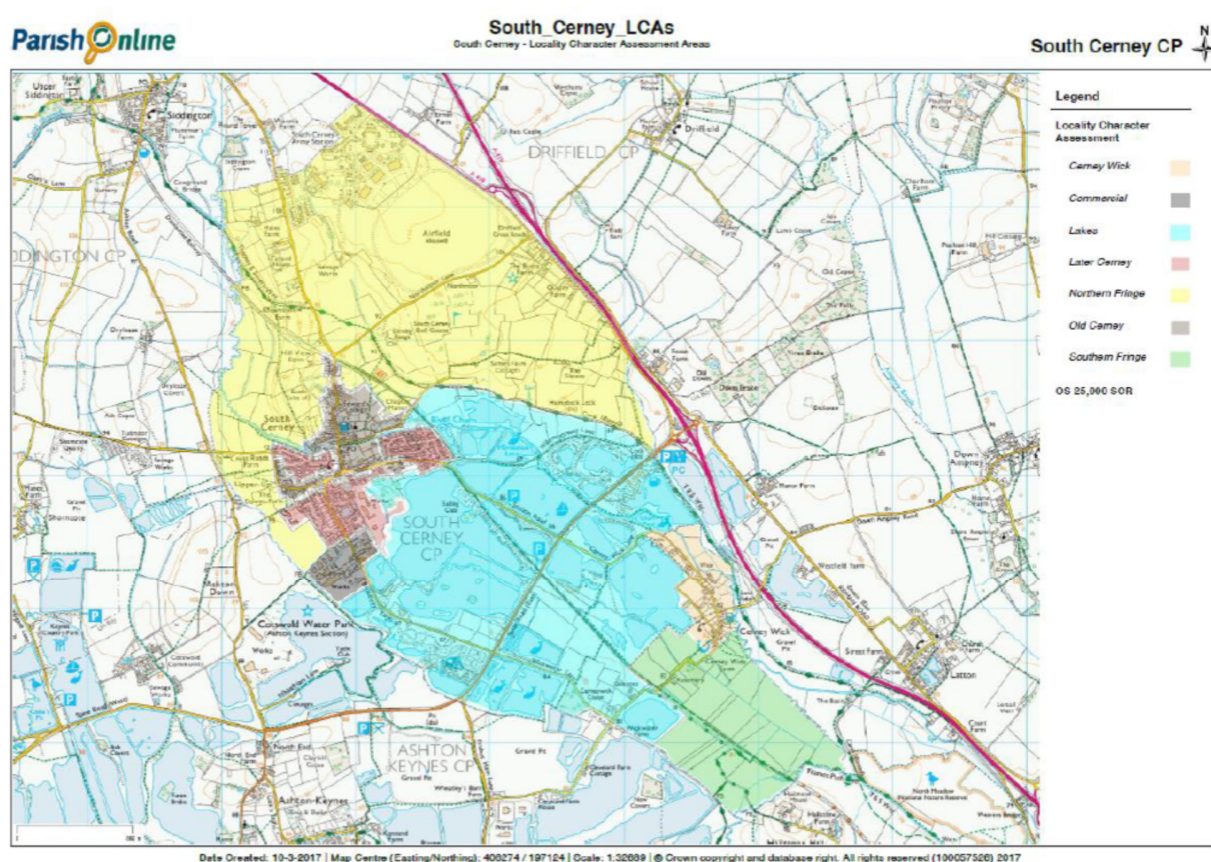
Appendix D shows how these Policies meet the Objectives set out in Section 4.

## 5.1 DESIGN GUIDELINES FOR SOUTH CERNEY

### Rationale for Design Guidelines for South Cerney

- 5.1.1 Encouraged by the NPPF to respect local distinctiveness, the South Cerney Neighbourhood Character Assessment (NCA Appendix N) established that the parish contains areas of differing architecture, landscape and land use. To best reflect these differing characteristics, **seven sub-areas** were identified with boundaries between the areas refined on walk-about.

**Figure 3** Sub Areas in Neighbourhood Character Assessment



- 5.1.2 The Conservation Area Statement, drawn up by Cotswold District Council (CDC) in 2002, was used as an important reference document in constructing the NCA and continues to be an important consideration for future development proposals. Important Views, Important Approaches, and/or Focal Features are set out in the Conservation Area Character Map (Appendix C). Additional Views and Vistas from the NCA are detailed in Appendix E.
- 5.1.3 The village of South Cerney was split into two sub areas, **Old Cerney** and **Later Cerney**, representing the older and historic part of the village, and the different architecture and layout of 20<sup>th</sup> century and 21<sup>st</sup> century developments.

- 5.1.4 A separate sub-area, the **Commercial Area**, represents the Lakeside Business Area.
- 5.1.5 A separate sub-area represents the settlement of **Cerney Wick**.
- 5.1.6 The areas outside of the settlements divide into three distinct landscapes, the rolling landscape of the **Northern Fringe**, the flat aggregate worked/working areas of the Cotswold Water Park (**The Lakes**) and the **Southern Fringe** reflecting the un-spoilt countryside to the south of Cerney Wick. More detail of the methodology followed is contained in the NCA (Appendix N) report.
- 5.1.7 The Lakes, The Northern Fringe, Southern Fringe and Cerney Wick, are outside the Development Boundary (set out in the CDC Local Plan) and are covered by Local Plan Policy DS3 – small-scale residential development in non-principal settlements.

## **POLICY SC1**

### **Design Guidelines for South Cerney**

Proposals for new developments, including extensions to existing buildings, should harmonise with their surroundings and follow the lead from the local vernacular in their immediate locality and South Cerney Neighbourhood Character Assessment (NCA Appendix N) area.

New developments should take account of the Cotswold Design Code (which is Appendix D to the 2011-2131 CDC Local Plan) and the South Cerney Neighbourhood Character Assessment (NCA) Appendix N.

The proposals should have specific regard to:

- Retaining and, where appropriate, enhancing, key views, vistas and the open green character of many of the streets within the village (cf Appendix E and the Conservation Area Map in Appendix C)
- Reflecting and respecting local character and features assessed within the NCA (Appendix N) and the Conservation Area appraisal (Conservation Area Map in Appendix C)
- Addressing the areas for improvement identified in the NCA (Appendix N).

The character of the built environment in large parts of the Lakes area is fundamentally different to the typical Cotswolds' vernacular with many lake side holiday home complexes and club house scale buildings following a New England style of contemporary timber clad lodge design. Here, additions to these complexes should follow the New England style and be designed to harmonise with the existing buildings.

Along the Spine Road, in the Lakes NCA area, are some commercial buildings (Cotswold Outdoor Shop and the Visitor Centre) and a hotel that are of a more traditional Cotswold stone design. Further buildings of this scale along the Spine Road should follow this style rather than the New England style which should be reserved for holiday lodge scale developments.

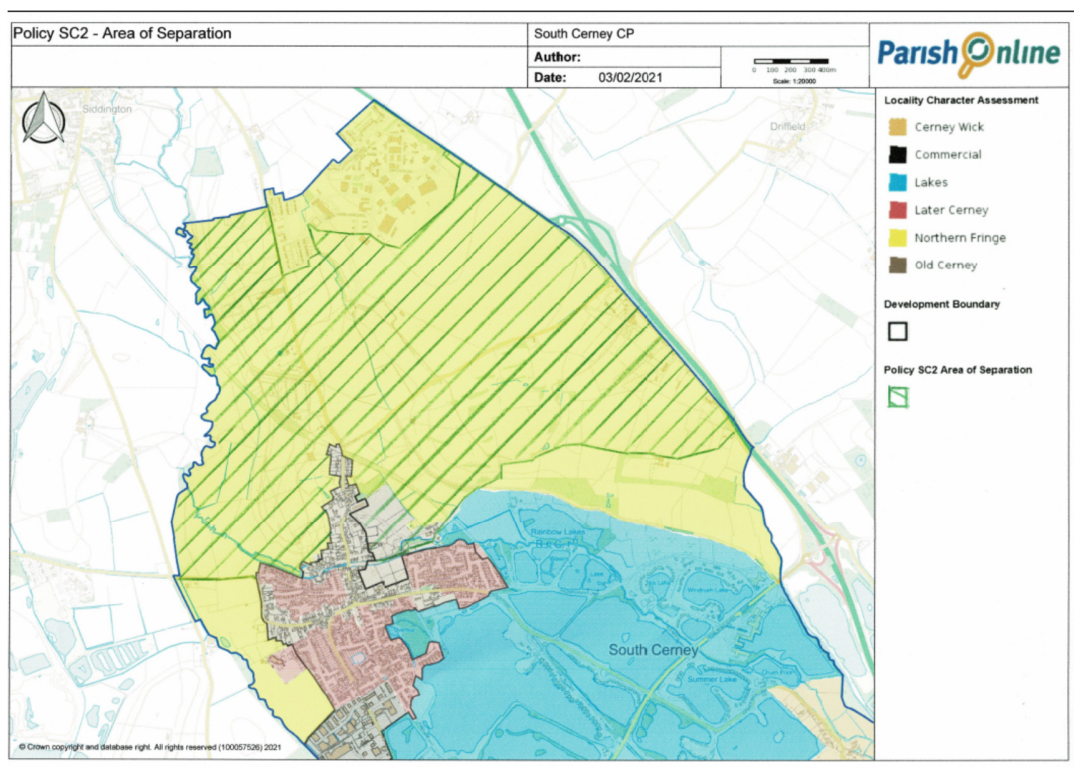


## 5.2 AREA OF SEPARATION

### Rationale for Area of Separation

- 5.2.1 This policy is to preserve the sense of community in South Cerney and to retain the historic setting of the village. Protecting the attractive and historic setting of the village, on the edge of a desirable tourist and leisure destination, promotes the village's individual identity and the developing tourist and leisure industry. It reinforces the situation of South Cerney within the network of Saxon town and medieval villages which characterise this area of the Upper Thames Vales.
- 5.2.2 Natural England (cf National Character Area Profile: 108) notes a typical landscape attribute in the Upper Thames Clay Vales – the area in which South Cerney is situated - is “long and wide views across open fields”.
- 5.2.3 Through the Household Survey, Residents made it clear that green space and open countryside is their top ‘like’ about living in South Cerney. The second most common response indicates that they value the community spirit. A sense of identity as a separate community with its own self-sufficient facilities and community groups is also highly valued. Therefore this policy reflects the wish that settlements do not coalesce and are visibly separated.
- 5.2.4 The sub area described in the Neighbourhood Character Assessment (NCA Appendix N) as the ‘Northern Fringe’ includes the Duke of Gloucester Barracks, which is part of the Ministry of Defence (MOD) estate. The Barracks consists of the army camp and the airfield. Whilst much of the ‘Northern Fringe’ is essential to the Area of Separation, the developed part of the Barracks, the army camp and airfield buildings (hangers and control tower), are excluded from it. The Neighbourhood Plan does not seek to restrict the operation of the developed facilities for defence and security purposes.

**Figure 4** Map showing Area of Separation



## POLICY SC2

### Area of Separation

The area shown on figure 4 above is designated as an Area of Separation between South Cerney, Cirencester, Siddington and Preston. The Area of Separation covers the area to the north of the village of South Cerney down to the road to the west by Cross Roads Farm and, to the east, the track (public footpath) that runs by The Sisters Farm. All areas outside of the South Cerney Development Boundary are included, with the exception of the army camp and airfield buildings at the Duke of Gloucester Barracks and housing outside the barracks on the Cirencester Road. To avoid the visual and actual coalescence of settlements, development within this area should be compatible with a rural setting, should not adversely impact on the perception and visual appearance of open countryside within the area, and should not reduce the visual and demonstrable separation of settlements.

### 5.3 ENCOURAGING HOME WORKING AND MICRO BUSINESSES

#### Rationale for Encouraging Home Working and Micro Businesses

- 5.3.1 The Cotswold District Council Local Plan Policy EC1 supports “Employment Development ..... which enables opportunities for more sustainable working practices, including homeworking”, acknowledging that, within the Cotswold District the level of homeworking is twice the National Average. It attributes this, partly to the rural nature of the District and a skilled and entrepreneurial workforce. Tourism is cited as a major, growing part of the local economy, with the accompanying “Issue” that it needs to be properly managed to provide sustainable and sustained benefits to the local economy. Hence this Policy aims to encourage suitable alternative sources of employment.

#### **POLICY SC3**

##### **Encouraging Home Working and Micro Businesses**

Home working and micro business developments will be supported subject to complying with the South Cerney Neighbourhood Character Assessment (NCA Appendix N), policies EC1 and EC3 in the Cotswold District Council Local Plan 2011-31, and, not having:

- significant traffic impact
  - adverse effect on surrounding residential amenity
  - adverse impact on the Conservation Area
- and
- in rural areas outside the development boundary, being small scale and protecting the environmental asset essential for a vibrant tourist industry.

### 5.4 LOCAL EMPLOYMENT OPPORTUNITIES

#### Rationale for Local Employment Opportunities

- 5.4.1 The Household Survey showed concerns about traffic levels in to and out of South Cerney and associated parking issues. In common with other rural villages, with limited public transport available, most commuter journeys are by car. There is a desire to reduce commuting into and out of the village. While we understand there is no compulsion on employers to look for local labour, we are keen that there is encouragement in this plan to do that. Hence this Policy encourages the promotion of greater local employment opportunities.

#### **POLICY SC4**

##### **Local Employment Opportunities**

Development creating employment opportunities in the parish will be encouraged to demonstrate how employment opportunities will be offered and promoted to local residents.

## 5.5 EMPLOYMENT DEVELOPMENT OUTSIDE THE DEVELOPMENT BOUNDARY

### Rationale for Employment Development outside the Development Boundary

- 5.5.1 The Lakeside Business Park is the second largest employment area within the Cotswold District. As discussed in the South Cerney Neighbourhood Character Assessment (NCA Appendix N), many of the industrial units have been well designed. Space exists within the Business Park, and this is the location suited and available for further B Class employment development. The tourist and leisure industry in the parish are vulnerable should there be inappropriate employment and other development in the area.

### **POLICY SC5**

#### **Employment Development Outside the Development Boundary**

Class B2/B8 Employment development should be located within the Lakeside Business Park.

Employment development outside the Development Boundary will be acceptable only if compatible with the Cotswold District Council Local Plan 2011-2031 Policy EC3, the rural area, and does not adversely impact on the residential amenity of existing holiday settlements outside of the development boundary with regard to noise, visual intrusion and other potential adverse amenity impacts. Any proposal should also be consistent with guidance in the South Cerney Neighbourhood Character Assessment (NCA Appendix N).

## 5.6 HOLIDAY ACCOMMODATION AND ACCESS TO LAKES

### Rationale for Holiday Accommodation and Access to Lakes

- 5.6.1 Commercial developers of the areas around the lakes have converted some areas into private holiday estates, with restricted use holiday homes built in a lodge style. Where public rights of way run alongside these estates, wire fences often enclose paths with notices forbidding access to areas beyond the paths. Some local residents feel that, having endured the disruption and unattractive environment during the gravel extraction process, they are denied the benefit of the improved landscape (and 'restricted access to lakes/rights of way' is an issue raised in the Household Survey as something respondents disliked about living in South Cerney). Car park charges at some of the few accessible sites have increased the resentment.

- 5.6.2 The parish now has nearly 1,000 holiday homes and static caravans. These are specifically for use as holiday homes outside of the Development Boundary, and use of them is monitored to check they are not being used for primary residence. CDC has produced guidance on how this will be decided. With the number of households in the Parish at 1,750, further expansion in the number of holiday homes and caravans will begin to approach a disproportionate, uncomfortable level. Residents of the Parish feel excluded from access to these developments, and some of the owners (whose properties are subject to Business Rates rather than Council Tax) make no contribution to the Parish Council via the precept.
- 5.6.3 Feedback to the Lakeside holiday home questionnaire, included comment that the area has developed enough and more hotels are undesirable.

#### **POLICY SC6**

##### **Holiday Accommodation and Access to Lakes**

Public access to the lakes should be maintained and improved where possible. Where appropriate, developments at existing and new holiday accommodation sites will be expected to include improved public access to the lakes and South Cerney village as part of the proposal.

In line with the Cotswold District Council Local Plan Policy EC11, new holiday accommodation outside of the Development Boundary will not normally be permitted. Redevelopment and improvements of existing holiday home developments may be acceptable, but wider benefits of improved access to lakes for all visitors and local residents will be sought from the development proposals.

## **5.7 NON-RESIDENTIAL VISITOR FACILITIES**

### **Rationale for Non-residential Visitor Facilities**

- 5.7.1 Tourism is an important part of the local economy, and development that enhances leisure and opportunities for visitors will support the local economy. However, any such development will need to be in keeping with the local character and of a scale suited to the village and rural location. Note that the part of the Cotswold Water Park which lies within South Cerney, is all within The Lakes area of the South Cerney Neighbourhood Character Assessment (see Figure 3 above and NCA Appendix N).
- 5.7.2 The NPPF 2019 (Paragraph 180b) states that planning policies and decisions should 'identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'.
- 5.7.3 The CPRE Map of tranquility (2006) shows the greatest areas of tranquility within the Upper Thames Clay Vales (Natural England Character Area 108), lie around the Cotswold Water Park.

- 5.7.4 Quiet lakes provide a wildlife haven and offer a different recreational experience for visitors and local people. In order that some lakes continue to provide the peace and tranquillity that wildlife and people need, they are not considered suitable for development that introduces recreational and other uses with significant noise and disturbance impact. The aim is to encourage non-residential visitors to enjoy the peace and tranquillity of the Cotswold Water Park.
- 5.7.5 The CDC Local Plan Policy SP5 permits proposals for “sports, leisure, and/or recreational development ..... on former mineral extraction sites” within the area known as the Cotswold Water Park provided “they satisfactorily mitigate ..... potential adverse impacts on residential amenity and maintain the character of settlements and their settings”. CDC LP Policy EC10 ensures that new tourism development protects the “high quality” natural environment and considers that any “large scale visitor development will be ..... unacceptable if it would harm the landscape.” This Policy, SC7, supports the Local Plan Policy SP5 in strengthening the “landscape character” and reinforcing “the Cotswold Water Park’s sense of place.”
- 5.7.6 It also supports Natural England’s objective (cf National Character Area Profile: 108 Upper Thames Clay Vales Statement of Environmental Opportunity SEO1) to promote rivers and lakes as places to experience tranquillity. Natural England note that recreation activities should be “appropriately managed ..... in order to avoid disturbance of breeding birds, poor experiences of tranquillity and potential conflict between user groups. Securing sustainable recreation is particularly important on ecologically fragile sites or where the negative impact would be significant.”

#### **POLICY SC7**

##### **Non-residential Visitor Facilities**

Visitor facilities that enhance the leisure and recreational offer of the Cotswold Water Park while respecting the residential, rural and sensitive landscape location will be supported.

Development that significantly harms the tranquility of lakes predominantly used for quiet recreational pursuits (for example, fishing, naturally powered sailing, walking) will not normally be permitted.

## **5.8 EXISTING RECREATIONAL OPEN SPACES AND ALLOTMENTS**

### **Rationale for Existing Recreational Open Spaces and Allotments**

- 5.8.1 The parish enjoys some good facilities and open spaces which are strongly valued by residents who wish to see these provisions protected, and where possible and practical, improved. Recreational and community facilities on open land and water include; allotments, play areas, Upper Up playing fields, the bowls green, fishing lakes, sailing clubs and water sport areas.



## **POLICY SC8**

### **Existing Recreational Open Spaces and Allotments**

Any development on the areas of Open Space and allotments listed below, and shown in Appendix G, will be acceptable only if it enhances and protects that use, or offers, as a replacement, a similar facility of equal or better value in terms of recreational value and accessibility and, in the case of allotments, horticultural quality.

Developments on open spaces should enhance the use of that open space and not introduce noisy or other activities not suited to a residential area. Open spaces and allotments will be expected to be maintained as such, unless equivalent provision is provided that is at least equally acceptable. Any development on these should not significantly adversely impact on residential amenity or the character of the locality.

- Cerney Wick Playground
- Cerney on the Water: Play Area
- Cerney on the Water: Woodland
- Cerney on the Water: Lakeside
- Cerney on the Water: Fenton's Play Area
- Open area by Scout Hut
- Village Hall Green
- The Piece, Station Road (Common Land)
- Bowling Green
- Berkeley Close open space
- School Lane Allotments
- Playground at Robert Franklin Way
- Ann Edwards' School Playground and Sports Field
- South Cerney Golf Course

## **5.9 PROTECTION OF COMMUNITY AND CULTURAL FACILITIES**

### **Rationale for Protection of Community and Cultural Facilities**

- 5.9.1 The retention and enhancement of facilities and services that meet the needs of the people of the parish will reduce the need for residents to travel further afield. It will also enable South Cerney to maintain and enhance its independence and healthy community.
- 5.9.2 These are potential Assets of Community Value (ACVs) as envisaged by the Localism Act 2011.

## **POLICY SC9**

### **Protection of Community and Cultural Facilities**

In order to promote a thriving village for all ages, the community and cultural facilities listed below and their existing use will be protected:

- Village Hall, South Cerney
- Fenton's Community Centre
- Scout Hut
- Site of Cerney Wick Village Hall (the current dilapidated building is not fit for purpose, although the site could be used to develop a replacement Village Hall)
- Church of Holy Trinity, Cerney Wick, with adjoining graveyard
- All Hallows Church with adjoining graveyard
- Post Office
- Pharmacy
- Doctors' Surgery
- South Cerney United Church
- Ann Edwards' Church of England Primary School
- Public house: The Royal Oak, High Street, South Cerney
- Public house: The Old George, Clarks Hay, South Cerney
- Public house: Eliot Arms, Clarks Hay, South Cerney
- Public house: The Crown, Cerney Wick

Development proposals to sustain or extend the viable use of any existing community and cultural facilities, and the development of new facilities, will be supported only if they comply with other policies in the Development Plan.

Development proposals that will result in the loss, or significant reduction in the scale and value of any community and cultural facility, will be resisted unless:

- alternative facilities of equal or better accessibility, size and suitability are provided;

or

- it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community and cultural value of the asset, is no longer economically viable.

An asset will no longer be economically viable typically because the site has been marketed at a reasonable price for at least a year (for that and any other suitable employment or service trade use) and no interest in acquisition has been expressed.

## 5.10 LOCAL ECOLOGY SITES

### Rationale for Local Ecology Sites

#### 5.10.1 Ecology within the Cotswold Water Park

- 5.10.1.1 South Cerney is at the heart of the Cotswold Water Park which supports a rich biodiversity, partly as a result of the intrinsic physical attributes of the area, plus land management activities over many centuries. The area supports a wide variety of notable species, some of which are targets of the Cotswold Water Park Biodiversity Action Plan, including wintering and breeding birds such as pochard and gadwell, as well as water vole, otter, bittern, freshwater white clawed crayfish and the lesser bearded stonewort. However, this is under pressure from the 500,000 annual visitors to the Cotswold Water Park, and, therefore, is a resource which requires protection.
- 5.10.1.2 In January 2021, Natural England gave notice that “it has reviewed the notification Cotswold Water Park SSSI and has enlarged the SSSI boundary to include more land of special interest. The boundary of Cotswold Water Park SSSI has been enlarged under section 28C of the Wildlife and Countryside Act 1981, to include more land that is considered to be of special interest..... The enlarged notification under section 28C takes effect immediately.” This Neighbourhood Plan welcomes and supports this enhanced protection for the substantial areas of the Parish within the Cotswold Water Park. Some of the justification gathered during the preparation of the Neighbourhood Plan (before the Natural England notification) is documented below. Note that the Pre Submission Consultation phase (Regulation 14) for this draft Plan was completed in November 2020 before Natural England’s notification.
- 5.10.1.3 As part of the consultation process, a Cotswold Water Park Ranger observed that, the lakes surrounded by holiday homes have become of little ecological value due to human intervention, and the same can be said of those stocked by fishing clubs. The Cotswold Water Park Integrated Landscape Character Assessment notes that some “lakes appear to have been constructed specifically for recreational purposes and although some attempts have been made to naturalise these lakes through lakeside planting, many of the water bodies tend to be poorly integrated into the wider landscape.”
- 5.10.1.4 Natural England (cf National Character Area Profile: 108 Upper Thames Clay Vales) note that poor water quality and non-native species are negatively impacting the Cotswold Water Park SSSI. They classify the condition of this SSSI as ‘Unfavourable – Declining’.
- 5.10.1.5 Within the Cotswold Water Park, the clonal genetic diversity of black poplars is studied along with an active propagation and conservation programme, and Natural England recommend it as a site from which to draw ‘best practice’ around black poplar. However, they note that native black poplars are ageing and there are few successors. According to the Forestry Commission, black poplar is the most endangered native timber tree in Britain.
- 5.10.1.6 The Cotswold Water Park Bio-Diversity Action Plan (BAP) 2007-2016, emphasises that “an increase in the bio-diversity of an area is a crucial measure of sustainable development and a lasting legacy for future generations.”

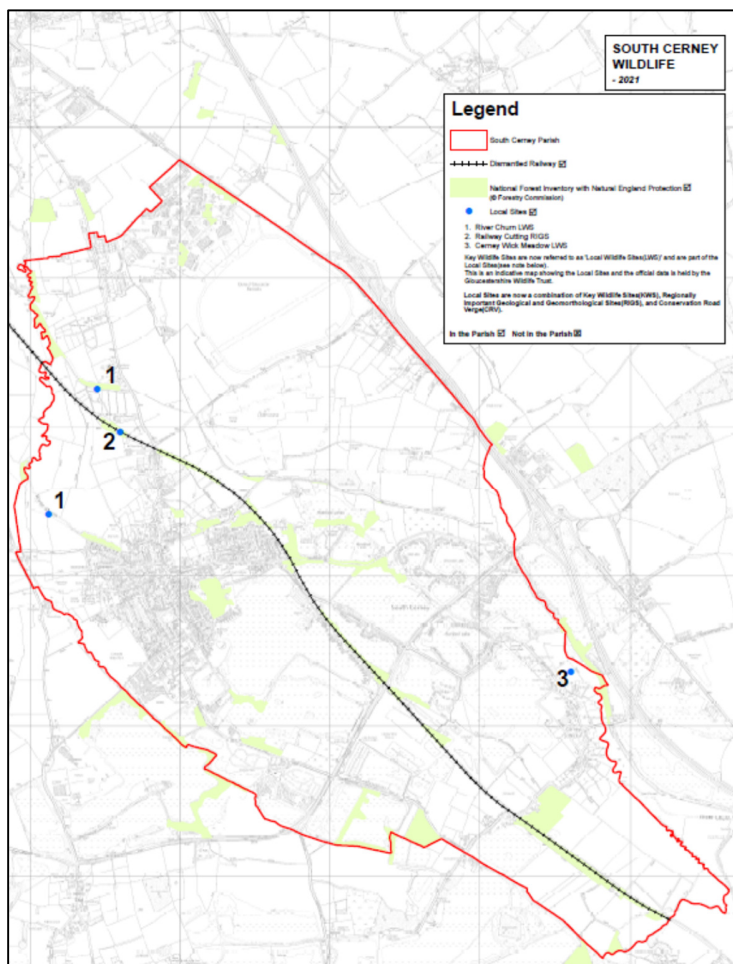
## 5.10.2 Important Ecology Sites outside the Cotswold Water Park

- 5.10.2.1 The areas of the Parish which lie outside the Cotswold Water Park include sites identified by other recognised authorities as of ecological importance and which do not have the protection of the SSSI status. These are appreciated and enjoyed by residents and visitors alike, including those with specialist interests. In order to conserve, and, where possible, increase biodiversity, protection from development and remedial actions during development are required.
- 5.10.2.2 The remains of the Thames Severn Canal, those of the Midland and South Western Junction Railway and the meandering River Churn, bordered by ditches, woodland, former water meadows and open fields, all provide habitats and corridors for a variety of flora and fauna.
- 5.10.2.3 Gloucestershire Wildlife Trust have identified two 'Local Wildlife Sites' meeting their criteria as "areas with a rich diversity of habitats that provide refuges and corridors for wildlife across Gloucestershire. They are found on both public and private land and include a great variety of valuable semi-natural habitats such as ancient woodland, species-rich grasslands, river valleys, heathland and hedgerows. These sites have no legal protection, yet they still deserve recognition as the most important places for wildlife outside of legally protected land such as Sites of Special Scientific Interest (SSSI)." The Local Wildlife sites are shown on Figure 5 below:
- 5.10.2.3.1 LWS 1 – River Churn. This is the area of historic former water meadow (see Policy SC12) which continues to flood periodically, thereby providing varied habitats along the River Churn.
- 5.10.2.3.2 LWS 3 – Cerney Wick Meadow. The area around the Weir between the River Churn and the Thames and Severn Canal, also subject to seasonal flooding.
- 5.10.2.4 Gloucestershire Geological Trust have identified a 'Regionally Important Geological / Geomorphological Site (RIGS)' shown on Figure 5 as number 2 'Railway Cutting RIGS' at GPS location SU045 980. The Railway cutting near Hill View Farm has rich ammonite fauna and is one of the few permanently exposed examples within Gloucestershire of a Jurassic period rock known as the "Kellaways Formation" (both clay and sand members). The cutting exposes the thickest development of "Kellaways Rock" (sand member) in the south west of England. Also exposed above the Kellaways beds is the contact with the lower part of the Oxford Clay Formation (a Jurassic marine sedimentary rock). This contact is not known to be exposed anywhere else in the county.
- 5.10.2.5 This Policy supports the Cotswold District Council Local Plan Policies EN7, EN8 and EN9 for sites located within South Cerney. These policies aim to ensure the long term resilience of biodiversity, such that any development results in no net loss whilst seeking net gains via habitat creation and land management.

5.10.2.6 This Policy adheres to Natural England’s objective (cf National Character Area Profile: 108 Upper Thames Clay Vales Statement of Environmental Opportunity SEO1) to “Ensure that the long-term, sustainable management of habitats is secured along with recreational benefits engaging the public in learning about local geodiversity and biodiversity.” SEO1 further aspires to “conserve and restore historic flood meadows, locks and ditches so that water levels can be managed for the benefit of water flow, sense of history and biodiversity”.

5.10.2.7 Note that Figure 5 below is reproduced on a larger scale in Appendix F. It also displays areas within the Parish included on the National Forest Inventory (NFI). These are not specified within this Neighbourhood Plan Policy as they correspond to areas under the protection of Natural England as Priority Habitats and/or Sites of Special Scientific Interest (SSSIs).

**Figure 5**      **Local Ecology Sites**



## **POLICY SC10**

### **Local Ecology Sites**

The following Local Ecology Sites, listed below and shown on Figure 5 (and in Appendix F), are to be conserved so that the wildlife and ecological value of the sites is protected and, where possible, enhanced.

1 – River Churn Local Wildlife Site (LWS)

2 – Railway Cutting Regionally Important Geological/Geomorphological Site (RIGS)

3 – Cerney Wick Meadow Local Wildlife Site (LWS)

Where the benefits of development are so great that it is considered harm to these sites is justified, then adequate mitigation and conservation measures will need to be drawn up and included in any planning application. These measures and future maintenance of biodiversity value are required to be a condition of any planning. All developments are normally expected to achieve an overall biodiversity net gain which at least matches that required by legislation and national or other local plan policy.

Proposals will be supported that comply with other policies in the Development Plan and:

- Conserve and enhance the biodiversity of the area, particularly any designated Local Wildlife Sites and Regionally Important Geological/Geomorphological Sites, any protected species, any priority species and habitats.
- Enhance the connectivity between existing biodiversity sites and habitats.
- Increase the potential for the public to enjoy and better understand ecology and biodiversity.

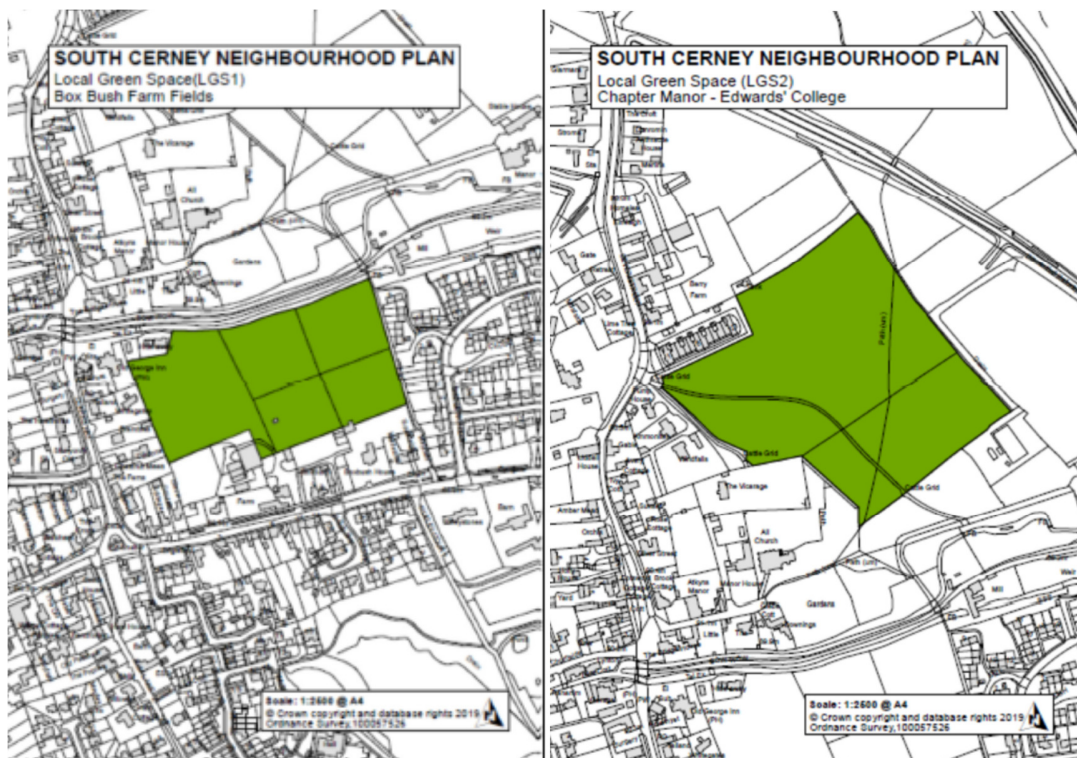


## 5.11 DESIGNATION OF LOCAL GREEN SPACES

### Rationale for Designation of Local Green Spaces

- 5.11.1 The NPPF makes provision for 'Local Green Spaces', which are of particular importance to communities and where development will not be permitted except in very special circumstances, to be designated through the Local Plan and through Neighbourhood Plans. In South Cerney, the Cotswold District Council Local Plan Policy EN3 designates LGS 11 Church Lane Allotments and LGS 12 Upper Up Playing Fields as such.
- 5.11.2 This NP adds two further areas, within the Conservation Area, which reflect the historic heart of South Cerney village and were identified by many respondents of the Household Survey as being of the highest value: LGS1 Boxbush Farm Fields and LGS2 Chapter Manor – Edwards' College Parkland. The Conservation Area Statement describes LGS1 Boxbush Farm Fields as "the most important" open space in the village of South Cerney and LGS2 Chapter Manor – Edwards' College Parkland as "a very important open space within the Conservation Area." See Appendix H for further information.

**Figure 6**      **Local Green Spaces**



## **POLICY SC11**

### **Designation of Local Green Spaces**

LGS1 Boxbush Farm Fields (part of Land Registry Title GR303035) and LGS2 Chapter Manor – Edwards' College Parkland (Land Registry Title GR269360) are designated as Local Green Space, as shown in the maps in 5.11.3.

Development on Local Green Space will be supported only in very special circumstances including development that preserves and enhances the attributes for which it was designated.

## **5.12 LOCALLY LISTED NON-DESIGNATED HERITAGE ASSETS**

### **Rationale for Locally Listed Non-Designated Heritage Assets**

- 5.12.1 Designated heritage assets are protected through policy EN10 of the Cotswold District Council Local Plan, and designated heritage assets/conservation areas are protected through policy EN11. The Conservation Area statement, community consultation, members of the South Cerney Trust, and the NCA (Appendix N) have identified a number of non-designated heritage 'locally listed' assets (NDHAs) that comply with Table 6 of Local Plan policy EN12 and these are detailed in Appendix Ib.
- 5.12.2 Natural England's objective (cf National Character Area Profile: 108 Upper Thames Clay Vales Statement of Environmental Opportunity SEO3) includes "managing canals to conserve important heritage features.....providing corridors and habitat for wildlife." They also cite an opportunity to "Conserve and restore historic flood meadows, locks and ditches so that water levels can be managed for the benefit of water flow, sense of history and biodiversity." Ridge and furrow dating from medieval times survives within the Parish and, Natural England note that this requires protection from potential destruction and damage resulting from farming activities.
- 5.12.3 Historical accounts, for example Samuel Rudder's 1779 "A New History of Gloucestershire" and the leading 18<sup>th</sup> – 19<sup>th</sup> century agriculturalist Arthur Young, record the success with which the farmers of South Cerney managed water meadows along the River Churn. Arthur Young considered the South Cerney "meads" as "equal, if not superior to any thing of the kind in the kingdom." The practice, sometimes known as "drowning the meadows", involved digging ditches across fields bordering the river, allowing water to flood across the fields in winter controlled by hatches. The resultant deposit of silt fertilized the soil and raised its temperature, increasing grazing and hay harvests. By the middle of the 20<sup>th</sup> century, this method had fallen out of use, and the practitioners are no longer alive to share their knowledge and expertise. Many remains are lost either through development of the land or by dilapidation. Given the skill and fame of past farmers, the best preserved surviving remains deserve protection.

## **POLICY SC12**

### **Local Heritage Assets**

The historic characteristics of the non-designated 'locally listed' Heritage Assets (NDHAs) detailed in Appendix I are to be conserved and where possible enhanced in any development proposal.

Appendix I(a) lists structures and buildings already recognised as Non Designated Heritage Assets including those identified as 'Buildings of Special Character' in the South Cerney Conservation Area Statement of 2002.

Appendix I(b) lists Locally Listed Heritage Assets meeting the criteria in Table 6 of the Cotswold District Council Local Plan 2011-2031 as follows:

- Airfield White Control Tower
- Talland House
- Bus Shelter, High Street
- Pennant kerbstones along Silver Street
- Three Stone slab stiles
- Three Railway Bridges from the former Midland and South Western Junction Railway
- Lock Keeper's Cottage at South Cerney Upper Lock
- Seven locks on Thames Severn Canal
- Round house at Cerney Wick
- Milepost on Thames Severn Canal
- ISIS Lakes Holiday Homes
- Evidence of Ridge and Furrow
- Two sites with characteristic remains of post-medieval water meadows

This is not an exhaustive list and further NDHAs may be identified in the future that meet the criteria provided in the Cotswold District Council Local Plan 2011-2031.

## **5.13 REDEVELOPMENT OF CLARK'S HAY GARAGE**

### **Rationale for Redevelopment of Clark's Hay Garage**

- 5.13.1 The garage on Clark's Hay is located within the Conservation Area. Originally this garage was the village petrol service station. Over time, the petrol pumps have been removed and the use has changed to become a vehicle recovery and repair operation, which does not serve the village. This operation is now incongruous and unattractive, situated in the centre of the village. The barrage of comments from the Household Survey and public consultation meetings indicate the strong feelings of the residents. South Cerney has an area within the Lakeside Business Park that would be suitable for this operation if relocated.

## **POLICY SC13**

### **Redevelopment of Clark's Hay Garage**

Redevelopment of this site for residential use and/or commercial use is encouraged, in order that the visual appearance and use of the site becomes better suited to the Conservation Area location. New development will be required to conserve and enhance the setting of adjacent heritage assets and the Conservation Area, and comply with guidance in the South Cerney Neighbourhood Character Assessment and the Cotswold Design Code 2018.

## **5.14 ALLEVIATION OF FLOODING**

### **Rationale for Alleviation of Flooding**

- 5.14.1 South Cerney has a history of flooding from multiple sources and, in the opinion of specialist consultants 'JBA Consulting', is probably the most complex settlement, from a flood risk point of view, within Cotswold District.
- 5.14.2 Since the year 2000, parts of the village (including the sewage system) have flooded from the River Churn, the Shire Ditch (the sole outflow for the Thames Water Sewage works at Shorncote, which takes all the sewage from Cirencester, Siddington, Preston and South Cerney, plus storm-water and groundwater surcharge in times of high rainfall), or from high groundwater. Areas of South Cerney are now classified by the Thames Water Drainage Strategy as being at High Risk of groundwater flooding. Since all the outflow from the sewage works at Shorncote discharges into the Shire Ditch, it is believed that this risk will increase with any additional developments in Cirencester, for example the Chesterton development of more than 2300 residential dwellings.
- 5.14.3 As a result of increasing levels of rainfall, evidenced in the winter of 2019-2020, the storm water entering the sewage works at Shorncote has caused the discharge of untreated sewage. This has led to a pervasive, unpleasant smell in the village.
- 5.14.4 The winter of 2019-2020 saw flooding in Cerney Wick, the causes of which are under investigation. On 27 December 2020, stretches of School Lane, Clark's Hay, Station Road and the High Street were flooded, overwhelming the storm water drains and sewers leaving roads closed, houses flooded and raw sewage in the streets. The River Churn broke its banks and large tracts of water meadows were deep under water. The Evidence Base includes photographs of this event.
- 5.14.5 The second most mentioned issue in the Household Questionnaire and most vociferously raised at the public consultation meeting was inadequate drainage and flooding in the village. Over two-thirds of responses to the Household Survey were either very or moderately concerned about flood-risk. 38% of respondents have been personally affected by flooding in their property. Comments asserted that we should be using water/flood meadows, managing silt levels and clearing drain ditches.

**POLICY SC14****Alleviation of Flooding**

A Flood Risk Assessment will be required for any development within areas identified as at high risk of groundwater flooding in the JBA Consultancy 'Groundwater Risk Flood Map' in Appendix K. Monitoring of groundwater levels will be required for at least one year on all such sites. The Flood Risk Assessment is based on an accurate assessment of fluvial, surface water and groundwater flooding potential and cumulative impact from other development and from Climate Change. Developers will need to demonstrate that flooding will not be exacerbated by the development, including any adverse impact on groundwater, either within the development or the surrounding area. Developers will also need to ensure the incorporation of sustainable drainage techniques where possible.

**5.15 ENERGY USE AND RENEWABLE ENERGY****Rationale for Energy Use and Renewable Energy**

- 5.15.1 The cost and use of energy, and the impact of energy use on climate change, were issues raised during the Household Survey. This is partly attributable to raised awareness of energy issues and costs, and partly a reflection that there are many older properties in South Cerney, where energy performance falls well below current building standards. Cold damp buildings and fuel poverty are issues that need to be addressed. South Cerney is not unique in facing these problems (cf 'Warmer Bath' by The Bath Preservation Trust and the Centre for Sustainable Energy June 2011).
- 5.15.2 There has been some retrofitting of photo-voltaic and thermal solar panels on roofs in South Cerney, and a few properties have deployed renewable technologies such as heat pumps. There are no larger scale renewable energy facilities in the parish.
- 5.15.3 There are conflicts between energy policy issues, and the conservation and enhancement of designated and non-designated historical buildings and their settings. In striking the planning balance between benefits and impacts, full weight should be given to the benefits.

**POLICY SC15****Energy Use and Renewable Energy**

Energy Efficiency measures and the deployment of renewable energy technologies in new and existing buildings will be supported, as long as there is no unacceptable visual or amenity impact, when the energy and environmental benefits of the scheme outweigh any visual or other impacts.

## 5.16 SUSTAINABLE TRAVEL AND RIGHTS OF WAY NETWORK

### Rationale for Sustainable Travel and Rights of Way Network

- 5.16.1 This policy provides local detail for the implementation of the Cotswold District Council Local Plan 2011-2031 Policy INF3 and Policy S8 for South Cerney.
- 5.16.2 The level nature of the parish makes it particularly suited to cycling as well as walking. Promotion of sustainable travel within the village will reduce car use for short local journeys. This will require facilities to be safe and continuous. At present there are missing links and severance issues, as shown on the footpaths plan in Appendix J.
- 5.16.3 The improvement of safe walking and cycling facilities within South Cerney village and parish are important for both local residents and visitors, and could be a tourism asset. Respondents to the Household Survey support these proposed improvements.
- 5.16.4 Although South Cerney is quite well served with footpaths, this amenity can be made better and safer through a small number of enhancements. The Parish Council has new footpaths pending planning approval with GCC Commons and Rights of Way Committee. Not least to meet the identified tourist need, new ones are identified and two sections of new footpaths needed to improve pedestrian safety. (See Appendix J).
- 5.16.5 CDC LP Policy S8 for South Cerney recognises that, within the wider parish, links between recreational facilities and other locations need providing or in some cases improving. In particular, an off-road link to Cirencester is needed to promote sustainable journeys between home and work, tourism and trips by local visitors. The disused railway line to Siddington provides an obvious opportunity.

### **POLICY SC16**

#### **Sustainable Travel and Rights of Way Network**

Development proposals (including tourism and leisure) will be expected to retain the rights of way network, and where appropriate, contribute to improve and extend it.

The following infrastructure projects are priorities for improvements:

- Repair of Sustrans Route 45 through the parish
- Redevelopment of a new off-road cycle link towards Cirencester and a cycle path to the Duke of Gloucester Barracks and the Cotswold Water Park
- Conservation and maintenance of the public footpath along the Thames and Severn Canal towpath
- Better provision of recreational routes for wheelchair users
- Completion of the Footpath network detailed in Appendix J.

## 5.17 REDUCTION OF LIGHT POLLUTION

### Rationale for Reduction of Light Pollution

- 5.17.1 An asset is that the majority of the Parish area is not lit at night, which reduces overall light pollution and contributes to the visibility of the night skies.
- 5.17.2 The NPPF (Paragraph 180c) states that planning policies and decisions should 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'
- 5.17.3 The International Dark Sky Association (Lighting Public Policy) states that 'the preponderance of available scientific data suggests that exposure to artificial light at night presents significant risks to human health.' Also, that 'Poorly designed and/or installed outdoor lighting is a known hazard to motorists, bicyclists and pedestrians in transit at night'.
- 5.17.4 Skies which are not polluted by light are important for nocturnal wildlife such as bats and owls.
- 5.17.5 Skies which are clear of light pollution enable local residents to enjoy clear views of stars, constellations and other features of night skies.

### **POLICY SC17**

#### **Reduction of Light Pollution**

Developments should be designed to reduce the occurrence of light pollution and, where appropriate, are required to demonstrate how they will contribute towards minimizing light pollution. Information on these measures must be submitted with applications.

Any lighting scheme that would normally require planning permission (eg floodlighting, lighting on poles etc) or development that includes such a scheme will not be supported unless accompanied by a Lighting Assessment.

The Lighting Assessment should:

- Demonstrate that all available and feasible mitigation solutions would be implemented to reduce light pollution to a minimum so as to avoid loss of visual amenity to those residing within or visiting the Parish and to reduce impact on nocturnal wildlife.
- Demonstrate that the proposed lighting scheme is unavoidable to ensure road and personal safety of the development and that the benefits significantly outweigh the negative impact including any impact on nocturnal wildlife

And

- Set out the operating hours of the light impact and demonstrate that these have been reduced to a minimum.

## 6 COMMUNITY ACTION

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- 6.1 We cannot ignore the feedback from our household questionnaire in which over 80% of respondents were concerned about parking issues and over 81% concerned about traffic. Parking, congestion and speeding featured highly in the things respondents disliked about living in South Cerney. It is intended therefore that, along with community groups, the Parish Council will pursue the delivery of a transport management plan with the County and District Council, with the intention of producing a coordinated and comprehensive document to include such solutions as: better parking and parking restrictions, speed limits and non-invasive traffic calming measures. Innovative funding arrangements will be investigated alongside expecting contributions from development activity in the village.



## **7 APPENDICES**

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### **APPENDIX A: LOCAL CONSULTATION EVENTS**

Table of Local Consultation Events

### **APPENDIX B: MAP OF THE PARISH**

Map of the Parish

### **APPENDIX C: MAP OF THE CONSERVATION AREA**

Map of the Conservation Area

### **APPENDIX D: HOW POLICIES MEET OBJECTIVES**

Matrix of how Policies meet Objectives

### **APPENDIX E: VIEWS**

Description and Map of Views

### **APPENDIX F: LOCAL ECOLOGY SITES**

Local Ecology Sites

### **APPENDIX G: OPEN SPACES**

Existing Recreational Open Spaces and Allotments

### **APPENDIX H: LOCAL GREEN SPACES**

Local Green Spaces

### **APPENDIX I: LOCALLY LISTED HERITAGE ASSETS**

Local Heritage Assets

## **APPENDIX J: RIGHTS OF WAY IMPROVEMENTS**

Rights of Way Network: Missing Links and Improvements

## **APPENDIX K: GROUNDWATER RISK FLOOD MAP**

Groundwater Risk Flood Map provided by JBA Consultancy

## **APPENDIX L: EVIDENCE BASE REFERENCES**

Documents referred to above which are in the Evidence Base

## **APPENDIX M: REFERENCE LIST**

Documents referred to above which are publicly available and not in the Evidence Base

## **APPENDIX N: NCA (NEIGHBOURHOOD CHARACTER ASSESSMENT)**

Neighbourhood Character Assessment

South Cerney Parish Council

Neighbourhood Plan  
Consultation Statement

Submission Version

March 2021

## **Introduction**

This Consultation Statement has been prepared to fulfill the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) contains details of the persons and bodies that were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted;
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

## **Aims of Consultation**

- To draw out, from the household and business community; local issues, concerns and priorities which could enable the drafting and agreement of a Vision and Objectives for the Plan.
- To broaden understanding by explaining the purpose of Neighbourhood Planning; how the Plan conformed with and gave a local flavour to the District Council Local Plan, and positioning the Plan within the National Planning Framework.
- To explain that the Plan was not about preventing development rather detailing how future development could take account of local character and needs.
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken.

## **Background to Consultation**

In October 2015 the Parish Council discussed the possibility of producing a Neighbourhood Plan for the Parish. Other local Parishes were beginning the process and it was agreed that a Steering Committee involving Parish Councillors and others from the community with relevant skills should be established.

The Parish had produced a Parish Plan in 2013 but that Plan did not address the effect of development on the character of the Parish.

The Parish Council agreed the terms and reference of the Neighbourhood Plan Steering Group, these appear as **Appendix 1**.

At the first meeting of the Steering Committee in January 2016 it was agreed that a Plan would take advantage of the provisions of the Localism Act in relation to future planning applications in South Cerney.

The assistance of Gloucestershire Rural Community Council (GRCC) was considered and agreed. They had expertise in the development of Plans and could help both in questionnaire development and analysis. They would also be prepared to attend public sessions to give a broader input to the attendees.

In order to meet the aims the consultation was to take place in stages:

- A household survey covering all homes within the Parish.
- A business survey for all employers in the Parish.
- A survey specifically for the owners of second homes situated around the lakes in the Parish. These owners are visitors to the Parish for holiday purposes and their views were considered to be important in respect of tourism and local facilities.
- Drop in presentations to enable the sharing of the results of the surveys and to share and confirm the draft and final Vision and objectives.

There is a well established Parish Magazine, South Cerney News, which provided the ideal vehicle for the distribution of the household survey, it is hand delivered on a monthly basis.

Business surveys were also separately hand delivered and the Lakeside homes survey distributed to owners by email through the lakeside management companies.

As part of the process of producing the Plan it was identified that a comprehensive neighbourhood character assessment report should be produced. This task was performed by members of the steering group and representatives of the South Cerney Trust. This was a very valuable example of community engagement and ensured that all aspects of the settlement and its position in the area were well documented.

### **Those Consulted**

In addition to those identified in the previous paragraph guidance was sought from Cotswold District Council in respect of Statutory Bodies to be consulted at the Reg 14 stage and to this list was added the names of local landowners and of those whose property was specifically mentioned in the Draft Plan.

The Ministry of Defence was included due to the presence of the Duke of Gloucester Military Base and Barracks in the Parish.

The list appears in **Appendix 2**.

## **Stages of Consultation**

The Parish Council concluded that the area for the Plan should be the boundaries of the Parish. This was proposed and agreed with the District Council.

The programme of consultation events held during 2017 and 2018 was as follows:

### **Household Questionnaire**

The questionnaire was distributed for completion by 16th January 2017. It is included as **Appendix 3**.

Analysis of the responses was completed by GRCC.

In summary the response priorities were:

Top 4 likes:

- Green space/Countryside,
- Community/Community spirit,
- Peaceful/quiet/secure,
- Amenities, Shops inc Post Office

Top 4 dislikes:

- Parking Issues,
- Congestion,
- Development,
- Speeding

### **Public Open Day**

The analysis of the results of the questionnaire was presented to the public through an open day held on 25th March 2017.

In excess of 150 people attended the consultation to view the summary output of the questionnaire. Members of the Committee listened to comments and GRCC staff

explained the wider context of Neighbourhood Planning. The stages to be followed were explained.

A display of photographs of South Cerney “then and now” encouraged visitors to follow a thought process of how we can plan for the next 20 years. A “post it “ note exercise collected feedback.

The feedback can be summarised as follows:

- Road maintenance, white lining and drainage and lighting
- Integration of Watermark developments into South Cerney
- Expanded and clearer access to open spaces and lakes
- More village shops
- Pavement and cycle/footpath maintenance and establishment in Broadway Lane, Spine Road and village
- Removal of garage
- Parking problems, including a suggestion of using the pub car parks
- No more large developments

### **Business Survey**

A survey was sent to the business community for return by the 28th February 2017. It is included as **Appendix 4**.

In Summary the responses were as follows:

- Main business was retail distribution with a wide variety of others
- 300 employees in total, with 77 living more than 10 miles from South Cerney
- Premises and employment were the main attraction to South Cerney
- With 88% of employees travelling to work by car, traffic congestion and parking were the main issues

### **Business Open Day**

An open day was held for the business community on 20th April 2017 to share their survey results.

Feedback focused upon the problem of traffic congestion, lack of double yellow lines and parking. Better communication with Kemble railway station was mentioned and a call for more eating places for staff.

### **Vision and objectives feedback open day**

An open day for all was held on 16th September 2017 to consider and confirm that the draft Vision and Objectives met their priorities as presented in March and April 2017.

The event was supported by 20 residents, publicity before the event included an article in Cerney News, Parish Council and Plan websites and circulation to the various social club members.

Positive and supportive feedback was received using a “post it” note process. The vision and objectives were satisfactory and comments provided in finer detail helped frame policies.

Examples of comments were:

- “New owners should be encouraged to engage with the village”
- “Maintain the separation but improve the links”
- “New developments to have high proportion of affordable housing”
- “Bowling green to be protected”
- “Ensure businesses are appropriate to village setting”
- “Campaign to purchase the garage and create a delightful village centre”

### **Lakeside Homes Questionnaire**

A questionnaire was distributed to the owners of lakeside homes on 29th June 2018. It is included as **Appendix 5**.

22 questionnaires were returned, a disappointing response but the owners of the lodges do not live permanently in the Parish, visiting for weekends and holidays. Some of the properties are let on a business basis.

The responses can be summarised as follows:

- Important aspects of South Cerney; countryside, peaceful and safe neighbourhood, local shops and services, community spirit, facilities for leisure and sport.
- Walks and rural paths were very highly rated.
- The Water Park was valued for its’ tranquility and access for walking and cycling.
- Reducing traffic speed limits attracted support.



The correlation with the priorities of residents provided confirmation that we were identifying the main issues.

## **Regulation 14 Consultation**

The statutory consultation in accordance with Regulation 14 ran from 14 September 2020 until 6 November 2020.

The process for the completion of Regulation 14 consultation was discussed with Cotswold District Council in light of the COVID19 situation. The recommendations of the Council were followed which incorporated extending the time available for submitting responses and having copies of the plan available upon request from the Clerk of the Council.

## **Summary of issues raised during Regulation 14 Consultation**

The issues have been tabulated with the responses documented in each case and appear in a spreadsheet at the end of the Appendices.

## **Conclusion**

At the start of the process the Parish Council had no preconceived ideas about what should be in the Plan. It was feedback from the public and businesses in the Plan area which informed and directed the Vision, Objectives and Policies.

The Parish has seen considerable growth in the numbers of properties over the last five years. In addition there has been continued development of holiday homes around the lakes. The consequent increase in traffic volumes and related parking problems was reflected in the feedback. This issue, whilst not one that can be directly dealt with by planning policies has been tackled with a Community Action policy included in the Plan.

The Vision that was adopted for the Plan articulates the balance of new development with historical buildings alongside the preservation of the landscape and separation of the Parish. It specifically mentions the individuality and strength of the Community. Finally, it records the need to build stronger connectivity and services.

The feedback from all of the surveys link to the nine Plan objectives (objective numbers in brackets);

Green space/Countryside (2,8 and 9),

Community (2 and 4),

Peaceful/quiet/secure (1,5,7 and 9),

Amenities and shops (3,4 and 7),

Attraction to business (4 and 6),

Traffic congestion and speeding (7 and 8).



## **Appendices**

	<b>Pages</b>
1. Neighbourhood Plan Steering Group Terms of Reference	9-12
2. List of Consultees	13-15
3. Household Questionnaire	16-22
4. Business Questionnaire	23-26
5. Lakeside Homes Questionnaire	27-31
6. Regulation 14 Consultation spreadsheet and actions taken	

## **Terms of Reference for the Neighbourhood Plan steering group**

**Purpose of the steering group:** To oversee and co-ordinate the production of a sound Neighbourhood Plan (NP) covering the parished area of South Cerney in the Cotswold District, as identified in the designated neighbourhood area, working with members of the community and the parish council to achieve this aim. The NP will make use of GRCC's framework template for best practice and refer to previously successful neighbourhood plans. The NP will define the spatial planning policy priorities identified by the community taking into account material representations made during the plan-making process and having regard to all relevant existing plans and evidence. The Plan will include or be supported by appropriate evidence and, where relevant, a delivery plan setting out the means by which these policy priorities may be implemented.

### **Membership**

The steering group will have a minimum membership of 5 with members from the Parish Council, the South Cerney Trust, and other local residents.

The quorum will be set at 60% with a minimum of two parish councillors.

The Neighbourhood Plan steering group will elect a chair and define how secretariat and publicity roles will be carried out. The role of the Chair will be to oversee and chair meetings defining agenda and ensuring actions are followed up as necessary. The chair will also ensure that members' potential conflicts of interest are recognised and measures taken to address them, especially during meetings.

### **In order to carry out this purpose, the steering group will have the power to:**

- a) Develop a timetable and strategy for undertaking the NP
- b) Make recommendations regarding use of the NP budget, for approval at full parish council meetings.
- c) Co-ordinate community consultation activities.
- d) Gather additional evidence about the geographical area covered by the NP and evidence to test proposed solutions and policies.
- e) Use evidence collected, including that from consultations, to prioritise and develop a comprehensive NP.
- f) Oversee the drafting and finalising of the NP.

Please note that South Cerney Parish Council will approve the Submission Draft of the NP prior to publication for consultation and submission to the local authority, Cotswold District Council, for independent examination.

## **Governing principles**

All members of the group recognise that, while they may represent a particular group in the community, their role is to move forward the NP in a way that benefits the whole community. Members of the group will recognise and declare any potential conflicts of interest.

The group accepts the following principles:

- a) A steering group which is open and transparent
- b) An inclusive consultation and plan making process
- c) Active participation by members
- d) Robust evidence gathering
- e) Evidence-based recommendations
- f) The NP must have regard for the National Planning Policy Framework and the strategic policies of the emerging/adopted Cotswold District Council Local Plan

Group members also accept the following principles in conducting their role (known as the Nolan Principles as recommended by the Committee of Standards in Public Life 1995)

**Selflessness:** Holders of public office should take decisions solely in terms of the public interest. They should not do so in order to gain financial or other material benefits for themselves, their family, or their friends.

**Integrity:** Holders of public office should not place themselves under any financial or other obligation to outside individuals or organisations that might influence them in the performance of their official duties.

**Objectivity:** In carrying out public business, including making public appointments, awarding contracts, or recommending individuals for rewards and benefits, holders of public office should make choices on merit.

**Accountability:** Holders of public office are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.

**Openness:** Holders of public office should be as open as possible about all the decisions and actions that they take. They should give reasons for their decisions and restrict information only when the wider public interest clearly demands.

**Honesty:** Holders of public office have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.

**Leadership:** Holders of public office should promote and support these principles by leadership and example.

## **Other aspects**

- a) People who wish to be involved in the Neighbourhood Plan but do not wish to become steering group members will be welcome to observe at steering group meetings. They will effectively form a means of communicating with others in the parished area. The communications plan will detail means of involving and communicating with residents and other stakeholders. At NP steering group meetings non steering group members will have the opportunity to speak at the invitation of the Chairman.
- b) The steering group will review its membership from time to time and those wishing to cease their membership of the steering group will notify the chair in writing.

### **Conduct of meetings**

- a) Notes will be kept of meetings and made available to steering group members within 7 days of the meeting, then made available to the parish council and other interested parties
- b) An ongoing record of consultation and other evidence gathering work will be kept.
- c) If members of the steering group have a conflict of interest they will declare it by; completion of a declaration of interest form and during meetings as appropriate.
- d) The steering group may form sub groups or theme groups to undertake specific tasks, made up of interested residents and representatives of local organisations. Each theme group should include a member of the steering group. Terms of reference will be drawn up for the theme groups and membership will be open.
- e) Members will aim to make steering group decisions by consensus. However should a vote be required each member will have one vote and a simple majority will be required to support any motion. The Chair (or in their absence, Acting Chair) will have one casting vote. Show of hands will suffice for voting but names can be recorded if required by any steering group member present.



Agency	Contact	Comment
Cotswold District Council	<a href="mailto:Joseph.walker@cotswold.gov.uk">Joseph.walker@cotswold.gov.uk</a>	
Wiltshire Council	<a href="mailto:neighbourhood.planning@wiltshire.gov.uk">neighbourhood.planning@wiltshire.gov.uk</a>	
Swindon	<a href="mailto:psmith@swindon.gov.uk">psmith@swindon.gov.uk</a>	
Police	<a href="mailto:Mark.Murphy@gloucestershire.pnn.police.uk">Mark.Murphy@gloucestershire.pnn.police.uk</a>	Gloucestershire
Glos Highways	<a href="mailto:Richard.GRAY@gloucestershire.gov.uk">Richard.GRAY@gloucestershire.gov.uk</a>	Local Highways Manager See map for relevant one at <a href="https://www.gloucestershire.gov.uk/highways/communities-and-parishes/parish-and-member-services/">https://www.gloucestershire.gov.uk/highways/communities-and-parishes/parish-and-member-services/</a>
Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>	
Historic England	<a href="mailto:David.Stuart@HistoricEngland.org.uk">David.Stuart@HistoricEngland.org.uk</a>	
Glos County Council	<a href="mailto:Rob.niblett@gloucestershire.gov.uk">Rob.niblett@gloucestershire.gov.uk</a>	
Environment Agency	<a href="mailto:planning-wallingford@environment-agency.gov.uk">planning-wallingford@environment-agency.gov.uk</a>	
LEP	<a href="mailto:info@gfirst.co.uk">info@gfirst.co.uk</a>	
Local Nature Partnership	<a href="mailto:info@gloucestershirewildlifetrust.co.uk">info@gloucestershirewildlifetrust.co.uk</a>	
AONB	<a href="mailto:john.mills@cotswoldsaonb.org.uk">john.mills@cotswoldsaonb.org.uk</a>	
Water Park	<a href="mailto:Matthew.Millett@waterpark.org">Matthew.Millett@waterpark.org</a>	

Thames Water	<a href="mailto:townplanningpolicy@thameswater.co.uk">townplanningpolicy@thameswater.co.uk</a>	
Clinical Commissioning Group	<a href="mailto:GLCCG.enquiries@nhs.net">GLCCG.enquiries@nhs.net</a>	
MOD		
All surrounding parish councils, including outside Gloucestershire		
Siddington Parish	<a href="mailto:siddingtonclerk@gmail.com">siddingtonclerk@gmail.com</a>	
Preston parish	<a href="mailto:clerk@prestonpc.org.uk">clerk@prestonpc.org.uk</a>	
Somerford Keynes	<a href="mailto:skpcclerk@gmail.com">skpcclerk@gmail.com</a>	
Driffield	<a href="mailto:dhparishclerk@googlemail.com">dhparishclerk@googlemail.com</a>	
Latton parish	<a href="mailto:clerk@lattonparishcouncil.org.uk">clerk@lattonparishcouncil.org.uk</a>	
Cricklade	<a href="mailto:admin@crickladetowncouncil.gov.uk">admin@crickladetowncouncil.gov.uk</a>	
Leigh Parish	<a href="mailto:LeighParishCouncil@yahoo.com">LeighParishCouncil@yahoo.com</a>	
Ashton Keynes Parish	<a href="mailto:clerk@akpc.org.uk">clerk@akpc.org.uk</a>	
Elected members:		
Shaun Parsons	<a href="mailto:Shaun.parsons@gloucestershire.gov.uk">Shaun.parsons@gloucestershire.gov.uk</a>	
Mike Every	<a href="mailto:Mike.every@cotswold.gov.uk">Mike.every@cotswold.gov.uk</a>	
Juliet Layton	<a href="mailto:Juliet.layton@cotswold.gov.uk">Juliet.layton@cotswold.gov.uk</a>	
National Grid	<a href="mailto:n.grid@amecfw.com">n.grid@amecfw.com</a>	
CPRE	<a href="mailto:lisa.belfield@cpreglos.org.uk">lisa.belfield@cpreglos.org.uk</a>	
South Cerney Trust	<a href="mailto:chairman@southcerneytrust.org.uk">chairman@southcerneytrust.org.uk</a>	



# South Cerney Neighbourhood Plan Household Survey



## Introduction

Local communities can make a Neighbourhood Plan to influence what type of development takes place in the area. This survey will be part of the evidence for South Cerney's Neighbourhood Plan, which will apply until 2031. The area covered is the Parish of South Cerney, which includes Cerney Wick and the Duke of Gloucester barracks. The information you supply will be treated as confidential, and will only be used for the Neighbourhood Plan. Comments made will be anonymous in the analysis. Your replies will be processed by Gloucestershire Rural Community Council, on behalf of South Cerney Parish Council. If you do not have a view on a particular question, you don't have to answer it and please leave it blank (do not cross through).

To return completed forms, see details on the [last page](#).

Please provide the following

Street Name:

Please complete your postcode: **GL7**

## Part A: ABOUT YOUR HOME AND HOUSEHOLD

**A1 How many people of each age group live in your home?** Please include students living away during term time.

	1	2	3	4	5+
0-18 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19-40 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41-59 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aged 60+	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**A2 How many bedrooms are there in your home?**

☐ 1
 ☐ 2
 ☐ 3
 ☐ 4
 ☐ 5+

**A3 How many people of each group live in your home?** Please include students living away during term time.

	1	2	3	4	5+
Employed/self-employed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main homemaker or full-time carer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Student	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unemployed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retired	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please state below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ann Edwards School	<a href="mailto:head@annedwardsprimary.co.uk">head@annedwardsprimary.co.uk</a>	
Chapter Manor		
Boxbush Farm		
Coop		
Canals Trust	<a href="mailto:mail@cotswoldcanals.com">mail@cotswoldcanals.com</a>	
Lakes Management Company		
FWAG		
Holborne and Owners		
Watercraft and Owners		
Lock keepers Cottage Spine Road/ Gateway		
Cerney Wick Round House		
Linden Homes		
Blue Cedar Homes		
Talland House		
Lock House		
Sustrans	<a href="http://www.sustrans.org.uk">www.sustrans.org.uk</a>	

**A4 How many in your household work or are studying at the following?**

	1	2	3	4	5+
At home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elsewhere in South Cerney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cirencester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swindon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloucester or Cheltenham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elsewhere in Gloucestershire or Wiltshire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Further away	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**A5 How many in your household regularly use the following as transport to work or study?**

	1	2	3	4	5+
Own car/van/motorcycle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Train	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car-share/lift-share	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**PART B: YOUR VIEWS ON SOUTH CERNEY**

**B1 How important to you are the following aspects of South Cerney and Cerney Wick?**

	Very important	Important	Not important	No opinion
The surrounding countryside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for leisure and sport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community spirit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peaceful and safe neighbourhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lots of things going on e.g. events, clubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appropriate housing available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B2 What top three things does your household like most about living in the Parish of South Cerney?**


**B3 What top three things does your household most dislike about living in the Parish of South Cerney?**


**B4 How important to you are the following facilities within the Parish?**

	Very important	Important	Not important	No opinion
Allotments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Churches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local health services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Post Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School or Playgroup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Hall and Fenton's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walks and rural paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B5 What additional facilities are needed?**

**B6 What improvements could be made to existing facilities?**

**Roads, pavements and paths**

**B7 Are you concerned about parking issues?**

☐ Yes ☐ No

**B9 Are you concerned about other traffic issues?**

☐ Yes ☐ No

**B8 If yes, in which areas?**

**B10 If yes, in which areas?**

**B11 What parking or traffic improvements would you like to see? Tick all that apply**

- ☐ Yellow lines
 ☐ Off-street parking
 ☐ New car parks  
☐ Reducing speed limits
 ☐ Traffic calming measures
 ☐ None  
☐ Other, please specify;

**B12 What changes for pedestrians or cyclists would you like to see, and where?**

### Housing

**B13 Which types of new homes are needed in the Parish?** Tick all that apply

- ☐ Affordable homes for sale or rent
- ☐ Bungalows
- ☐ Private semi-detached/terraced houses (2 or 3 bedrooms)
- ☐ Private detached houses (3 or more bedrooms)
- ☐ Sheltered accommodation for older people

**B14 What scale of housing development schemes should be given priority?** Tick one only

- ☐ Less than 5 dwellings
- ☐ 5 to 10 dwellings
- ☐ 11 to 50 dwellings
- ☐ Schemes of over 50 dwellings
- ☐ No opinion

**B15 If new homes are built, which locations would you prefer?** Tick all that apply

- ☐ Greenfield sites outside the village boundaries
- ☐ Infill sites within South Cerney village
- ☐ Redevelopment of existing housing areas
- ☐ Green spaces within South Cerney village
- ☐ No opinion

### Natural and historic heritage

**B16 Which buildings or places in South Cerney and Cerney Wick are most important to your household?**

**B17 Which views in and around South Cerney and Cerney Wick are most important to your household?**

**B18 Which green spaces in or around the Parish are the most important to your household?**

### Flooding and Sewerage

**B19 Has your home been affected by any of the following?** Tick all that apply

- ☐ Flooding of your drains or sewers
- ☐ Flooding of your buildings or garden
- ☐ Flooding of the public road by your property

**B20** How concerned are you about flood risk in your area? Tick one only

☐ Very

☐ Moderately

☐ Not at all

☐ No opinion

**B21** Which of the following flood measures would you like to see? Tick all that apply

☐ Effective use of flood meadows

☐ Monitoring and managing silt levels in the River Churn

☐ Embankments along the river

☐ Better use and maintenance of field drainage ditches

☐ No opinion

**B22** What other flood risk improvements would you like to see?

#### Duke of Gloucester Barracks - the Army Camp

If you are a resident at the Duke of Gloucester Barracks, please answer questions B23 and B24.  
Otherwise, please go to question B25.

**B23** How important to you are the following?

	Very important	Important	Not important	No opinion
Use of village facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Being part of the village community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Being independent of the village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B24** As a resident at the camp, how could it be better integrated into the village?

#### Holiday Homes

**B25** What are your views on the lakeside holiday homes in the Parish of South Cerney? Tick all that apply

☐ Too many already

☐ About the right number now

☐ More would be appropriate

☐ Holiday occupancy restrictions should be fully enforced

☐ No opinion

## Cotswold Water Park

**B26** How important to you are the following aspects of the Water Park around the Parish of South Cerney?

	Very important	Important	Not important	No opinion
Tranquillity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sport and leisure facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access for walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access for cycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife and biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Employment

**B27** Which types of employment do you think are important for the future of our Parish?

	Very important	Important	Not important	No opinion
Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Businesses on industrial estates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People working from home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail/Service companies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gravel and aggregates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HM Forces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B28** How important to you are the following in our Neighbourhood Plan?

	Very important	Important	Not important	No opinion
Small office spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small industrial units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large office buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large industrial units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shared work spaces for home workers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Identifying further employment sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Climate Change

**B29** How important to you are the following for the Parish of South Cerney?

	Very important	Important	Not important	No opinion
Home renewable energy generation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reduction in energy use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better insulation of existing homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conversion to LED street lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greater recycling of waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Install electric vehicle charging points	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase walking and cycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Learning from the past

**B30** What aspects from past development or changes in land-use do you think should be taken into account when considering the future of South Cerney?

### Vision for the Future

**B31** What other planning issues would you like to be addressed for the future of South Cerney?

### Return of forms

Please return completed forms **by Monday, 16th January 2017**, to any of these addresses:

Atkyns Manor; Bakers Farm House, Cerney Wick; 4 Brambling Mews; 35 Broadway Lane; The Stables, High Street; 1 Lakeside; 1 The Old School, School Lane; Cherry Orchard, The Langet; The Cottage, High Street; Rivendell, Meadow Way; 1 Kingfisher Place; Laburnum, Silver Street; 6 The Lennards; the Post Office.

If you need further copies of this form, please download from [www.southcerneyplan.org.uk](http://www.southcerneyplan.org.uk) or collect from the Post office.

### More information

On 25th March 2017 there will be a public event in South Cerney so that everyone can come and discuss our Neighbourhood Plan. This will be a further opportunity for you and other members of your household to provide your evidence to shape and support the policies in our Neighbourhood Plan.

More details can be found at: [www.southcerneyplan.org.uk](http://www.southcerneyplan.org.uk)

Thank you.

South Cerney Parish Council - Neighbourhood Plan Steering Group

December 2016



# South Cerney Neighbourhood Plan Business Survey 2017



## The Future of South Cerney We would like your opinion

Dear Business Owner/Manager

We are currently putting together the content for our Neighbourhood Plan that will steer the development of the Parish of South Cerney, which includes Cerney Wick and the Duke of Gloucester Barracks, for the period up to 2031. We have already recently sent out a Household questionnaire.

As a local business, your opinion really does count and by providing us with it, the plan can take account of your needs, hopes and aspirations for the future.

The information you supply will be treated as confidential, and will only be used for the Neighbourhood Plan. Comments made will be anonymous in the analysis.

### What is a Neighbourhood Plan?

The Neighbourhood Plan is a document that informs the way in which the future face of the Parish of South Cerney, Cerney Wick and their environs will develop over the forthcoming years. It is vitally important for the future development of the area that an evidence based plan is constructed that reflects the views and aspirations of its residents and businesses.

Businesses are essential to the vitality and sustainability of our community; therefore we want to understand your needs. We have already been working to establish residents' views by a separate questionnaire. The next step is to obtain further evidence and statistics specifically from business owners within the parish through this questionnaire. This will help us to gather information regarding business issues which should be included within the plan.

**PLEASE COMPLETE THIS QUESTIONNAIRE BY 28 FEBRUARY 2017 AND RETURN IN THE SAE PROVIDED.**

### PART A: Your Business

#### A1 What is the street name and Postcode of your business?

Street:

Postcode: GL7

#### A2 Which of the following best describes the nature of your business? (Tick all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Building, Construction & Property Maintenance | <input type="checkbox"/> Business Support e.g. call centres, IT consultancy etc. |
| <input type="checkbox"/> Engineering/Manufacturing                     | <input type="checkbox"/> Health & Beauty   |
| <input type="checkbox"/> Agriculture/Horticulture                      | <input type="checkbox"/> Pubs, Leisure, Tourism                                  |
| <input type="checkbox"/> Education                                     | <input type="checkbox"/> Retail/Distribution                                     |
| <input type="checkbox"/> Creative/Artistic                             | <input type="checkbox"/> Repair, Servicing, Restoration                          |
| <input type="checkbox"/> Care Services                                 | <input type="checkbox"/> Other, please specify;                                  |

**A3 How many people are currently employed by your South Cerney based business?**

Full time equivalent

Part time

**A4 How many of these employees live within South Cerney or elsewhere? (If known)**

South Cerney

--	--	--

Cirencester

--	--	--

Swindon

--	--	--

Within 10 miles of South Cerney  
(excl. Cirencester above)

--	--	--

Further than 10 miles of South Cerney  
(excl. Swindon above)

--	--	--

**A5 Where is your business carried out from?**

- ☐ An office
- ☐ Retail Premises
- ☐ Hotel/Inn
- ☐ Restaurant/Cafe
- ☐ Your home
- ☐ Industrial Premises
- ☐ Agricultural Premises
- ☐ Nursing Home
- ☐ Other, please specify;

**A6 In which area of the parish is your business located? e.g. Village Centre, Industrial Estate**

**A7 For how long has your business operated within the parish?**

**A8 What attracted your business to locate and remain in South Cerney? (Tick all that apply)**

- |  |  |
|--|--|
| <input type="checkbox"/> Close proximity to M4, M5   | <input type="checkbox"/> Availability of staff                                 |
| <input type="checkbox"/> Rail links to London  | <input type="checkbox"/> Environment   |
| <input type="checkbox"/> Availability of employment/industrial/office premises               | <input type="checkbox"/> Live in the parish                                    |
| <input type="checkbox"/> Historically the business was already established within the parish | <input type="checkbox"/> The attraction of being located in a Cotswold village |
|  | <input type="checkbox"/> Other, please specify;                                |

**A9 What improvements in facilities and infrastructure would you like to see?**

**A10 Is your location in the parish important to the success of your business?**

☐ Yes

☐ No

**A11 If 'yes', why?**

**A12** What developments in the village would enable you to reduce your environmental impacts?

**A13** How are your business activities in the parish expected to change over the next;

	Increase	Stay about the same	Reduce
5 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**A14** What factors (such as infrastructure, connections, availability of staff and land etc.) will influence your decisions to expand or contract your business in South Cerney?

**A15** Are there any areas of the parish where more land should be available for business activities?

☐ Yes

☐ No

**A16** If 'yes', where?

## PART B: Transport, Parking & Traffic

**B1** How strongly do you agree that the following changes are needed in South Cerney?

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
More parking spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More frequent bus services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better network of cycle paths and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B2** Do you feel that traffic congestion in South Cerney is a problem?

☐ Yes

☐ No

**B4** Does your Business implement a car share policy?

☐ Yes

☐ No

**B3** If 'yes', what would you implement to reduce traffic congestion?

**B5** How many car parking spaces does your business have?

**B6** Approximately what % of your workforce travel to work by the following methods of transport?

Car

Bus

Taxi

Motorcycle/Scooter

Bicycle

Walk

**B7** Do you have adequate spaces for you needs?

☐ Yes

☐ No

**B8** Please use the space below to add any further comments you would like to make.

On Saturday, 25th March 2017 there will be a public event for residents in South Cerney so that everyone can come and discuss our Neighbourhood Plan.

**On Thursday, 20th April 2017 between 12 and 3pm, we would like to invite you to Fenton's Community Centre in Teal Way to discuss the findings of this business questionnaire.**

More details on both events can be found at: [www.southcerneyplan.org.uk](http://www.southcerneyplan.org.uk)

Thank you for taking the time to fill in this questionnaire.

**South Cerney Parish Council - Neighbourhood Plan Steering Group  
February 2017**



## **South Cerney Neighbourhood Plan**

### **Important - Household Questionnaire**

Dear Owner,

Local communities can make a Neighbourhood Plan to influence what type of development takes place in the area. This survey will be part of the evidence for South Cerney's Neighbourhood Plan, which will apply until 2038.

The area covered is the Parish of South Cerney, which includes Cerney Wick and the Duke of Gloucester barracks.

The information you supply will be treated as confidential, and will only be used for the Neighbourhood Plan. Comments made will be anonymous in the analysis.

As an owner of a holiday home in the Parish we would like to collect your views on a number of questions and have constructed a simple questionnaire.

We hope that you would be prepared to contribute your views to this process and thank you in advance for taking time during your holiday to take part.

We will be arranging a public consultation to share the first draft of the plan in due course.

Could you complete the form and return by email to:

[clerk@southcerney.org.uk](mailto:clerk@southcerney.org.uk)

by **Friday 29th June**

Thank you.

**How important to you are the following aspects of the Parish of South Cerney?**

	Very important	Important	Not Important	No opinion
The surrounding countryside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for leisure and sport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community spirit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peaceful and safe neighbourhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lots of things going on eg events, clubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**What top three things do you like most about coming to the Parish of South Cerney?**

- 1.
- 2.
- 3.

**What top three things do you most dislike about coming to the Parish of South Cerney?**

- 1.
- 2.
- 3.

**How important to you are the following facilities?**

	Very important	Important	Not Important	No opinion
Churches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local health services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Hall and Fentons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walks and rural paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**What additional facilities are needed?**

**What improvements could be made to existing facilities?**

**Are you concerned about parking issues?**      Yes ☐

No ☐

**If yes, in which areas?**

**Are you concerned about other traffic issues?**      Yes ☐

No ☐

**If yes, in which areas ?**

**What parking or traffic improvements would you like to see? Tick all that apply**

- |                          |                          |                       |                          |
|--------------------------|--------------------------|-----------------------|--------------------------|
| Yellow Lines             | <input type="checkbox"/> | Off street parking    | <input type="checkbox"/> |
| New car parks            | <input type="checkbox"/> | Reducing speed limits | <input type="checkbox"/> |
| Traffic calming measures | <input type="checkbox"/> | None                  | <input type="checkbox"/> |
- Other, please specify;

**What changes for pedestrians or cyclists would you like to see, and where?**

**Which buildings or places in the Parish of South Cerney are most important to you?**

**Which views in and around the Parish of South Cerney are most important to you?**

**Which green spaces in and around the Parish of South Cerney are most important to you?**



**How important to you are the following aspects of the Water Park?**

	<b>Very important</b>	<b>Important</b>	<b>Not Important</b>	<b>No opinion</b>
Tranquillity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sport and leisure facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access for walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access for cycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife and biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Date	Comment from:	Policy/para or General	Summary of Comment	Response
14-Oct-20	David, Enid and Adnan Chubb, Boxbush Farm,	LGS SC12	Objection to designation as Local Green space and footpath	Explanation provided to resident in order to allay fears and provide reassurance. Footpath is a defined footpath on the County Plan
8-Oct-20	Alan Fisher	Footpaths	Support for cycle way to Cirencester and linking of footpaths	Noted
28-Sep-20	The Environment Agency	Para 5.14	Your plan refers to flood risk but mainly in relation to groundwater flooding but you may wish to consider reflecting the need to ensure the Sequential and Exception Tests are applied in line with the NPPF. However, it would not be necessary to include a policy if the Cotswold Local Plan adequately covers this requirement.	Local Plan Policy EN14 covers the requirement
7-Sep-20			Comment in relation to traffic issues and problems	Advised that this is not a subject that can be resolved in a Neighbourhood Plan. Attention drawn to Community Action.
28-Aug-20	Gloucester Wildlife Trust		We receive a lot of requests to review and contribute to NDP's. As a charity, we have limited resources and have a large workload looking after our nature reserves and trying to reverse countywide declines in biodiversity. Sadly, this means that we rarely have capacity to review draft Neighbourhood Development Plans or respond to consultation requests.	Noted
2-Nov-20	Thames Water	SC14	Thames Water is currently working with the developer for the Chesterton development and a strategic solution is being delivered which will improve flooding resilience for the existing sewer system. Part of the existing sewage in Cirencester will be diverted and connected to a new sewer system that will provide more resilience to groundwater infiltration affecting foul sewers and receiving sewage treatment works.	Noted

1-Sep-20	Mike Barton, Gloucester County Council		As you probably know we, in the PROW team, do try to promote easier access path furniture and we try to work with landowners to remove stiles and replace with pedestrian gates or kissing gates. In fact we did a big project with CWP and SCPC about 10 years ago when we replaced 50 stiles. However, we do not seek to try and replace stone stiles with kissing gates as a matter of course, despite the fact they are not always the easiest things to negotiate. They are part of the historic countryside. Furthermore, path furniture is the responsibility of the landowner and if he or she decides that they want to keep a stone stile or replace it then it is their choice. I do not have the authority to force them to do so even if I wanted to.	Noted
13-Sep-20	Oliver Collins, Avison Young, 65 Gresham Street, London, EC2V 7NQ On behalf of Hoborne Cotswold Holiday Park	General	SC4, SC7 and SC16 support, SC6 "we recommend a clarification that in accordance with policy EC11 of the Cotswolds District Local Plan the policy SC6 should only relate to built hotels, holiday accommodation and self catering accommodation and not to the use of land for caravans that are permitted outside development boundaries"	The Local Plan Policy EC11 permits the expansion, upgrading or redevelopment of existing accommodation at static caravan and holiday parks provided that it addresses an identified weakness in the local tourist economy. No policy amendment made.
14-Oct-20	Cricklade Town Council		Declined to comment	Noted
3-Nov-20	Natural England		No specific comments	Noted
3-Nov-20	MOD Room 106 (EOC), Building 420, MOD Corsham, Corsham, Wilts, SN13 9NR	NDP Area	Object to the MOD Duke of Gloucestershire Barracks (DOGB) within the designated Plan Area.	A parish is automatically granted neighbourhood area status when a parish council is applying for the whole parish and no more.
		SC2	Objects to the inclusion of the DOGB in the area of exclusion and the duplication with Cotswold District Council Local plan policy DS4	Advised that the requirements of Policy SC2 do not apply to the Duke of Gloucestershire Barracks where development for defence purposes will always be permitted. Policy SC2 amended accordingly.

5-Nov-20	Cotswold Canals Trust	Page 5 2.1.6	Rewording from "the canal was never a success" to read "The canal was quite successful for many decades; the management having largely overcome the technical challenges of water supply and leakage. The biggest limit to sustained success was the very poor state of the River Thames navigation between Lechlade and Oxford. Improvements to this were only completed in the 20th century and after the canal closed. The canal was used to import materials for the local railways in the 1840s and the arrival of the railways certainly did not help. Once the canal's income fell, the maintenance deteriorated and that in turn reduced the reliability of the canal thus creating a vicious circle. In its turn, the railway carried the locally extracted gravels for the new motorways and dual carriageway. The railway closed in the 1960s.	Amended
		SC12	Suggest amending order of list to group all Thames and Severn Canal heritage assets.	List is in order
		SC16 bullet 3	Add clarity - 'restoration & Maintenance of Thames and Severn Canal Towpath'	Amended
		Page 11 4.8	Add canal towpaths to sentence	No amendment. SC6 refers to lakes not canal
		Page 11 4.9	Add 'improving access to canal and lakeside areas'	No amendment. SC6 refers to lakes not canal
		Page 16 5.7	The canal has not been considered in this section. We know that the canal does and will continue to make huge contributions to the visitor economy and should be included as a local asset that draws visitors in response to the heritage, wildlife, conservation and general attractiveness. By the end of this NDP the canal restoration will be much more advanced and will benefit the visitor economy even further.	The towpath makes the contribution, not the canal itself - no evidence for otherwise. Policy does not exclude canal in any way.

		Page 20 5.10	Canal benefits-The NCA profiles (provided as supporting documentation to this consultation) of both South Cerney and Thames Clay Vales note the importance of canals towards improvements and enhancements of environment and natural habitats derived from canals and their environs. The plan to meet the government target of 10% for Biodiversity net Gain could be supported by the restoration of the Thames and Severn canal.	No green corridor exists in the Parish at present and the canal restoration has not been formally discussed or agreed.
		Appendices Page 6	Amend 15 & 16 to read 'Thames and Severn canal'	Amended
		Page 27	Refer to Cotswold Canals website alongside CCIP	Corrected website address
		Page 37	Add reference to Cotswold Canals Trust website	Corrected website address
4-Nov-20	Hannah Gillet, Lichfields, The Quorum, Bond Street, Bristol, BS1 3AE on behalf of the Vistry Group	NDP Overall	Assertion that the plan is not positive in its intentions in accordance with NPPF/NPPG requirements	Positive policies such as; employment SC3, renewable energy SC15, tourist facilities SC7, the redevelopment of the garage SC13 and policy SC9 encouraging community facility improvements show positivity.
		SC2	Objection to the inclusion of land at Crossroads Farm in the area of separation	Area of separation amended, plan included in text and policy SC2 reworded.
		NCA	Contents that it has not been drawn up with professional advice or in accordance with industry standards	No need to employ a professional for NCA.
6-Nov-20	Steven Sykes, Lock House, Cirencester Road, South Cerney, GL7 6HU	SC12 Local Heritage Assets	Objects to the inclusion of the Lock House as a Local Heritage Asset on the grounds; that it has not been discussed with him, that it has been renovated internally and externally since being scheduled for demolition and that it is his family home. Agrees with the retention of the lock but wants to be able to fill it in the future.	Consultation facilitated by this process. Reassured that there is no intention to restrict his enjoyment. Policy SC 12 has been amended to clarify designation.
6-Nov-20	Brian Hudson, Cirencester Neighbourhood Plan Steering Group	General	The CNP SG strongly endorses the desire to maintain the physical separation of the village of South Cerney from Cirencester, Siddington and Preston.	Noted

			It is the understanding of the CNP SG that the major Steadings (aka Chesterton) development will require an overall upgrade of the sewage system. The SG is not aware of the details but your document has alerted us to investigate further and, in particular, whether the plant at Shorncliffe will be able to cope with the full local requirements and thus avoid the discharge of untreated sewage	Noted
			The document mentions the Lakeside Business Park but does not make reference to the CDC's Green Economic Growth Strategy which identifies Cirencester and South Cerney as suitable locations for high technology manufacturing	It is confirmed that Policies SC4, SC5 and SC17 support the draft CDC Green Economic Growth Strategy
			The CNP SG strongly endorses the need for a cycle path between South Cerney and Cirencester. This requirement will be an element of the Cirencester Neighbourhood Plan	Noted
			The CNP SG supports the concern expressed about access to the lakes in the residential developments.	Noted
6-Nov-20	Matthew Millet, Cotswold Water Park Trust		The Plan does not make reference to the Cotswold Water Park Vision and Implementation Plan 2008, it is mentioned in the Local Plan.	We support the CWP Vision and Implementation Plan of which the non-technical summary has been reviewed and there is no conflict with our aims or policies.
6-Nov-20	Historic England		Support, no comments to make	Noted
6-Nov-20	Gloucester County Council		Please note that Key Wildlife Sites are now called Local Wildlife Sites (as of early 2019).	Policy has been rewritten.

6-Nov-20 28-Sep-20 7-Sep-20	Lutton Parish Council Gill and Roger Scott, Rivendell, Meadow Way, South Cerney, GL7 6HY  Susan Cooksley, 3 Edwards College, Silver Street, South Cerney, GL7 5TR	SC10   SC6, SC7 and SC13  SC11	<p>Proposed Policy SC10 refers to Appendix F: Local Ecology (sites) but only SSSIs and SACs are shown in contrast to the SEA Screening report. It is recommended that Appendix F is expanded to show the presence of Local Wildlife Sites. The locations of Key Wildlife Sites (now LWSs) are already shown on page 10 of the SEA Screening report. However, current boundaries and presence of LWSs should be re-checked with GCR (https://www.gcr.co.uk/). It is also worth being aware that the boundaries of the Cotswold Water Park SSSI are under review/re-notification by Natural England and so some reference to this should be made in the text at section 5.10. Please also note that the requirement for development to achieve a 10% biodiversity net gain has not yet been confirmed by government (as at 09/10/2020). It is recommended that proposed policy SC10 could be improved with alternative wording as follows:</p> <p>POLICY SC10 suggested rewording- Biodiversity Important Biodiversity Sites shown in Appendix F: Local Ecology, are to be conserved so that the wildlife value of the sites are protected and, where possible, enhanced. Where the benefits of development are so great that it is considered harm to these sites or priority habitats or species* is justified, then adequate mitigation and conservation measures will need to be drawn up and included in any planning application. These measures and future maintenance of biodiversity value, are required to be a condition of any planning permission granted. All developments are normally expected to achieve an overall biodiversity net gain that at least matches that required by legislation and national or other local plan</p>	Policy and justification has been rewritten following new SSSI notification.
			No Comments	
			Support policies	
			Very strongly in support	Noted



5-Nov-20	Cotswold District Council	Page 6 para 2.2	<p>It might be helpful in the landscape section to refer to the various landscape character assessments that have been undertaken of this area -</p> <p><a href="http://publications.naturalengland.org.uk/publication/586554770395136?category=587130">http://publications.naturalengland.org.uk/publication/586554770395136?category=587130</a></p> <p><a href="https://www.gloucestershire.gov.uk/media/6800/glca_report_severn__other_vales_text_2006-51673.pdf">https://www.gloucestershire.gov.uk/media/6800/glca_report_severn__other_vales_text_2006-51673.pdf</a></p> <p><a href="https://www.cotswold.gov.uk/media/3xrnffaz/cotswold-water-park-landscape-character-assessment.pdf">https://www.cotswold.gov.uk/media/3xrnffaz/cotswold-water-park-landscape-character-assessment.pdf</a></p> <p>These provide useful descriptions of the area and its landscape character and also highlight opportunities and potential landscape constraints.</p>	Listed in the NCA	
		2.2.2	<p>'Within the parish lies a large part of the CWP' is a bit clumsy, given the full extent of the CWP, covering some 40 sq. miles. This is not to underplay the significance of the Water Park landscape or its significance to residents. 'South Cerney lies at the heart of the Cotswold Water Park, which provides an open landscape...' or similar would spell out the significance of the CWP.</p>	No planning implications	
		Page 8 2.3.7	<p>references the number of people working from home at the time of the 2011 Census. It could be worth a further reflection on this paragraph that this number is likely to have risen in line with general trends, and will have spiked substantially during the Covid-19 lockdown, likely to lead to a significantly higher rate in the future.</p>	Agreed paragraph amended	
		Page 9 2.4.1	<p>This para states 'Over 75% of the Parish's permanent population ... are working' - This seems too high, given numbers of young people and retirees - is this the percentage of adults of working age, or adults generally?</p>	Amended to "over 75% of the population are economically active, that is, either working or unemployed"	

	SC1	<p>Proposed re wording-Design guidelines for South Cerney</p> <p>Proposals for new development, including extensions to existing buildings, should be of the highest design standards, in accordance with the relevant policies of the Cotswold Local Plan, including the Cotswold Design Code or their successor documents. The proposals should have specific regard to:</p> <ul style="list-style-type: none"> <li>I. Retaining and, where appropriate, enhancing key views and vista as identified on map X</li> <li>II. Reflecting and respecting local character and features, as assessed within the NCA, the relevant Conservation Area appraisal and other local character assessments</li> <li>III. The design guidance within the NCA and in particular –             <ul style="list-style-type: none"> <li>· Reflecting the open green character of many of the streets within South Cerney</li> <li>· Taking design clues from some of the narrower lanes in the parish when designing new footpaths and cycleways</li> <li>· Using the palette of local building materials found within the parish</li> <li>· The inclusion of drystone walls for boundaries</li> <li>· Taking opportunities to remove existing overhead wires and to ensuring that cabling is installed underground in new developments                 <ul style="list-style-type: none"> <li>· addressing negative issues, features and sites as described in the NCA.</li> </ul> </li> <li>· Ensuring that any new development in the Lakes Character Area is in keeping with its lakeside location</li> </ul> </li> </ul> <p>The Conservation Area Statement, including its accompanying maps, drawn up by CDC in 2002, although somewhat dated, was used as an important reference document in preparing the NCA and continues to be an important consideration for future development proposals.</p>	Policy SC1 amended.
	Para 5.1.1	<p>Important Views, Important Approaches, and/or Focal Features are set out in the Conservation Area Character Map (Appendix C). Additional Views and Vistas from the NCA are detailed in Appendix E. It is quite difficult to see the numbers on the first of the views maps.</p>	NCA is included as an appendix
	Para 5.1.2-5.1.5	<p>It might be easier to show these areas on a map rather than people having to refer to a separate document.</p>	See map 4.1.3 in NCA

	Para 6.2 and 6.3	6.2 "In all of the sub-areas excluding the Lakes sub-area, new developments should take account of the Cotswold Design Code (which is Appendix D to the 2011-2131 CDC Local Plan) and this NCA report."	NCA amended	
		The Cotswold Design Code is relevant to all development in the District and the Lakes area is no exception.	Noted	
		At 6.3, the guidance advocates the continued use of a "New England" style although it is positive in its comments on the De Vere hotel which is in a different style. It would be better if this paragraph stated something along the lines of the increased emphasis on contemporary design in this area or something like that.	Paragraph amended	
	SC2	CDC consider this superfluous	Policy SC2 has been amended and the area of separation clarified	
	SC3	While we welcome the aspiration of this policy, it is not really clear how this support translates into development proposals. Homeworking and microbusiness developments are not a class of development - homeworking development would be residential whereas microbusiness could be either residential or business premises.	Comments noted but no change in policy	
		Most development that may support such activity will be permitted development - more so as there are current proposals to enhance permitted development rights and change use classes.		
		An alternative could be to focus the policy on the development of small scale business premises where permission is required - either through an allocation or through an enabling or criteria based policy.		

	SC4	<p>As with our closing comment on SC2 above, the title of the policy does not relate well to the actual content - which may prompt a modification from the examiner. The current wording does not establish a test against which development proposals will be measured - and as worded, sits better as a community action than a planning policy. In theory, an action could be required, rather than encouraged, which might fit better as a planning policy. It should also be noted that the policy wording does not set a standard that must be achieved - thus the action sought could be 'demonstrated' by a wholly inadequate proposal.</p>	Policy title amended
		Comparable policies often promote support for 'employment locally' in the area, rather than promote work 'for local residents'.	
		A further thought would be that it could be linked to Policy SC16 Sustainable Transport.	
		'Proposals which support local employment... and include measures to provide/ improve walking and cycling routes...'	
	SC5	<p>We are concerned that this policy largely achieves the same as the Local Plan EC policies 1-3, but with different wording. Lakeside is already protected as an employment site.</p>	Policy wording amended.
		EC3 covers employment-generating uses outside of the Development boundary - as indeed referenced in the policy. LP para 9.3.4 sets out that proposals must be in 'keeping in terms of scale, size and function with the location' in any case, which should ensure that adverse impacts on holiday settlements are taken into account.	

			<p>Paragraph 16 of the NPPF (<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf</a>) sets out the expectation of how policies should be prepared, and flags that they should not be duplicatory.</p>	
			<p>That being said, there may be some room for a policy that provides 'local flavour', and that highlights that development outside of the development boundaries could impact on the existing holiday villages. Should you wish to retain a policy, it may need some review to reflect recent changes to use classes.</p> <ul style="list-style-type: none"> <li>- B2 and B8 remain their own use class.</li> <li>- In the second line, B1 (business) is now subsumed within Class E. So the phrase 'Class B' only refers to B2 and B8.</li> </ul> <p>Change of use to another use within Class E will be allowed without the need for planning permission.</p> <p>As a general point, we would suggest the Local Plan reference is to the 'Local Plan policies' with the specific policy referenced in the reasoned justification, to future proof against the changes to the Local Plan.</p> <p>The final clause referencing the NCA is unnecessary - any development proposal is already expected to have regard to the NCA as a consequence of SC1.</p>	
	SC6		We'd encourage you to review the Local Plan policy SP5.	Policy wording amended

			<p>The policy as drafted expects development - of any scale - to improve public access to the lakes and South Cerney Village. Small scale changes to properties could be classed as development, but would not be able to effect such a change - there needs to be some modifier in this policy to developments of a scale where such a consideration is appropriate and financially viable.</p>	
			<p>The second part of the policy - allowing redevelopment and improvements if they led to minor adverse visual impacts - would be contrary to a range of policies. We could not require one of the improvements to be access as the proposals could be offering a range of other public benefits. Is a visual impact the only adverse impact possible and how is this adverse 'limited'? Development could impact on traffic, biodiversity, contamination, and so forth.</p>	
			<p>That said, the introductory line of this paragraph suggests that it is simply referencing EC11, in which case it could be omitted or moved to the reasoned justification.</p>	
			<p>The two references to 'new holiday accommodation' in the two clauses of this policy seem rather contradictory - the second clause notes that such developments will not normally be permitted, whereas the first sets expectations for the access that such sites should provide.</p>	

	SC7	<p>The policy states that development that significantly harms the tranquillity of lakes used for quiet recreational pursuits (...) will not normally be permitted. 'Not normally' is vague -it would be useful to state what the 'abnormals' are that might enable this development – otherwise this policy is simply restrictive, and may not be considered as supportive of sustainable development. We don't believe this policy adds anything to the wording of LP EC10 - Development Of Tourist Facilities and Visitor Attractions and SP5 - Cotswold Water Park: Post-mineral Extraction After Use. New or extended tourist facilities and visitor attractions (excluding accommodation) will be permitted provided the proposal : -</p> <p>a. has a functional relationship and special affinity with the historic and natural heritage of the area; · b. is well related to the main tourist routes; · c. is an identified opportunity that is not met by existing facilities; and · d. as far as possible, use is made of existing buildings, particularly agricultural buildings in the countryside, with the number and scale of new buildings kept to a minimum. It would be helpful if your plan supported EC10 and then highlighted that the special affinity should include the tranquillity referenced in your policy. 'Special affinity' - see LP 9.10.4. In addition, tranquillity issues are covered in the local plan at LP EN4 - Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.</p>	Policy title amended
		<p>We suggest that the word tourist is not inclusive of use of facilities by residents and second home owners. We'd suggest using the word 'Visitor' in the policy title and text as a better reflection on the use of Water Park facilities</p>	
	SC8	<p>The allotments at Upper Up are part of a designated Local Green Space, and thus subject to a stronger constraint than this policy creates. Accordingly they need to be removed from the list.</p>	Policy amended and Appendix G included.

			It would also be useful if a map was provided to illustrate the location of these assets - as the locations may not be apparent to non-residents. Appendix G maps some, but not all of these spaces	
	SC9		It would be useful if the preliminary line of this policy advises whether this list is exhaustive or indicative.	Policy has been amended
			There are a number of facilities on the list where the use could be significantly altered without any need for development - the pharmacy and post office are not distinctive use classes from other forms of retail. Similarly, the veterinary surgery is likely to fall under class E.	
			Class F.2 is new 'local community uses' - e.g. small shops, community halls and swimming pools etc. Changes of use within these classes do not require planning permission.	
			We suggest some rewording, along the following lines, to ensure the policy is positively worded:	
			Development proposals that will result in the loss change of use, or redevelopment, including or significant reduction in the scale and value of a community and cultural facility, will be resisted unless: only be supported where...(in order of priority?)	
			alternative facilities of equal or better accessibility, size and suitability are provided; at an alternative site nearby in the NDP area?[ Is location a consideration for the NDP?]	
			Regarding the final clause - the explanation of economically viable could be put in the RJ rather than the policy text itself - the approach taken in the Local Plan.	



		Page20 5.10.1	states "under pressure from the 500,000 annual visitors" - there are a range of pressures on the biodiversity of the area and not just visitors (we'd be interested to know whether this figure is just 'tourists' or whether it is inclusive of day 'visitors' from Swindon and Cirencester, or indeed from within the Waterpark). Other pressures include pollution, invasive species (e.g. mink); disturbance by dog walkers (many of whom could be very local); farming practices etc. - see para 5.10.5.	
		5.10.2	Is an NDP the place for an anecdotal remark from a ranger? Some of the lakes on which there are holiday homes are still high in conservation value - it will be interesting to see if any of them are included in the potential new SSSI boundary.	Ranger comment is relevant
		5.10.3	The CWP Biodiversity Action Plan has now passed its "sell-by date" as it was an action plan for 2007-2016. That said, that much of the content is still relevant. A new CWP Biodiversity Strategy is currently in preparation and should hopefully go out for public consultation in the new year	Plan remains relevant evidence
		5.10.4	The reference to ridge and furrow which is more a landscape archaeology issue than an ecology one	Included in SC12
		SC10	This is not in general conformity with the NPPF (or the local plan) and it is very confusing.	Accepted and policy has been rewritten following notification of SSSI's

			<p>Firstly the policy title refers to "important local ecology sites", however the map at appendix 7 shows SSSIs which are of national importance, so the term "local" should not be used. The policy text then refers to "key Wildlife sites". KWS are a local Gloucestershire designation and are sites of county importance for wildlife (they are also sometimes referred to as "local sites" - particularly in government guidance as this type of designation has historically been called various different things in different parts of the country.)</p>	
			<p>Assuming that policy SC10 is about SSSIs, it will need re-drafted to be in general conformity with both the local plan and the NPPF since it states that "key wildlife sites ...and where possible, enhanced". The NPPF requires biodiversity net gain (BNG) - not just no net loss, where possible. The policy then refers to BNG later on, which makes the policy unclear.</p>	
			<p>In addition there are likely to be new SSSIs designated in the future, as part of the SSSI re-notification process so this policy should not be restricted to sites listed in appendix F.</p>	
			<p>The section in the policy - "Where the benefits of development are so great that it is considered harm to these sites is justified, then adequate mitigation and conservation</p>	
			<p>measures will need to be drawn up and included in any planning application, and these proposals, and future maintenance and application, are required to be a condition of any planning permission with adverse effect on the local wildlife site." is not clear - what are you trying to say that is not already included in the local plan or NPPF?</p>	

			<p>The policy goes on to state that " Overall, a 10% increase in biodiversity will be required, in line with Government guidance." The local plan does not currently have a quantum for biodiversity net gain (BNG) (nor does the NPPF) although the emerging Environment Bill does state 10%. To include a quantum in the NDP would be a first for the District, but it will require careful policy wording.</p>	
			<p>All developments should provide 10% measurable biodiversity net gain, measured using the most up-to-date DEFRA net gain metric or equivalent.</p>	
			<p>This raises a whole series of questions. Do we mean all developments? What happens if it is a householder application for a small extension? Should the 10% be provided on the development site or off-site, and if so, in the parish or in the District? Does the 10% only refer to developments within or affecting SSSIs? The Parish will need to decide what approach they want to take; noting the NPPF does say that all development should provide net gain.</p>	
			<p>Other than the BNG point we are unclear what this policy provides that goes beyond the local plan policy; in addition it does not cover other levels of site designation. Having both this policy and the local plan policy covering SSSIs could be quite confusing for decision-makers.</p>	
	SC11		<p>National policy determines the circumstances where development on Local Green Space is permissible. The second paragraph of this policy seeks to introduce a different test, which does not meet the Basic Conditions - a similar approach has recently been struck out by the Court of Appeal (<a href="https://www.bailii.org/ew/cases/EWCA/Civ/2020/1259.html">https://www.bailii.org/ew/cases/EWCA/Civ/2020/1259.html</a>).</p>	Policy wording amended

			We'd suggest this is changed to something like 'Proposals for development within the two designated Local Green Spaces will only be supported in very special circumstances'	
		SC12	We support the intention and wording of this policy	Policy wording clarified
			The list of local NDHAs is great, but it is slightly confusing in appendix 1 where you refer to "Serving of Article 4 Directions" - should this be "subject to article 4 directions"?	
			There are a set of photos of the additional NDHAs (that are not referenced in article 4s or in the CA appraisal) but it would also be helpful if they could be shown on a map - including their extent, for example it may be difficult to locate such structures as stiles from photos and the full extent of the canal remains needs to be identified.. This will ensure that the public, land-owners, decision makers etc are clear what is and what is not a NDHA.	
			Isis Lake holiday homes have been included in the list of NDHAs, we would suggest that they are not sufficiently old to be counted as a heritage asset, as they are less than 30 years old and are not of a sufficiently high architectural quality.	Would prefer to include them as a local listing
			Taking listing as a parallel process. Government guidance for listed buildings can be found at -	
			<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf</a>	

			<p>19. Buildings less than 30 years old: such buildings are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. It may nevertheless be appropriate to list some modern buildings despite their relatively recent construction – for example, if they demonstrate outstanding quality (generally interpreted as being equivalent to Grade I or II*). The Secretary of State calculates the age of a building from the point at which the ground was first broken.</p>	
	Para 5.12.2		<p>We are not sure on the relevance of this para on the canal - is it a reflection on preserving the heritage, in which case a clearer reference could be made to those assets linked with the canal.</p>	Reference to canal locks appears in the paragraph
	SC13		<p>The policy is probably acceptable as an aspirational policy, providing a steer on the future use of this site. Given the property sits within the Development Boundary of a principal settlement, it is unlikely that existing planning policy stands in the way of the redevelopment sought by this policy, but a community backed position on the property may encourage action</p>	Noted
	SC14		<p>It is unnecessary to specify 'residential or other development', as 'development' would suffice.</p> <p>para 5.14.2 We would suggest the assertion that the South of Chesterton development will lead to a greater risk of flooding is speculative, and not evidence based so should not sit in the plan as a statement of fact, although could be included as a statement of resident concern/belief.</p>	Justification amended and policy wording clarified

			<p>The Flood Risk Assessment (FRA) process already exists – either in Flood Zone 1 (FZ1) with flooding from other sources (such as groundwater), or in FZ 2 and 3 with fluvial flooding; with differing levels of requirements an FRA for a minor extension, which may need a less detailed FRA. If the site is found in a high risk area then an FRA may be required following the relevant NPPG/EA guidance.</p>	
			<p>Where a FRA is required, it 'should' include monitoring of groundwater levels (as recommended in the SFRA – which could be explained/quoted in the RJ). This needs to be clear as it is based on the SFRA recommendation which is not compulsory in FRA requirements in the PPG.</p>	
			<p>The RJ could mention something about the assessment being proportional based on type/ scale of development, or could advise developers to 'seek Environment Agency advice' (as per national guidance (<a href="https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications">https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications</a>)).</p>	
			<p>We are a little surprised there is no mention of surface water flooding (which is often linked with groundwater flooding) or from other sources?</p>	
			<p>The policy could also add;</p> <ul style="list-style-type: none"> <li>that developers need to demonstrate that flooding will not be exacerbated by the development, including any adverse impact groundwater regime [or other sources], within the development or surrounding area</li> </ul>	
			<ul style="list-style-type: none"> <li>where possible, ensure the incorporation of sustainable drainage techniques.</li> <li>Take into account all relevant local and national policies and guidance</li> </ul>	

			There is a lot of technical FRA guidance - which we'd avoid direct reference to within policy, as it may change during the Plan lifetime.		
		SC15	Please note that this is an issue that will be explored through the update of the Local Plan, and thus any policy could be superseded by a new Local Plan policy. This policy states that environmental improvements should outweigh other considerations, but does not explain how to weigh up benefits. This could be interpreted as allowing upvc on heritage buildings - or external cladding. We suggest it needs tempering with some recognition of planning balance.	Policy rewarded	
			In addition this policy SC15 implies an equal weighting however national policy requires decision makers to give great weight to the conservation of designated heritage assets.		
			Does the Parish have any suggestions as to how these benefits or impacts should be measured? e.g. sometimes solar panels applications are submitted and given their position they may generate little electricity and the property has not actually been insulated to prevent energy loss. A nuanced approach is required around conserving energy first, and then generating additional energy if appropriate.		
			RJ could note evidence to support the need for the policy - did it come out in the household survey? ONS data? The policy is quite generally supportive, but does not seem particularly related to the South Cerney area.		
			Unacceptable landscape and other impacts should be avoided or mitigated, but what would be acceptable?		

			Perhaps could add something like 'the impacts should be assessed with reference to national planning policy and other relevant policies applying in the area'.	
	SC16		We suggest that the word 'maintain' needs to be replaced - it could be read as 'maintain' as in 'support the upkeep'. Instead we'd suggest 'retain'.	Policy amended
			'Support will be given to proposals (including tourism and leisure) that retain, improve and extend the existing footpath and cycle path network. The following infrastructure projects are priorities for improvements: ...'	
	SC17		Policy SC17 refers to "developments" - does this really mean all developments including householder developments?	Policy wording amended and justification clarified
			There is no reference to local plan policy and para 10.4.11 which refers to the national dark skies mapping information.	
			The policy is not that clear as to when a lighting scheme will be required - is it only for those lighting schemes which in themselves require PP or is wider than that?	
			The policy does not cover the landscape impacts of lighting on both landscape character and appearance, and thus to that extent, does not go as far as the NPPF statement at 5.17.2. We suggest this needs to be picked up in the policy to ensure is fully reflects the NPPF/	
			10.4.11 LP mentions tranquillity and 'dark skies' and sources of evidence to have regard to, and recommends 'A landscape and visual impact assessment (LVIA) should include reference to tranquillity, lighting and Dark Skies where appropriate'.	



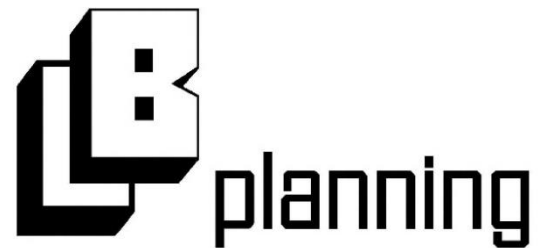
			<p>It would be useful to understand the impetus for this policy - and to point this out in the introductory text. Is there something about the landscape character which makes the area special (reference the evidence Landscape Character Assessment?) and role of development within it, i.e. external lighting? Together, these points would route the policy a bit more clearly in the local context.</p>	
			<p>For comparison, See Malpas and Overton NDP – Policy LC1, 2nd clause.</p>	
			<p>External lighting, associated with new development, must be designed to minimise its impact on landscape character whilst providing the required level of lighting for personal security. This should include consideration of the timing of lighting use and effective technologies to minimise light spillage (such as down lighting).</p>	



# **South Cerney Neighbourhood Development Plan**

## **BASIC CONDITIONS STATEMENT**

**April 2021**



## Contents

1. Legal Requirements .....	2
2. Introduction and Background.....	3
3. Conformity with National Planning Policy.....	3
4. General conformity with the strategic Policies of the development plan .....	5
5. Contribution to Achieving Sustainable Development .....	7
6. Compatibility with EU Obligations and legislation .....	9
7. References .....	9

## Abbreviations used in this Report

Cotswold District Council is abbreviated to 'Cotswold DC'

Cotswold District Local Plan 2011-31 is abbreviated to 'CDLP'

Habitats Regulations Assessment is abbreviated to 'HRA'

Local Green Space is abbreviated to 'LGS'

Strategic Environmental Assessment is abbreviated to 'SEA'

South Cerney Neighbourhood Plan is abbreviated to 'the Plan' or 'SCNP'

## 1. Legal Requirements

1.1 This Statement has been commissioned from LB Planning by South Cerney Parish Council, to accompany its submission of the South Cerney Neighbourhood Plan (SCNP) to Cotswold DC, the local planning authority (LPA). This Statement meets the requirements of submission of a neighbourhood plan as set out in Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"). No other neighbourhood plan has been submitted for the neighbourhood area.

1.2 The Neighbourhood Plan has been prepared by a steering group on behalf of the South Cerney Parish Council, the qualifying body for the Neighbourhood Area covering the Parish of South Cerney Neighbourhood area, as designated by Cotswold DC on the 10<sup>th</sup> March 2016.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan extends from until the end of 2031 and it does not contain policies relating to excluded development in accordance with the Regulations. Thus the SCNP meets the general legislative requirements of paragraph 8 (1) of Schedule 4B to the Town and Country Planning Act 1990.

1.4 This Statement addresses each of the four 'Basic Conditions' relevant for neighbourhood plans, as defined in paragraph 8 (2) of Schedule 4B to the 1990 Town & Country Planning Act, and explains how the Neighbourhood Plan complies with these Basic Conditions. An additional proscribed Basic Condition was introduced by the Habitats and Species Regulations 2017 and is also now relevant for neighbourhood plans. Any consequences of this for the SCNP are discussed in Section 6 below. Exit from the EU has not altered the requirement to comply with EU obligations.

1.5 The legislation states that a Neighbourhood Plan will be considered to have met the basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- Not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

## 2. Introduction and Background

2.1 The Parish council began working on a Neighbourhood Plan in 2016. Working with the local community, a pre-submission draft Plan was produced for the formal the six week consultation, as required by Reg14 of the Neighbourhood Plan Regulations 2012 (NP Regs 2012). This consultation ran from the 14<sup>th</sup> September to 6<sup>th</sup> November 2020, including an extra week due to the ongoing pandemic.

2.2 Responses from this consultation have been considered, and some changes made to the policies in the Neighbourhood Plan as a result: detailed in the Consultation Statement. The Plan is now ready to be submitted to Cotswold DC, the Local Planning Authority. As required by the Regulations; the submission of the Neighbourhood Plan to the Local Planning Authority is accompanied by this Basic Conditions Statement, a Consultation Statement, a plan showing the neighbourhood area and the results of the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Opinion.

## 3. Conformity with National Planning Policy

3.1 The SCNP has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF 2019). It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 and updated thereafter in respect of formulating neighbourhood plans.

3.2 Set out in Table 1 below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

**Table 1: Conformity of the Neighbourhood Plan (SCNP) policies to the NPPF**

<b>SCNP Policy</b>	<b>NPPF paragraph</b>	<b>Comment on conformity</b>
<b>Policy SC1: Design Guidelines</b>	<b>124, 125</b>	The NPPF states that neighbourhood plans have an important role in identifying an area's special qualities.
<b>Policy SC2: Areas of Separation</b>	<b>125, 127</b>	Maintaining the separate setting and character of South Cerney is supported by the NPPF.
<b>Policy SC3: Home Working</b>	<b>81, 83</b>	Encouraging flexible working practices and appropriate rural tourism are the subject of these NPPF policies.
<b>Policy SC4: Local Employment</b>	<b>84, 103</b>	The NPPF promotes development that limits the need to travel and rural employment.

<b>SCNP Policy</b>	<b>NPPF paragraph</b>	<b>Comment on conformity</b>
<b>Policy SC5: Employment development outside DB</b>	<b>83c</b>	Employment development is required to respect the character of the countryside in rural areas.
<b>Policy SC6: Holiday Accommodation</b>	<b>91, 98</b>	The NPPF promotes improving access and rights of way networks for the health and well-being of communities. A network of paths is a sustainable tourist attraction.
<b>Policy SC7: Non-residential Tourist Facilities</b>	<b>83, 100</b>	Tourism is an important part of the South Cerney economy. However part of the attraction of many of the lakes is their tranquillity. The NPPF recognises tranquillity as a planning issue (for example as a reason for designating Local Green Space), and Policy SC7 protects where appropriate tranquillity.
<b>Policy SC8: Open Spaces</b>	<b>91, 96, 97</b>	Maintaining good recreational facilities is important for community health and social cohesion.
<b>Policy SC9: Community Facilities</b>	<b>92</b>	The NPPF states that communities should protect their facilities and guard against unnecessary loss.
<b>Policy SC10: Local Ecology Sites</b>	<b>170-1, 174</b>	The NPPF recognises the importance of local sites for biodiversity, and need to identify local sites in plans.
<b>Policy SC11: Local Green Spaces</b>	<b>99 - 101</b>	Neighbourhood plans may designate LGS.
<b>Policy SC12: Local Heritage Assets</b>	<b>184-5.</b>	The NPPF recognises the importance of local heritage assets, and Historic England provides guidance on how neighbourhood plans may designate non-listed assets.
<b>Policy SC13: Clark's Hay Garage</b>	<b>124-5, 201</b>	Good design is promoted, and identifying opportunities for improvement are encouraged, including in conservation areas.
<b>Policy SC14: Flooding</b>	<b>149, 150</b>	South Cerney is a sensitive location for flood risk, and climate change is likely to increase the risk. The NPPF recognises the need to manage risk carefully.
<b>Policy SC15: Renewable Energy</b>	<b>148</b>	Support for low carbon technologies is promoted.
<b>Policy SC16: Sustainable Travel</b>	<b>91, 98, 102</b>	The NPPF promotes improving access and rights of way networks for the health and well-being of communities. A network of paths is a sustainable tourist attraction and encourages walking and cycling as a travel mode.
<b>Policy SC17: Light Pollution</b>	<b>180c</b>	The NPPF recognises the need to limit light pollution particularly in sensitive rural locations.

## 4. General conformity with the strategic Policies of the development plan

4.1 Neighbourhood planning is not permitted to deal with issues to do with waste, mineral and strategic infrastructure planning, so-called excluded development. The development plan for Cotswold District, not including policy documents dealing with excluded development is the Cotswold District Local Plan 2011-31 (CDLP), adopted August 2018. The Neighbourhood Plan has therefore been prepared to ensure its general conformity with the CDLP as it relates to South Cerney.

4.2 Table 2 below sets out how each policy is in general conformity with policies in the CDLP.

**Table 2: Conformity of Neighbourhood Plan policies with the strategic development plan policies**

<b>NDP Policy</b>	<b>CDLP policy</b>	<b>Comment on conformity</b>
<b>Policy SC1: Design Guidelines</b>	<b>Appendix D, EN2</b>	The policy references the design guidance included within the CDLP and adds the requirement that attention is paid to the local Character Assessment.
<b>Policy SC2: Area of Separation</b>	<b>EN4</b>	South Cerney is an historic village, and its setting is vulnerable to gradual coalescence with Siddington and Cirencester in the north of the parish. Policy EN4 of the CDLP recognises the importance of protecting the setting of settlements.
<b>Policy SC3: Home Working</b>	<b>EC1, EC3</b>	Policy SC3 follows policy in the CDLP and adds local detail specifically for the rural areas of the Parish.
<b>Policy SC4: Local Employment</b>	<b>Vision &amp; INF3</b>	The CDLP vision aims to create more sustainable communities and Policy SC4 aims to promote the reduction of unsustainable travel.
<b>Policy SC5: Employment development outside DB</b>	<b>EC3</b>	Policy SC5 follows policy in the CDLP and adds local detail that has particular regard to the rural environment and economic importance of the residential tourist development in the Parish.
<b>Policy SC6: Holiday Accommodation</b>	<b>EC11, S8</b>	The need for better sustainable travel routes is recognised in policy S8 as enhancing tourism opportunities as well as promoting sustainable travel in South Cerney.
<b>Policy SC7: Tourist Facilities</b>	<b>SP5, EN4, EC10</b>	Policy SC7 adds detail to the requirement in SP5 that the Water Park's 'sense of place' be reinforced. Policy EN4 in the CDLP requires development not to have a detrimental impact on the tranquillity of the countryside.
<b>Policy SC8: Open Spaces</b>	<b>INF2</b>	Policy SC8 details the open space community infrastructure in the Parish giving local detail to the CDLP policy INF2. Besides supporting the protection of the CDLP, it introduces the need to consider impact on residential amenity.
<b>Policy SC9: Community Facilities</b>	<b>INF2</b>	Policy SC9 lists the built community infrastructure, similarly providing local detail to policy INF2.



<b>NDP Policy</b>	<b>CDLP policy</b>	<b>Comment on conformity</b>
<b>Policy SC10: Local Ecology Sites</b>	<b>EN7-9</b>	The CDLP recognises the need to protect where possible local biodiversity and other valuable natural assets. Policy SC10 provides details of local sites requiring protection and specific mention. Sites of national and higher importance are protected adequately in the CDLP already.
<b>Policy SC11: Local Green Spaces</b>	<b>EN3</b>	The CDLP has designated two sites for LGS status; the local view is that these should be supplemented by a further two sites equally worthy of designation. They are important areas of open space within the Conservation Area and part of the historic landscape of the village.
<b>Policy SC12: Local Heritage Assets</b>	<b>EN12</b>	Policy EN12 and the linked Table 6 sets out criteria for local listing of heritage assets, and Policy SC12 sets out the buildings and features that the SCNP considers worthy of designation as locally listed heritage assets.
<b>Policy SC13: Clark's Hay Garage</b>	<b>EN11a</b>	It is considered that appropriate re-development of this site would enhance the Conservation Area, as supported by Policy EN11 of the CDLP.
<b>Policy SC14: Flooding</b>	<b>EN14</b>	Policy SC14 provides the local detail for policy EN14 with links to the evidence base detailing the particular vulnerability of South Cerney to flooding. Where appropriate, further measures and controls will be needed to alleviate flood risk in the village.
<b>Policy SC15: Renewable Energy</b>	<b>INF10</b>	Policy SC15 adds local detail to policy INF10 and has general local support.
<b>Policy SC16: Sustainable Travel</b>	<b>INF3</b>	Policy INF3 promotes active travel improvements including links to the Public Rights of Way network. Policy SC16 gives details on potential active travel projects that are priorities for the local community.
<b>Policy SC17: Light Pollution</b>	<b>EN2, EN4</b>	The Cotswold DC does not mention light pollution, but in line with the NPPF, Policy SC17 requires development to keep light pollution to a minimum. This preserves a view of the night sky and maintains the village character of South Cerney in line with Policy EN2 and EN4.

## **5. Contribution to Achieving Sustainable Development**

5.1 A Sustainability Appraisal has not been undertaken as this is not a requirement for a Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.

5.2 The vision of the Neighbourhood Plan includes a commitment to enhance sustainability “by developing a stronger network of facilities and services, whilst ensuring that the character and landscape is conserved and enhanced”.

5.3 Table 3 below has assessed our plan’s policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows that the plan’s policies are normally positive or neutral in impact on all three aspects. Where they are not, a decision has been taken about the greater benefit of the proposal in terms of another aspect of sustainability.

**Table 3: Assessment of sustainability of Neighbourhood Plan policies**

Policy no. and title	Economic factors	Social factors	Envirnmentl factors	Comments
<b>Policy SC1: Design Guidelines</b>	*	*	–	Good design can boost economic attractiveness of assets
<b>Policy SC2: Areas of Separation</b>	x	**	**	There is a slight adverse impact on development but social and environmental gain.
<b>Policy SC3: Home Working</b>	**	*	–	
<b>Policy SC4: Local Employment</b>	–	**	*	Working locally reduces commuting traffic
<b>Policy SC5: Employment development outside DB</b>	x	*	**	
<b>Policy SC6: Holiday Accommodation</b>	–	**	*	Potential new links to the lakes is a social advantage.
<b>Policy SC7: Tourist Facilities</b>	*	*	–	Local visitors would benefit.
<b>Policy SC8: Open Spaces</b>	–	**	*	
<b>Policy SC9: Community Facilities</b>	–	**	–	
<b>Policy SC10: Local Ecology Sites</b>	–	*	**	
<b>Policy SC11: Local Green Spaces</b>	–	**	**	
<b>Policy SC12: Local Heritage Assets</b>	*	*	*	Protecting the heritage of South Cerney makes the village more attractive to tourists
<b>Policy SC13: Clark's Hay Garage</b>	*	*	*	This policy encourages greater economic use of the site as well as visual improvement.
<b>Policy SC14: Flooding</b>	–	**	*	
<b>Policy SC15: Renewable Energy</b>	–	*	**	
<b>Policy SC16: Sustainable Travel</b>	–	**	**	Better Active travel routes are a health and social benefit as well as an environmental benefit.
<b>Policy SC17: Light Pollution</b>	–	**	**	

Scale used: \*\* very positive \* positive – neutral x negative xx very negative

## **6. Compatibility with EU Obligations and legislation**

6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6.2 A screening decision was issued by Cotswold DC in November 2018, following consultation on a Screening Opinion with the relevant national bodies. This advised that:

“2.44 It is considered the South Cerney Neighbourhood Plan does not require a full SEA or HRA to be undertaken.”

The Plan has not significantly altered since this determination was made and so it is still current and an accurate statement of environmental impact.

6.3 The Screening Report also states:

“2.47 In accordance with Regulation 106(1) of the Habitats Regulations, Cotswold District Council, as the ‘competent authority,’ also does not consider that an ‘appropriate assessment’ under Regulation 105 is required.”

Thus the proscribed Basic Condition introduced by the Habitats and Species Regulations 2017 (as amended) has also been met.

## **7. References**

National Planning Policy Framework 2019

National Planning Policy Guidance (2014 and updated)

Neighbourhood Planning Regulations 2012 as amended

Cotswold District Local Plan 2011-31, Adopted August 2018

South Cerney Neighbourhood Plan Submission Version dated April 2021

# South Cerney Neighbourhood Character Assessment Report

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## 1 Summary

1.1 This Neighbourhood Character Assessment report is a record of the built and natural environment in 2017 produced as a part of the Neighbourhood Plan process. The report aims to highlight the important features of each part of the parish as well as defining some key characteristics, street scenes and viewpoints that the Neighbourhood Plan should help to conserve and enhance. It also identifies parts and features of the parish that could be improved as a part of Neighbourhood Plan process and policies.

1.2 The parish of South Cerney has a proud and long history dating back over a millennium. The old parts of the village of South Cerney date from the 16<sup>th</sup> to 19<sup>th</sup> century and the basic layout of the village has remained unaltered since that time. The old centre of the village is characterised by its mix of properties from grand manor houses to former farm workers/artisan cottages and workshops. Properties have Cotswold stone elevations and Cotswold stone or slate roofs, dry stone walling, wide verges that give a sense of space and there are a number of important green spaces.

1.3 Over the past 60 years there have been numerous developments off the old road layout of the village allowing the centre of the village to retain its historic character. In general, as time has moved on through from the 1960s to the 2010s, the quality of the build of developments has improved with newer properties built in a more traditional Cotswold style with traditional style materials, although the sense of space has not always been retained.

1.4 The transition from village to countryside is remarkably rapid, partly due to the former railway line and canal routes and partly due to the local topography. There are many footpaths that make the countryside accessible and, in the main, tranquil. There are some stunning views, particularly to the north and west of the village. There is distinct separation from Cirencester, Siddington and Preston.

1.5 To the south of the village the landscape is dominated by former gravel pits. Some have been redeveloped as holiday and tourist facilities with a 'New England' style architecture that is very different to the traditional Cotswold vernacular.

1.6 Cerney Wick lies around 2 miles to the east, separated by the Water Park, and is an historic hamlet of former farm houses, farm workers cottages and some infill developments. Most are built in the traditional Cotswold style connected by narrow lanes with limited views.

## 2 Introduction

2.1 The Neighbourhood Character Assessment (NCA) of the parish of South Cerney has been produced in support of the Neighbourhood Plan (NP). It sets out the distinctive character of different parts of the parish.

2.2 The NCA is an important record of the character of the different areas of the parish. It sets out the key style and construction of the built environment, the important green spaces and the characteristics of the open countryside. Such analysis should assist in ensuring that any NP policies and new developments have regard to the setting into which they are planned and ensure that key views and features are preserved and enhanced.

2.3 The NCA report has been produced by a Working Group of volunteers from the NP Steering Committee and the South Cerney Trust.

2.4 There have been various landscape character assessments undertaken at the National<sup>1</sup>, County<sup>2</sup> and District<sup>3</sup> level as well as an Assessment of the Cotswold Water Parks<sup>4</sup>. These assessments have informed this Neighbourhood Character Assessment which aims to address the built environment and countryside as experienced by people who live and work in South Cerney.

## 3 Brief South Cerney History

3.1 The history of South Cerney dates back to pre-historic times due to the fertile lands in the area and the land was occupied during Roman times and before the Saxons founded the village over a thousand years. A royal charter was granted in 999AD and the modern day Parish still reflects the historic boundaries. There was a rash of building in the 16<sup>th</sup> and 17<sup>th</sup> century when the South Cerney as exists today first took shape. Upper Up, Silver Street, Station Road, High Street, Church Lane and School Lane all date from that period.

3.2 In the 18<sup>th</sup> and 19<sup>th</sup> century there was further expansion with both the canal and the railway bringing new growth. Census returns of the 19<sup>th</sup> century reveal a village of around a thousand people at first working on farming related activities in the parish, but later many travelled to work in Cirencester and Swindon, taking advantage of better wages in the new industries. Maps from the time show the layout of the village as at 1924.

3.3 The canal closed in the 1920s and the railway line in the 1960s. Both leave important industrial legacy. More recently gravel extraction has been a major shaping force, with restoration creating the Cotswold Water Park and the resultant leisure and holiday home sectors. Another

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<sup>1</sup> <http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

<sup>2</sup> [https://www.gloucestershire.gov.uk/media/6800/glca\\_report\\_severn\\_\\_\\_other\\_vales\\_text\\_2006-51673.pdf](https://www.gloucestershire.gov.uk/media/6800/glca_report_severn___other_vales_text_2006-51673.pdf)

<sup>3</sup> Assessment of landscapes outside the Cotswold AONB, White Consultants for CDC, June 2000

<sup>4</sup> <https://www.cotswold.gov.uk/media/3xrnffaz/cotswold-water-park-landscape-character-assessment.pdf>

important development was the opening of the airfield in 1936. In 1967 the airfield was taken over by the Army and the Duke of Gloucester Barracks is an integral part of the parish.



The Village in 1924

3.4 The village of South Cerney has, for a number of centuries, been of a crucifix form spreading out from the intersection of what we now call High Street/Station Road with Clark's Hay/Silver Street/Ham Lane. The lanes and tracks have supported the expansion of the village over the centuries and it is perhaps not surprising that there are pinch points along their length where the layout of old buildings does not allow the full width roads and pavements that would be ideal in the 21<sup>st</sup> century.

3.5 Over the last 50 years or so there have been many estate and infill developments that have housed the burgeoning population. Most are development off the linear routes of the village and along a new line of development to the south along Broadway Lane.

3.6 The hamlet of Cerney Wick has a similar history to South Cerney village with many properties dating from the 16<sup>th</sup> to 19<sup>th</sup> century. It has not had the major new developments that have seen the village grow so much over the recent decades.

## 4 Character Areas

### 4.1 General Points

4.1.1 The task of setting out the character of all parts of the parish was guided by a methodology recommended by Planning Aid<sup>5</sup>England and summarised in Appendix 1 to this report.

4.1.2 A Working Group of members of the NP Steering Committee and volunteers from the South Cerney Trust proposed that the parish be split into seven areas which have an individual style and character. Walkabouts were then undertaken noting the character of the areas and amendments made to the boundaries as deemed appropriate. It should be noted that some parts of the parish have properties from the 16<sup>th</sup> to 19<sup>th</sup> century sitting alongside infill developments from the second half of the 20<sup>th</sup> century. Inevitably it has been hard to draw the line between some areas. Whilst a property may fall within one character area it may still have an impact on the setting and character of an adjacent area. Views into and out of character areas are important and, for example, changes to a property/development in Later Cerney could have an impact on nearby properties in Old Cerney.

4.1.3 The seven character areas are shown in the attached map.

4.1.4 In drawing the boundary of Old Cerney, account was taken of the boundary of the Conservation Area<sup>6</sup>. The Old Cerney boundary extends beyond the Conservation Area boundary where it was felt that other parts of the village should be included for the reasons given above. The boundary of the Commercial Area is taken as the employment area identified in the CDC Local Plan.

4.1.5 This report is not a detailed description of individual buildings but describes the basic scale and style of buildings and how they contribute to each area's character and attributes. A more detailed description of the individual listed buildings is contained in the Conservation Area Statement and full descriptions are available at the Historic England web site.

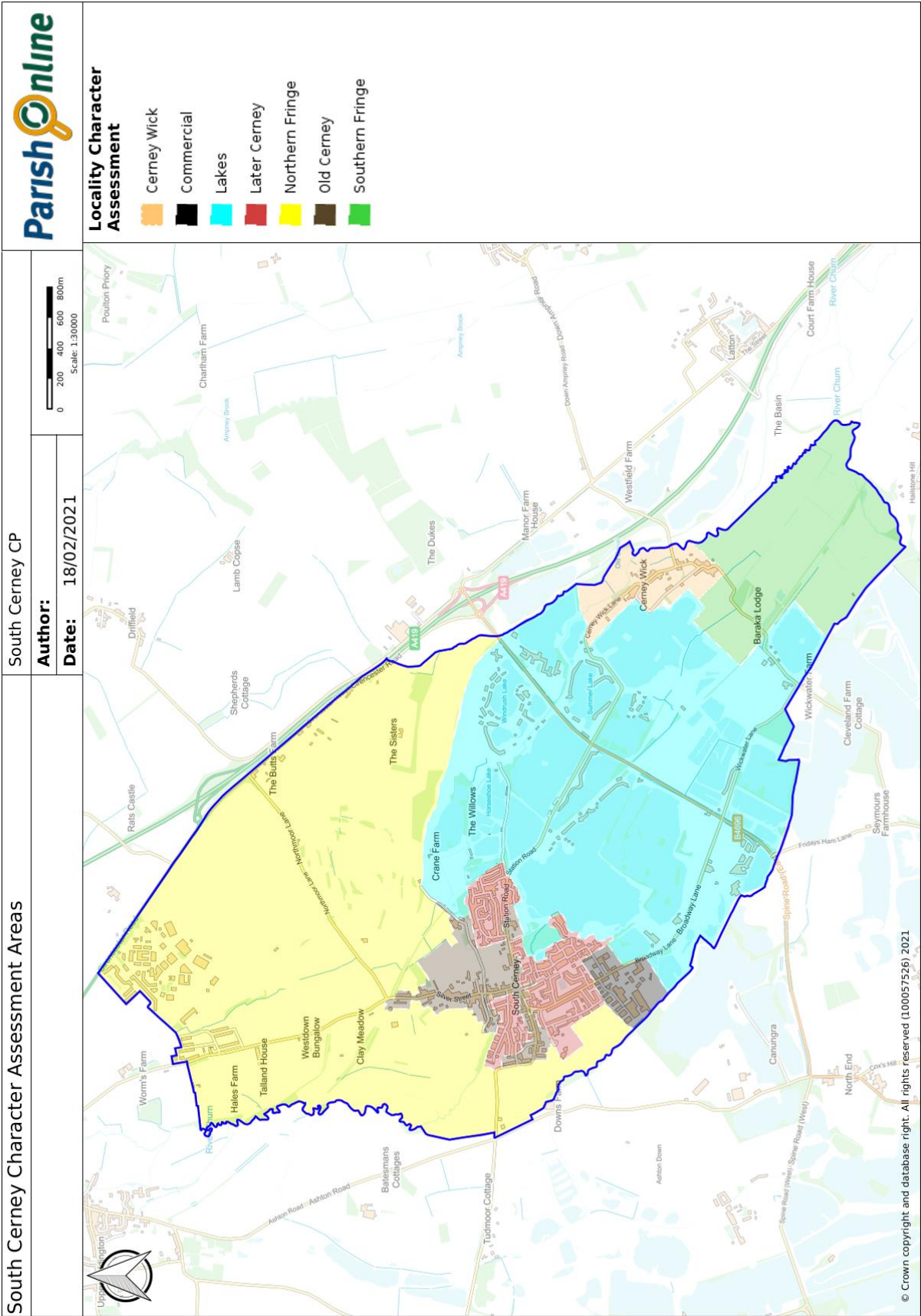
4.1.6 Each of these seven character areas was walked by groups of volunteers. The key characteristics of the areas are summarised as follows.

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<sup>5</sup> How to prepare a character assessment to support design policy within a neighbourhood plan, Planning Aid England

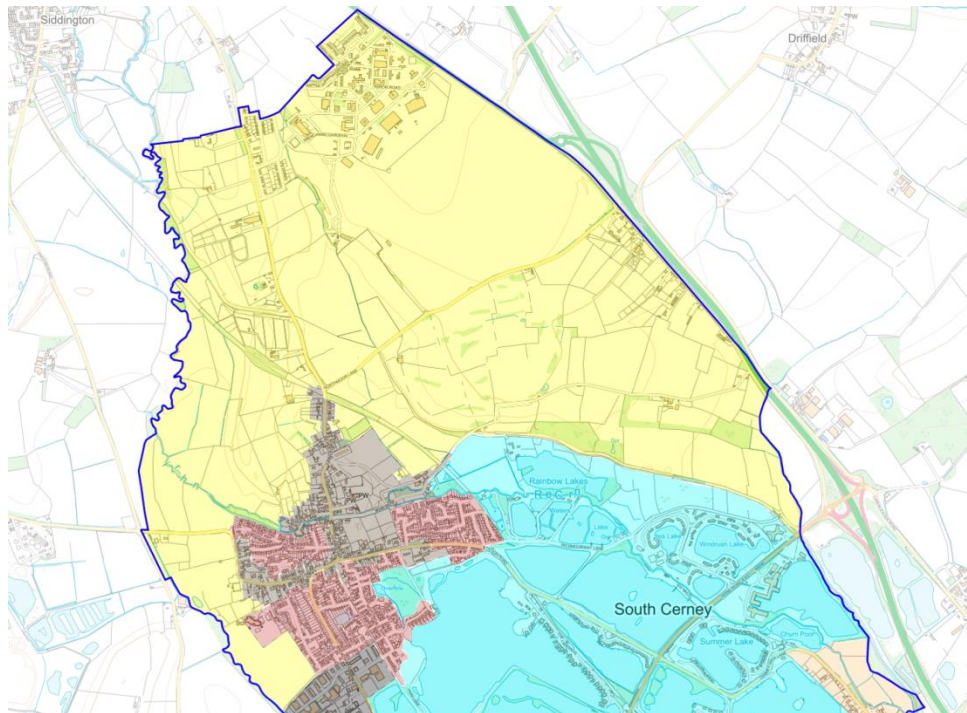
<sup>6</sup> South Cerney Conservation Areas statement, CDC, December 2002





## 4.2 Northern Fringe

4.2.1 The Northern Fringe area is a mixture of historic water meadow, farmland, parkland, the airfield and the army camp and sports facilities and playing fields as set out below. The large open spaces, punctuated by only a few buildings, significantly contribute to the separation from Cirencester, Siddington and Preston. Older field boundaries are typically hedges with drainage ditches with Cotswold stone walling reserved for property boundaries.



4.2.2 An important feature of this area is the short distance with which the character changes from a village setting to a rural setting. The area is crossed by the route of the abandoned canal and dismantled railway line and there is evidence of the associated infrastructure in a number of locks, former lock keeper's cottages and railway bridges. Buildings in this area vary from traditional Cotswold Stone farm buildings, through pre and post war military facilities to more modern leisure facilities, such as the South Cerney Golf Club clubhouse and sports pavilions at the Upper Up playing fields. The east of the area is bounded by the A419 and the noise from the roads is a significant detractor to the enjoyment of this part of the Northern Fringe.

4.2.3 There are a number of important views in this area including the views from the old canal footpath looking over the parkland of the golf course, the views from Northmoor Lane towards the control tower and hangars of the airbase and the view from the old canal path to the north of Northmoor Lane looking up towards the base. But undoubtedly the most spectacular views are the 270 degree panoramas from the ridge behind Hill View Farm along to Hill House which looks north, west and south. The views from numerous vantage points along the ridge reveal few man-made structures other than the odd pylon in the far distance. It is just possible to make out the top of

Cirencester Parish Church – but there is little evidence of occupation of the landscape before you. It is hard to accept that such a rural panorama can be found so close to the village centre. The preservation and enhancement of all these views should be a high priority.

4.2.4 There are two important Local Green Spaces within the Northern Fringe as set out in the CDC Local Plan, the Upper Up playing fields and the Church Lane allotments.

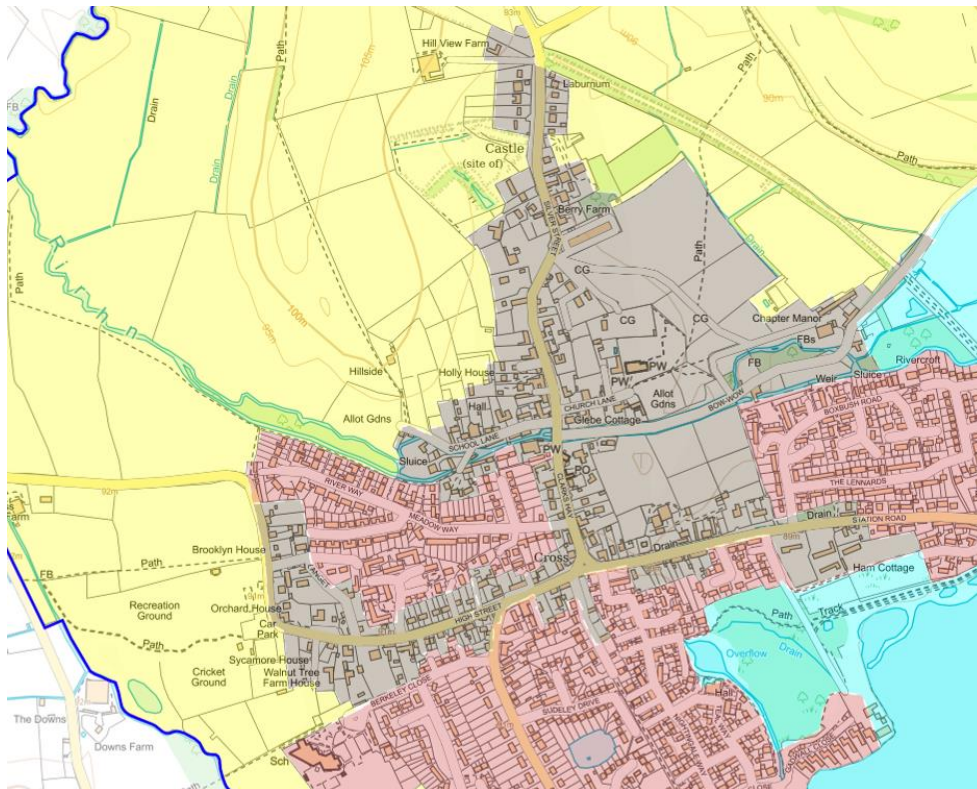
4.2.5 Many parts of the Northern Fringe area are well used by ramblers and dog walkers alike. The area forms an important part of the parish and gives the parish its sense of separation from the settlements of Siddington, Cirencester and Preston.

### 4.3 Old Cerney

4.3.1 Old Cerney covers the areas that include most of the old properties in South Cerney village dating back from the 16<sup>th</sup> to 19<sup>th</sup> century as well as some later additions that impact on the setting of those older properties. The area naturally contains the iconic parts of the village built in the Cotswold vernacular of stone walls, stone or slate roofs, stone or brick chimneys, wooden sash and casement windows or metal casement windows, steep roof slopes with many dormers, dry stone boundaries and wide verges. The scale of properties in the area is varied from grand manor houses to former farmworker/artisan cottages and workshops. There are a number of important street scenes, village facilities and green and open spaces within the area.

4.3.2 The layout of the area follows the historic pattern of the village with Station Road/High Street running east to west and Silver Street/Clarks Hay north to south. The layout is varied but not regimented, reflecting the organic development of the village through the centuries. Church Lane and School Lane are narrow lanes in the centre of the village and Bow Wow is a unique lane with the River Churn on one side with the Mill Stream running down the other side with fields beyond that where a working farm (Boxbush Farm) remains in the heart of the village. The adaptation of this layout to 21<sup>st</sup> century living and the motor car helps explain problems with car parking, the narrow pinch points in the road layout and the intermittency of pavements and footpaths.





4.3.3 The garage on Clark's Hay stands out as an incongruous site. Formerly the village petrol station and garage, the site has become a vehicle recovery and repair operation with a forecourt filled with vehicles, some of which are damaged along with associated recovery vehicles. The garage is no longer a village facility and is simply a business that could be more suitably located in the designated Lakeside Business Park. The recently opened Co-op on the High Street is a useful additional retail business that serves the needs of local people. However, the traffic issues that it has brought with traffic bottleneck at a scenic viewpoint along the High Street, parking along the street and even parking on the iconic green verges as well as increased emissions from vehicles waiting outside the shop are all serious detractors.

4.3.4 Whilst there are many key landmarks, viewpoints and green spaces in Old Cerney, the most important ones, which deserve the greatest degree of protection through the policies in the South Cerney Neighbourhood Plan and The CDC Local Plan, are:

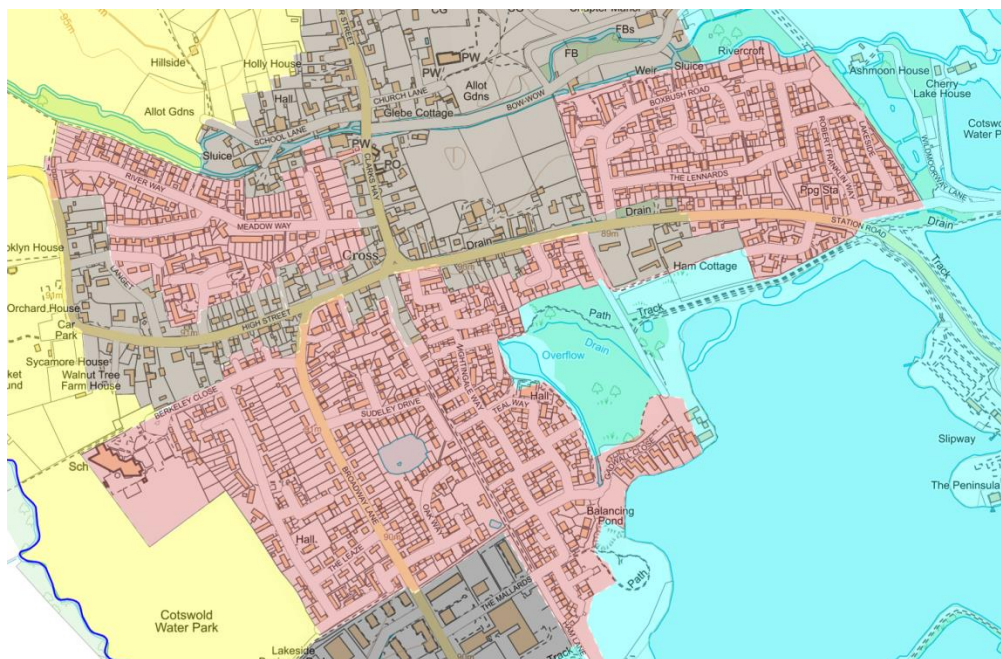
**Landmarks:** The Cross, The War Memorial, Bow Wow, Atkins Manor, Edwards College, All Hallows Church, Village Hall

**Viewpoints:** View north up Silver Street from the bridge at Bow Wow, the view east along Bow Wow from Silver Street, the view from Bow Wow across the fields towards Bodbush Farm, view west along School Lane from before the Old School building, view towards Edwards College from the footpath on parkland at Chapter Manor, view east along Station Road from the Cross, view west along High Street from the War Memorial, view of All Hallows Church from the allotments.

**Green Spaces:** Mown verges along parts of Silver Street, Station Road and High Street, fields at Boxbush Farm backing onto Bow-Wow, parkland between Chapter Manor and Edwards College, allotments and bowling green by All Hallows and the site of Cerney Castle.

## 4.4 Later Cerney

4.4.1 Later Cerney comprises a number of larger scale developments that date from every decade from the 1950s to the present time as well as a significant number of infill and backland developments. Most developments have been designed to complement the traditional Cotswold character by utilising stone coloured walls. As time has moved on the building materials used have changed from reconstituted stone to artificial/imitation stone through to the use of natural stone meaning that the later developments fit in better with the Cotswold vernacular. Later developments have also utilised imitation stone roof tiles or slates, again consistent with the appearance of older buildings. This is to be applauded. However, the space around older developments in terms of front gardens, verges and the spacing of properties has not been maintained and many newer developments do not enjoy the sense of openness enjoyed by earlier developments. There are also a number of brick facades in developments between Broadway Lane and Berkeley Close.

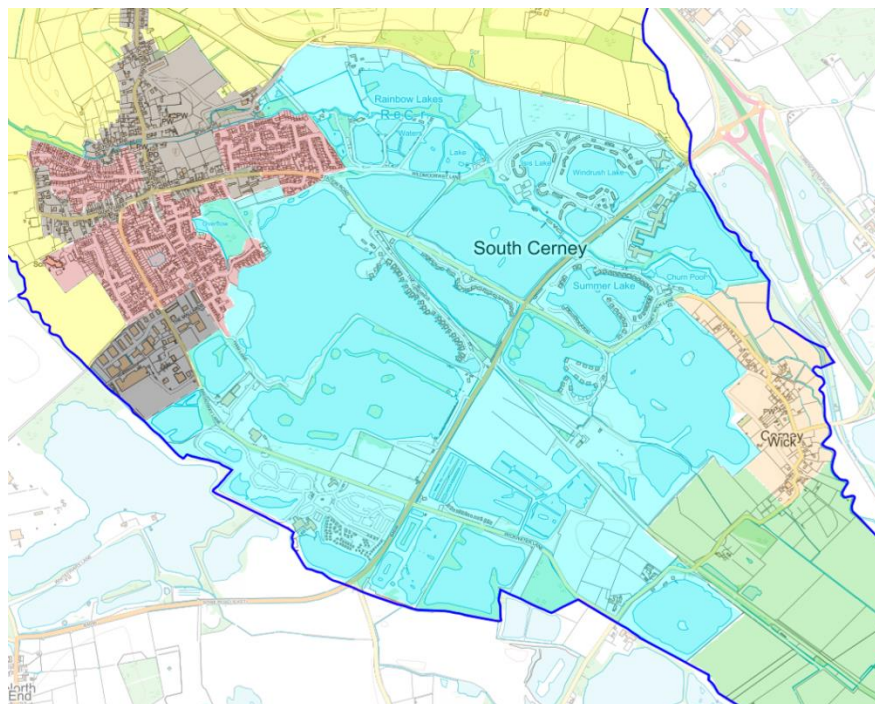


4.4.2 There are three important green spaces in the Newer Cerney area, the playground at Robert Franklin Way, the green outside properties in Berkeley Close and the amenity area at Cerney on the Water.

4.4.3 One obvious feature of the post 1990 developments at The Limes, Kingfisher Place and Cerney on the Water is the absence of the wire-scape of electric and telephone wires that spoil many other street scenes and views in the parish.

## 4.5 The Lakes

4.5.1 The lakes are mainly 20<sup>th</sup> and 21<sup>st</sup> century features resulting from the gravel extraction across the area. Restoration has resulted in most lakes being privately owned and many developed for holiday/tourist homes and others for recreational pursuits including fishing and water sports.



4.5.2 There have been a number of developments comprising holiday homes within the water parks area over the past 20 years. These houses are wooden New England style lodges that are painted in pastel colours located on the shore line of the lakes. There are a mixture of detached/semi-detached and terraced lodges. Some developments have clubhouses of a similar construction as well as other leisure facilities. There is no public access to these private lakes.

4.5.3 Elsewhere there have been other businesses set up along the Spine Road and Broadway Lane including Cotswold Hoburne, St Johns Care Home, De Vere Hotel, Berite and Packers Leaze. Some of these businesses, such as the De Vere Hotel sit well in their local environment and are of a Cotswold style while others such as the Care Home are in large New England style which looks incongruous with the Cotswold style and setting. Berite and Packers Leaze industrial sites are inconsistent with the tourist and recreational facilities that are adjacent to them. There are more appropriate sites within the Commercial Area for these businesses and moves to the Commercial Area should be supported in the longer term.



## 4.6 Commercial Area

4.6.1 The business park is a mixture of older and new industrial units and offices. The more recent buildings in Lakeside Business Park and the Mallards, to the north of the area, are large purpose built offices and light industrial units and warehouses and are constructed of reconstituted stone with large windows and corrugated aluminium roofs and side panels. The boundaries and approaches are sensitively landscaped with trees and shrubs which will improve as they mature. The Business Park tries to harmonise with the setting. The major issue with these developments is the lack of car parking space which causes problems due to parking on Broadway Lane.

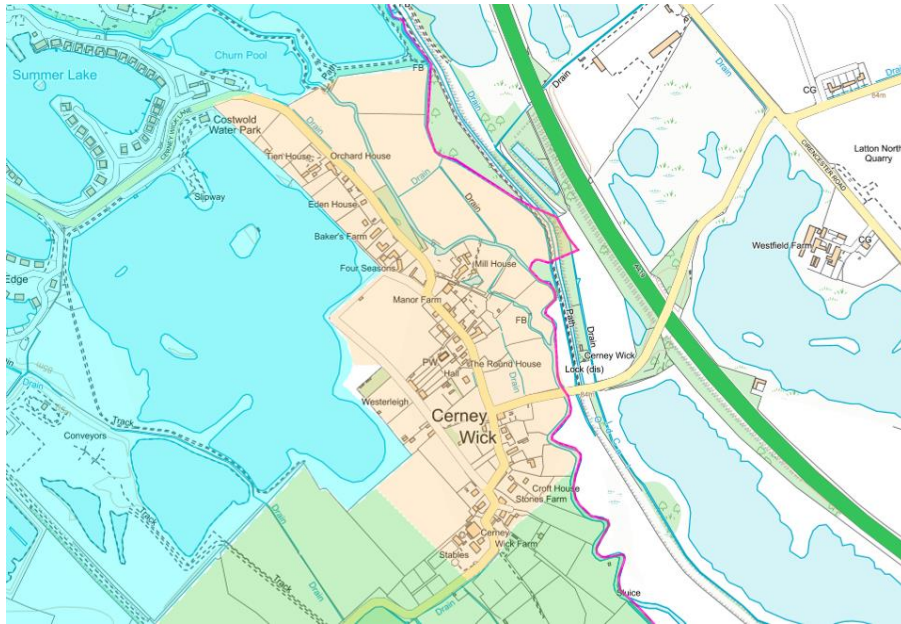


4.6.2 In the more southerly part of the Commercial Area the buildings are older and become increasingly less attractive with some unsightly porta-cabins and transport yards. Parts of this area would benefit from redevelopment.

4.6.3 The Redland Centre is at the southern edge of the area and as well as modern facilities there are some rusty, and presumably disused, facilities and a chimney. The area would benefit from the removal of these disused facilities.

## 4.7 Cerney Wick

4.7.1 Cerney Wick is a small pretty hamlet negatively impacted by noise from the concrete surface of the nearby A419. It is made up principally of older farm buildings now all converted into housing, later housing together with a pub, church and small village hall set in an area of flat low lying flood meadows to the west of the River Churn, accessed by two narrow roads from the Spine Road and the old A419.



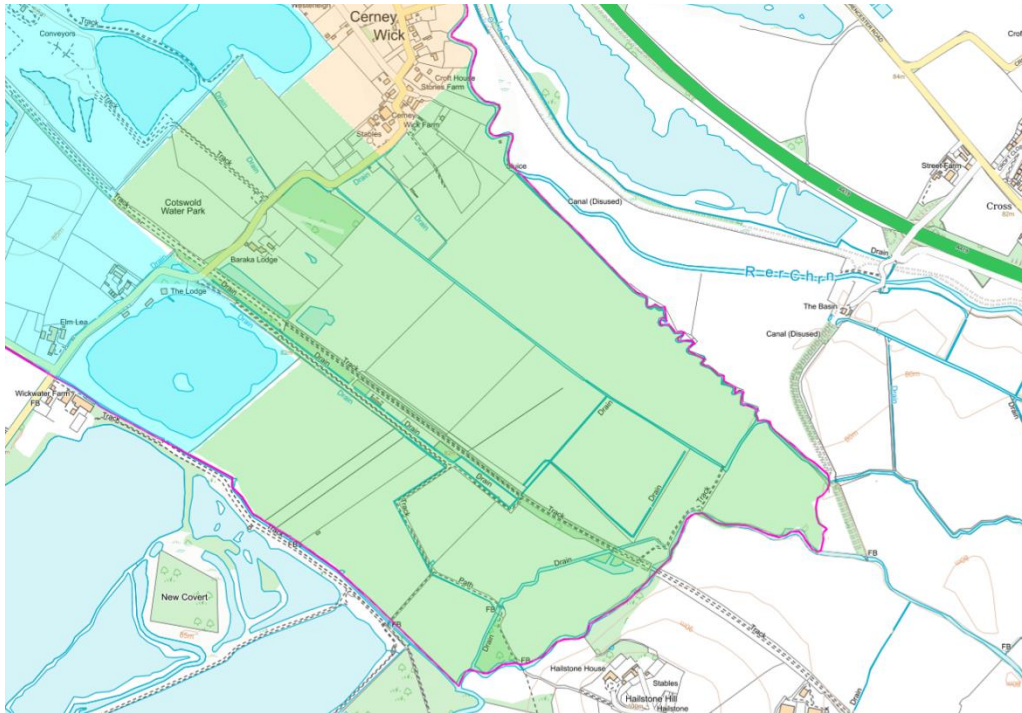
4.7.2 Older properties vary in scale from older farmhouses to farmer workers cottages and former farm buildings, many extended. They are of traditional Cotswold construction with stone elevations and stone roof, although there are some slate roofs. More modern infill properties are of either stone or reconstituted stone. Windows vary from timber to metal frames and uPVC. Many properties have spacious front gardens enclosed by traditional dry stone walls whilst others are built to the edge of the plots.

4.7.3 The footpath alongside the sailing club lake offers a picturesque view of the sailing lake towards the machinery of the gravel industry.

## 4.8 Southern Fringe

4.8.1 The Southern Fringe is an area of flat rough grazing land to the south of the parish, divided into fields by hedgerows and ditches, crossed by the River Churn, bordered by the River Thames and crossed by the old railway line/Sustrans 45 route. There are few buildings. The infrastructure for future gravel extraction is being put in place.





4.8.2 The area is far from peaceful as the noise from traffic on the nearby A419 is constant. The landscape value is not high and, whilst there are few high value views looking either into or out of the parish, the view of Hailstone Hill from the tranquil permissive path by the side of the infant River Thames is notable. Also, the view from the Thames Path towards Cricklade Church and the SSSIs of North Meadow link together Saxon settlements which are now separated by a county boundary. The area does contain some important SSSIs.

## 5 Areas for Improvement

5.1 The Working Group have identified a number of issues that could be addressed as a part of the NP process that would enhance the character and setting of the parish and it is proposed that these issues should be in the formulation of NP objectives and policies.

1. Garage in Clark's Hay – the repair garage in Clark's Hay is completely out of character with the Conservation Area and the surrounding historic buildings and street scene. The petrol pump canopy, parked recovered vehicles, recovery trucks and the style of the garage itself make this an incongruous development that detracts from the setting of the centre of the village.
2. Wirescape throughout Old Cerney – many views into and out of the Old Cerney area are spoilt by the wirescape of electricity and telephone wires. For example, it is impossible to view School Lane, Silver Street or High Street without the eye being drawn to the linear feature of wires and poles. By contrast, newer developments such as Cerney on the Water enjoy views that are not impacted by strung wires.

3. Access to lakeside areas – it was noticeable in the walkabouts that irrespective of the NCA area, access to lakeside areas was generally restricted. Having endured the years of gravel extraction and lorry movements, the general public are excluded from most lakeside areas with restored lakes privately owned and fenced off.
4. Fencing in the Business Area – some of the older fencing in the business area runs alongside footpaths and pavements and is not always appropriate and in some instances is topped off with barbed wire. More recent fencing demonstrates that security needs can be met without resorting to barbed wire.
5. Inappropriate business developments – there are a number of business developments in the Lakes NCA that are inconsistent with the setting and tranquillity of parts of the Lakes area and inconsistent with holiday homes and tourist/leisure activities.
6. Business Area older facilities – a number of sites in the Commercial NCA would be unlikely to be permitted today and redevelopment of stacked porta-cabin offices would enhance the area.
7. The Sustrans 45 cycleway south of the Spine Road is in a very poor state of repair with very large potholes that need to be filled with gravel, an ironic situation given the proximity of gravel extraction.

## Appendix 1 - Methodology

The development of the NP has been led by a Steering Committee of the Parish Council and the NCA process has been undertaken by a Working Group comprising members of the Steering Committee and volunteers from the South Cerney Trust.

The assessment has taken account of a number of documents and reports in addition to the Landscape Character Assessment reports listed in Section 2 of this report.

The Village Appraisal, South Cerney and Cerney Wick, 1999

South Cerney Conservation Area Statement, CDC, Dec 2002

How to prepare a character assessment to support design policy within a neighbourhood plan, Planning Aid England

Character assessment pro forma notes, Planning Aid England

An NCA is an integral part of the evidence base to support a NP and guidance documents from Planning Aid England formed the framework for the assessment. A Working Group started the process by splitting South Cerney into areas of distinctive character. Seven areas were identified:

Northern Fringe

Old Cerney

Later Cerney

The Lakes


Commercial Area

Cerney Wick

Southern Fringe

Groups of volunteers then walk about each of the character areas noting the important facets of the built and natural environment as set out in the Planning Aid England guidance to help define the character of the area.

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# South Cerney Neighbourhood Plan 2021-2031: Appendices

Neighbourhood Planning Steering Committee  
Submission Version April 2021

South Cerney Neighbourhood Plan 2021-2031 Appendices Submission Version: Page **0** of **42**

# South Cerney Neighbourhood Plan: Appendices

## TABLE OF CONTENTS

Table of Contents .....	1
Appendix A: Local Consultation Events .....	2
Appendix B: Map of the Parish .....	3
Appendix C: Map of the Conservation Area .....	4
Appendix D: How Policies Meet Objectives .....	5
Appendix E: Views .....	6
Appendix F: Local Ecology Sites .....	11
Appendix G: Open Spaces .....	12
Appendix H: Local Green Spaces .....	19
Appendix I: Locally Listed Heritage Assets .....	22
Appendix Ia: Locally Listed Heritage Assets Already Recognised as Non-Designated Heritage Assets ..	22
Appendix Ib: Locally Listed Heritage Assets Meeting Criteria from CDCLP .....	24
Appendix J: Rights of Way Improvements .....	32
.....	33
Appendix K: Groundwater Risk Flood Map .....	37
Appendix L: Evidence Base References .....	38
Appendix M: Reference List .....	40
Appendix N: Neighbourhood Character Assessment .....	42

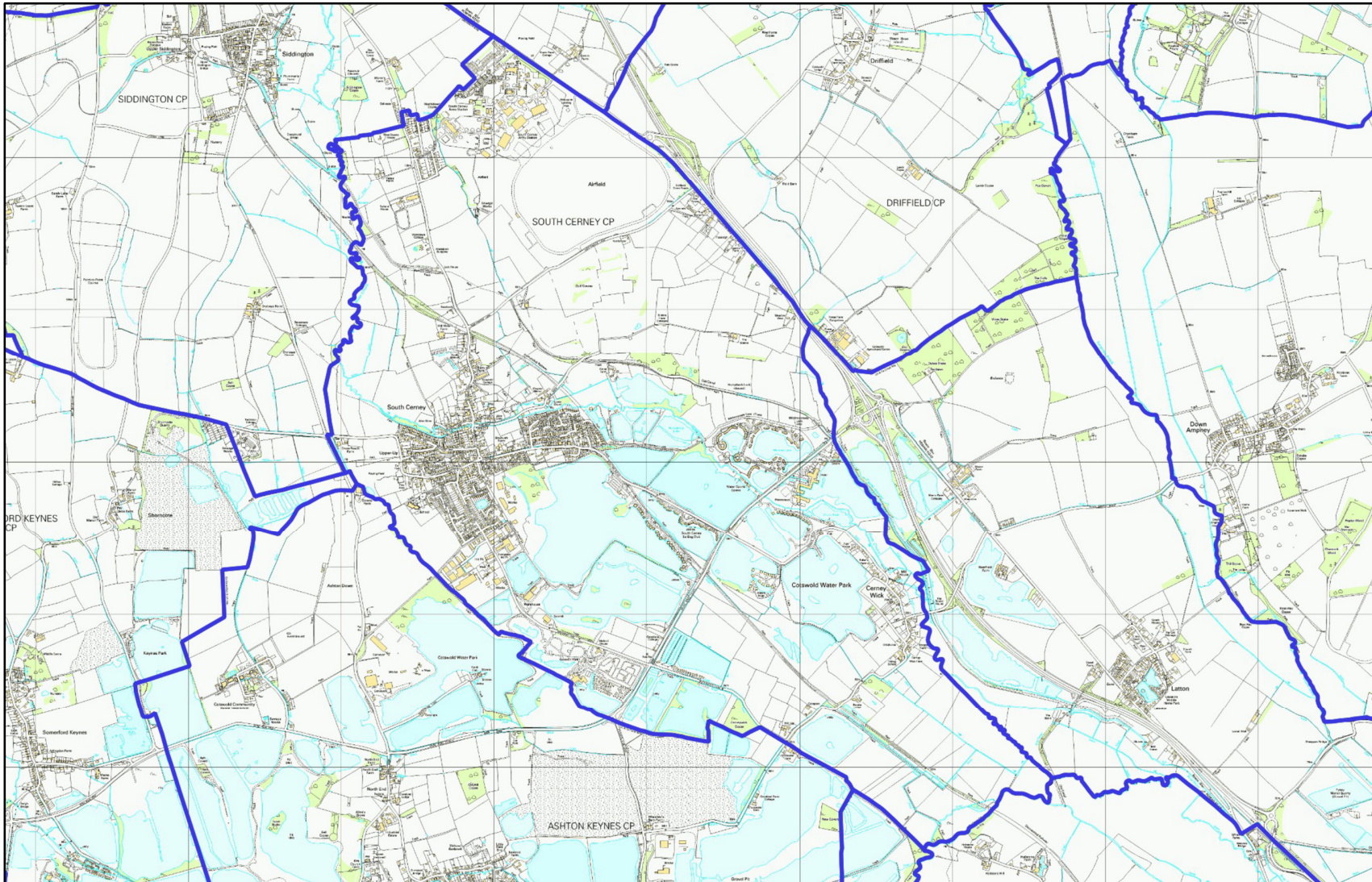
## APPENDIX A: LOCAL CONSULTATION EVENTS

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Event	Description	Date	Venue	Attendance
Household Questionnaire	Delivered to every house in the parish, other than Restricted Use Holiday homes.	December 2016	N/A	401 replies
Household Consultation	A drop in session to reveal the questionnaire results	25th March 2017	Fentons Community Centre South Cerney	150 attendees
Business Questionnaire	Delivered to businesses in the plan area.	February 2017	N/A	19 replies
Business Consultation	A drop in session to reveal the results of both the household and business consultation	20th April 2017	Fentons Community Centre South Cerney	9 attendees
Direction of travel consultation	A drop in event to share draft vision and objectives with residents	16 September 2017	Fentons Community Centre South Cerney	20 attendees
Neighbourhood Plan Website	Developed to reach residents using internet	December 2016	N/A	N/A
Parish Council Website	Link to Neighbourhood Plan Web site	December 2016	N/A	N/A
Lakeside Holiday Homes	Emailed to all owners	June 2018	N/A	20 replies

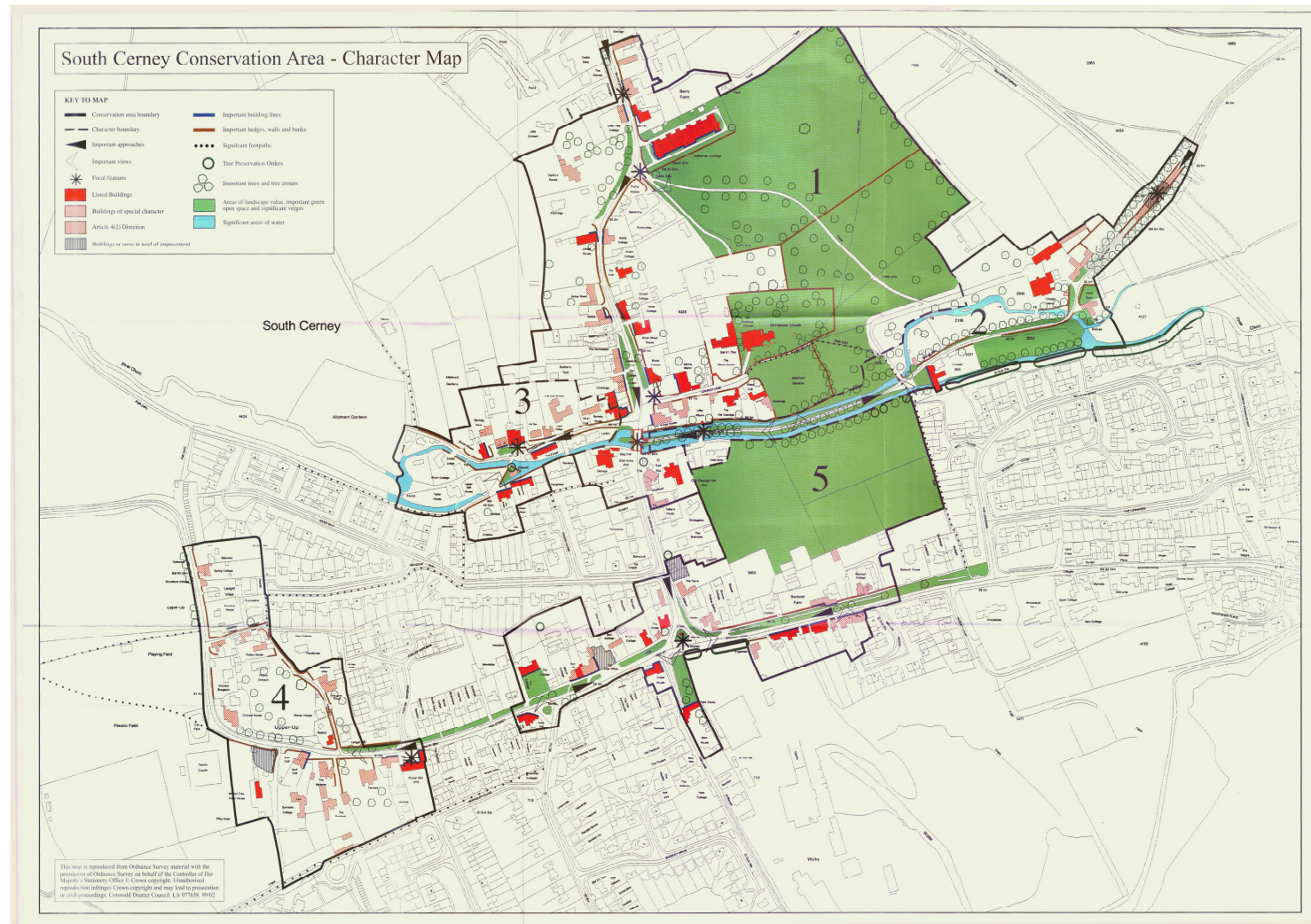


## APPENDIX B: MAP OF THE PARISH





## APPENDIX C: MAP OF THE CONSERVATION AREA



## APPENDIX D: HOW POLICIES MEET OBJECTIVES

Policies	Objectives								
	1	2	3	4	5	6	7	8	9
SC1 - Design Guidelines for South Cerney	Yes		Yes				Yes		Yes
SC2 - Areas of Separation	Yes	Yes							Yes
SC3 - Encouraging Home Working and Micro Businesses			Yes	Yes		Yes	Yes		
SC4 – Local Employment Opportunities			Yes	Yes			Yes		
SC5 - Employment Development outside the Development Boundary	Yes			Yes		Yes	Yes		
SC6 - Holiday Accommodation and Access to the Lakes	Yes		Yes						Yes
SC7 - Non-residential Visitor Facilities	Yes								Yes
SC8 - Existing Recreational Open Spaces and Allotments	Yes		Yes						Yes
SC9 - Protection of Community Facilities	Yes		Yes	Yes					
SC10 - Local Ecology Sites	Yes								Yes
SC11 - Designation of Local Green Spaces	Yes	Yes	Yes						Yes
SC12 - Locally Listed Non-designated Heritage Assets	Yes		Yes						
SC13 - Redevelopment of Clark's Hay Garage	Yes		Yes	Yes					
SC14 - Alleviation of Flooding	Yes				Yes				
SC15 - Development to reduce greenhouse gas emissions	Yes								
SC16 - Sustainable Travel and Rights of Way Network	Yes	Yes	Yes				Yes	Yes	
SC17 – Reduction of Light Pollution	Yes								Yes

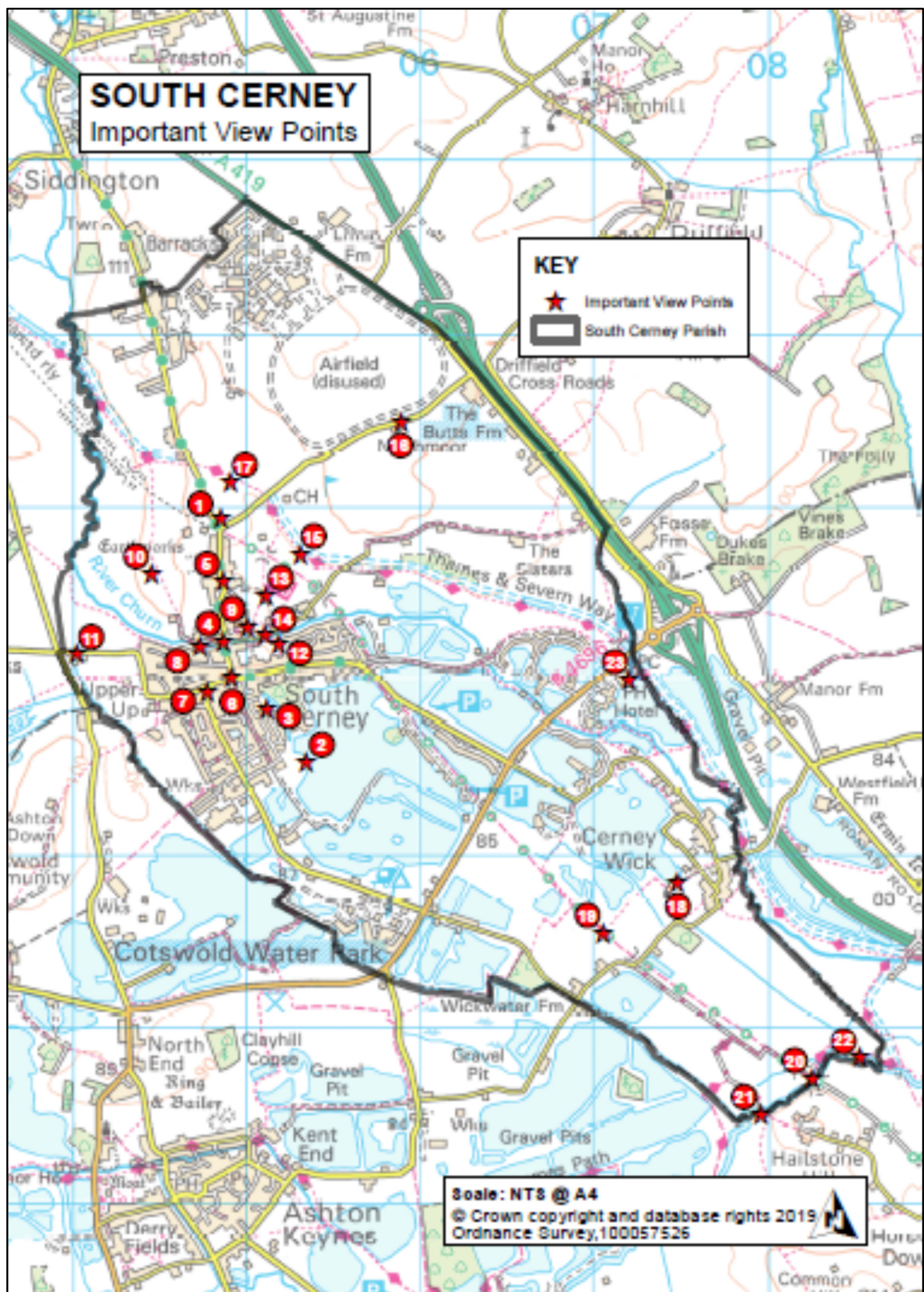
## APPENDIX E: VIEWS

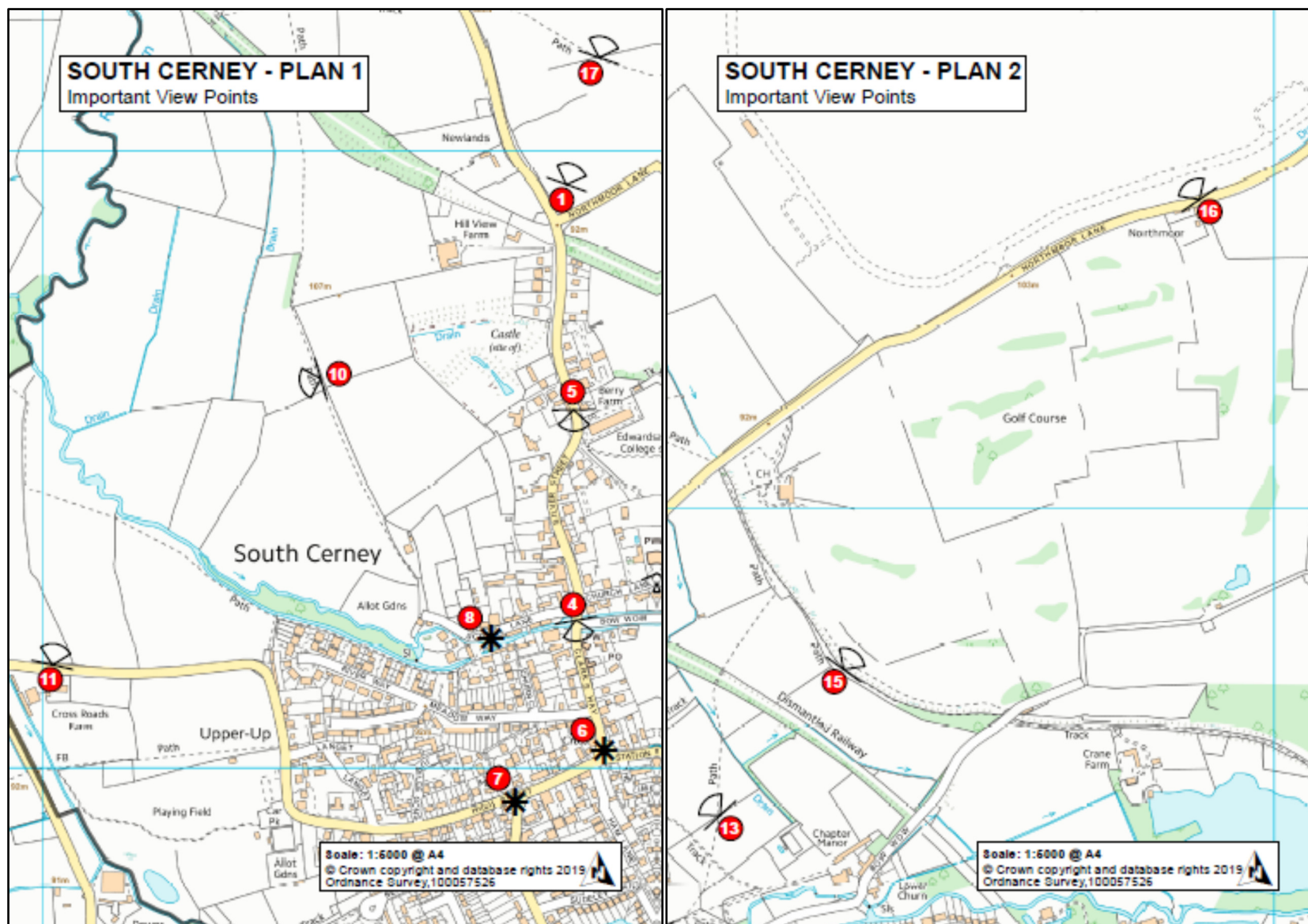
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The following views are important because they, individually and collectively, encapsulate the unique character of South Cerney and provide a sense of place. Therefore, any significant or unsympathetic developments or alterations to any of these views would detract from the character of the village and be detrimental.

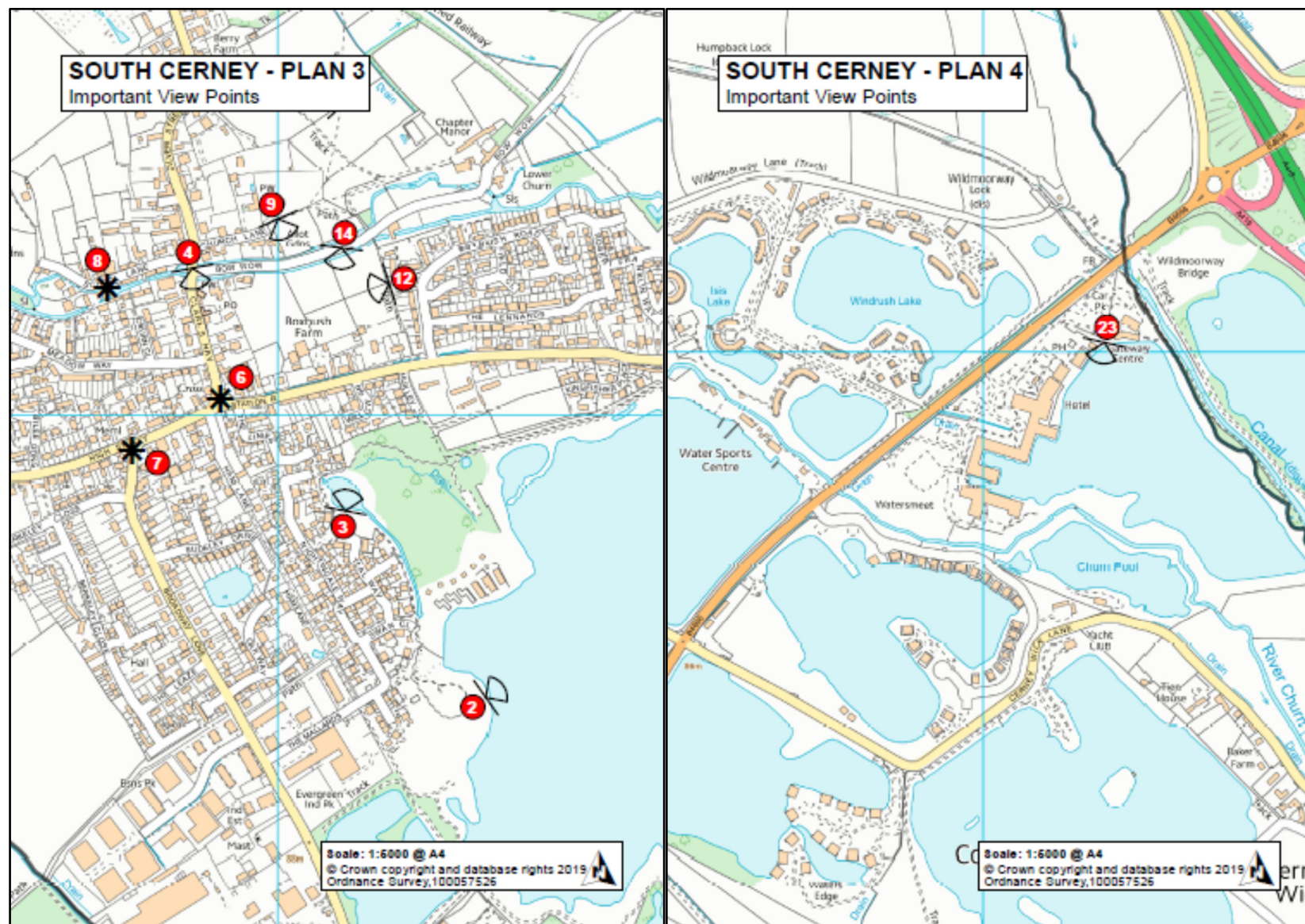
1. From Cirencester Road looking north east – from the junction with Northmoor Lane as far as Talland equestrian.
2. Overlooking the sailing lake (Lake 16) from the public park west of that lake.
3. Views across the pond at Fenton's Community Centre, Cerney on the Water, to adjoining woodland.
4. From the bridge in Silver Street down Silver Street and Bow Wow, and over to Atkins Manor.
5. From Berry Farm north up Silver Street.
6. To and from the Old Cross along Clarks Hay.
7. All views from The War Memorial at the top of Broadway Lane.
8. All around the bridge opposite the Village Hall.
9. Close views of the Church from the path to the south.
10. The 270-degree panorama from the ridge section of footpath 'SC4'.
11. From the road between Crossroads Farm and Upper Up looking north-east to the 'footpath SC4' ridge.
12. From the footpath across Box Bush fields.
13. From the stile in the wall across to Ann Edwards' College.
14. From Bow Wow across Box Bush Fields.
15. From Canal Footpath over parkland to Golf Club.
16. Northmoor Lane towards Airfield Control Tower.
17. From Canal footpath to north of Northmoor Lane looking towards the airfield.
18. In Cerney Wick, from the footpath alongside the sailing lake across the lake.
19. Approaching Cerney Wick along the railway line footpath.
20. From the bridge on the railway line where it crosses the river.
21. View of Hailstone Hill from the permissive path by the side of the River Thames.
22. View from the Thames path towards Cricklade Church and SSSI's of North Meadow.
23. From the Gateway Centre across lake 6.

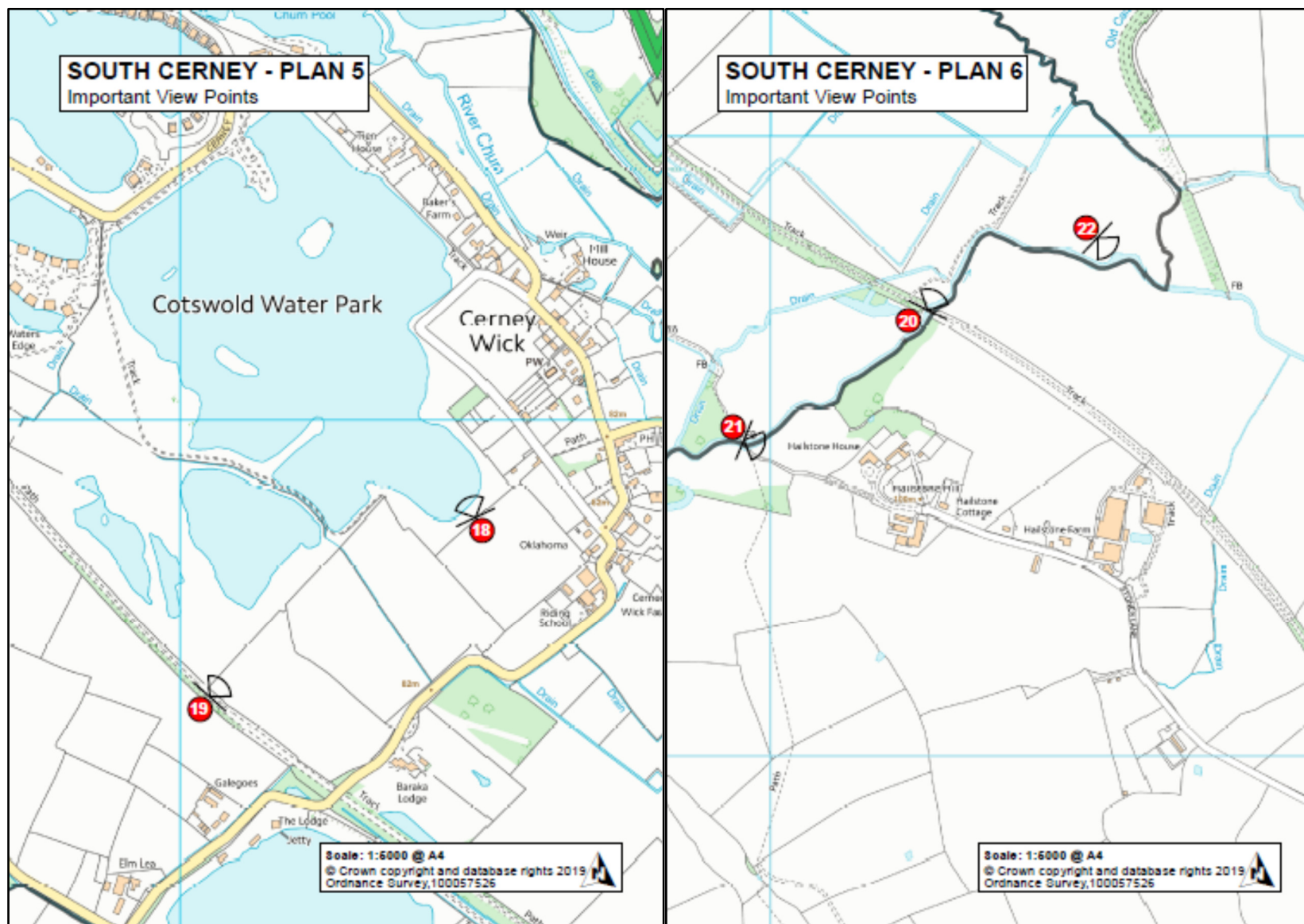






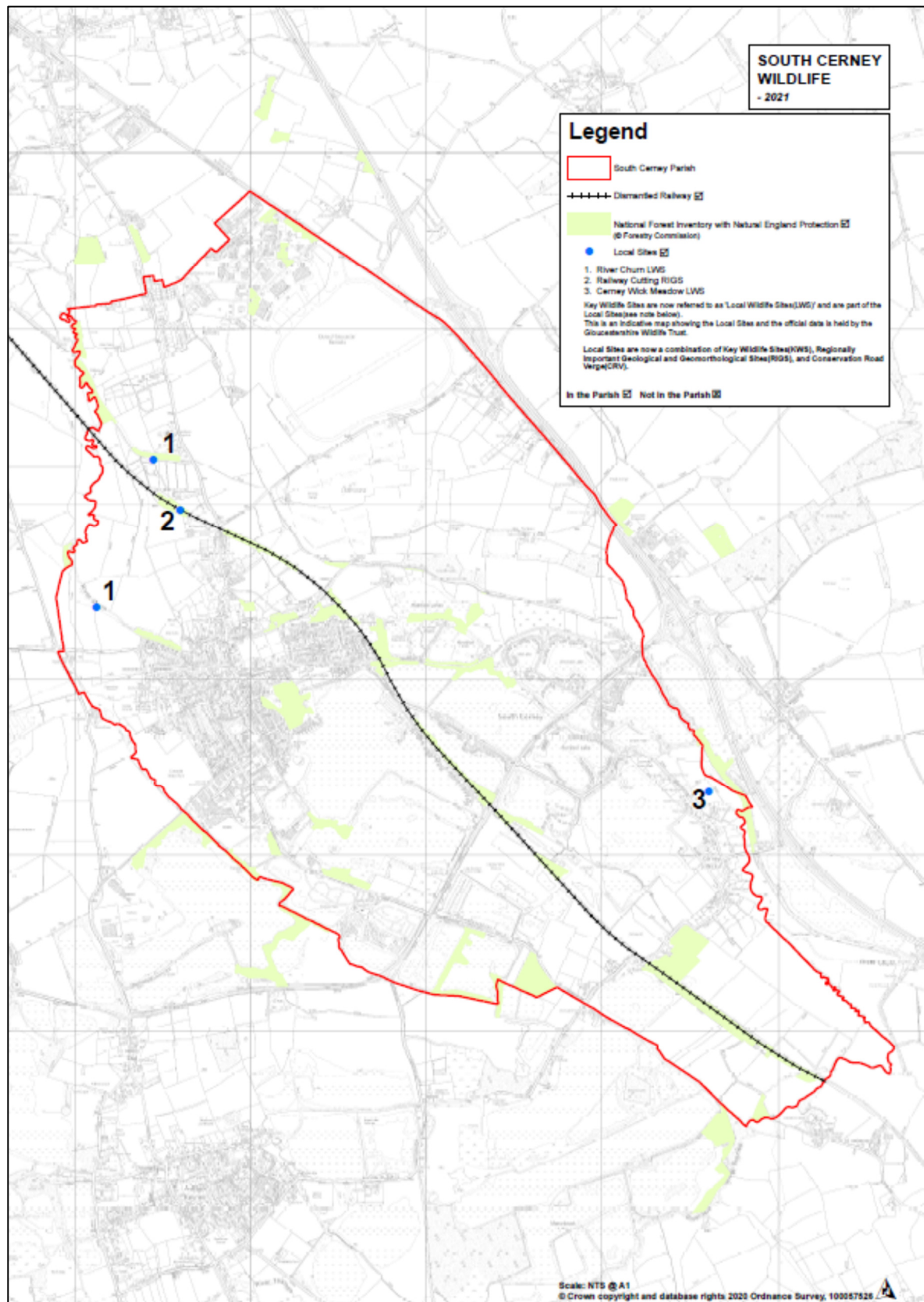






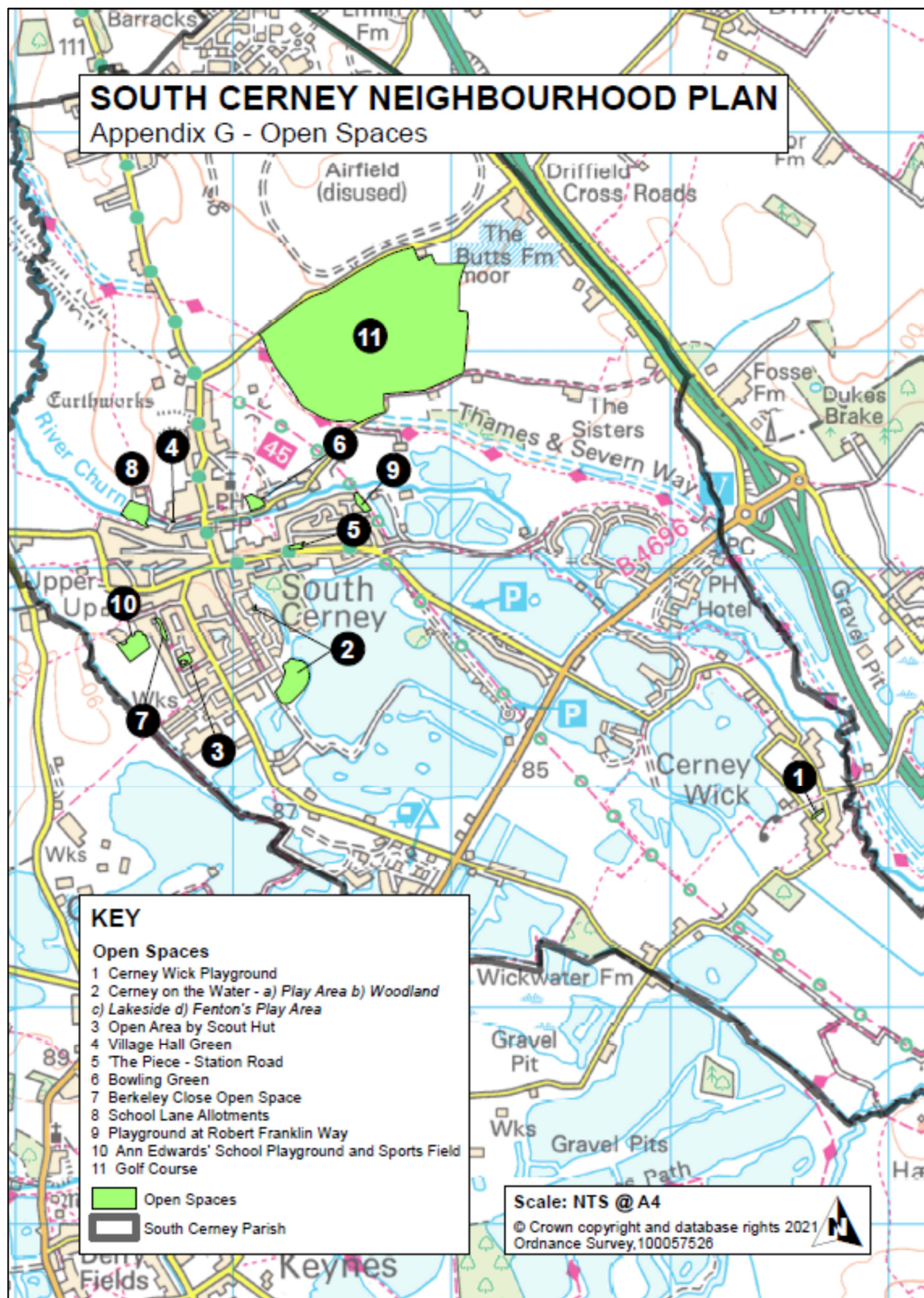


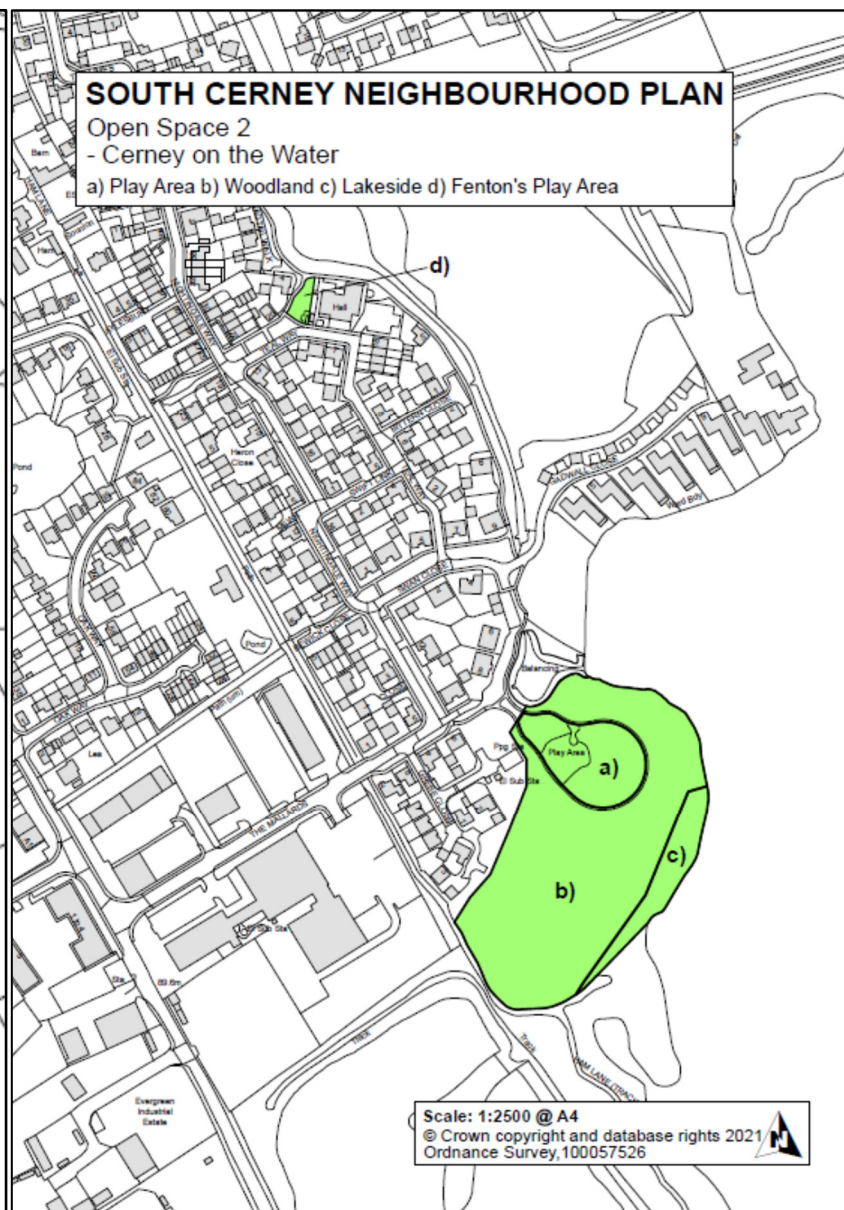
## APPENDIX F: LOCAL ECOLOGY SITES





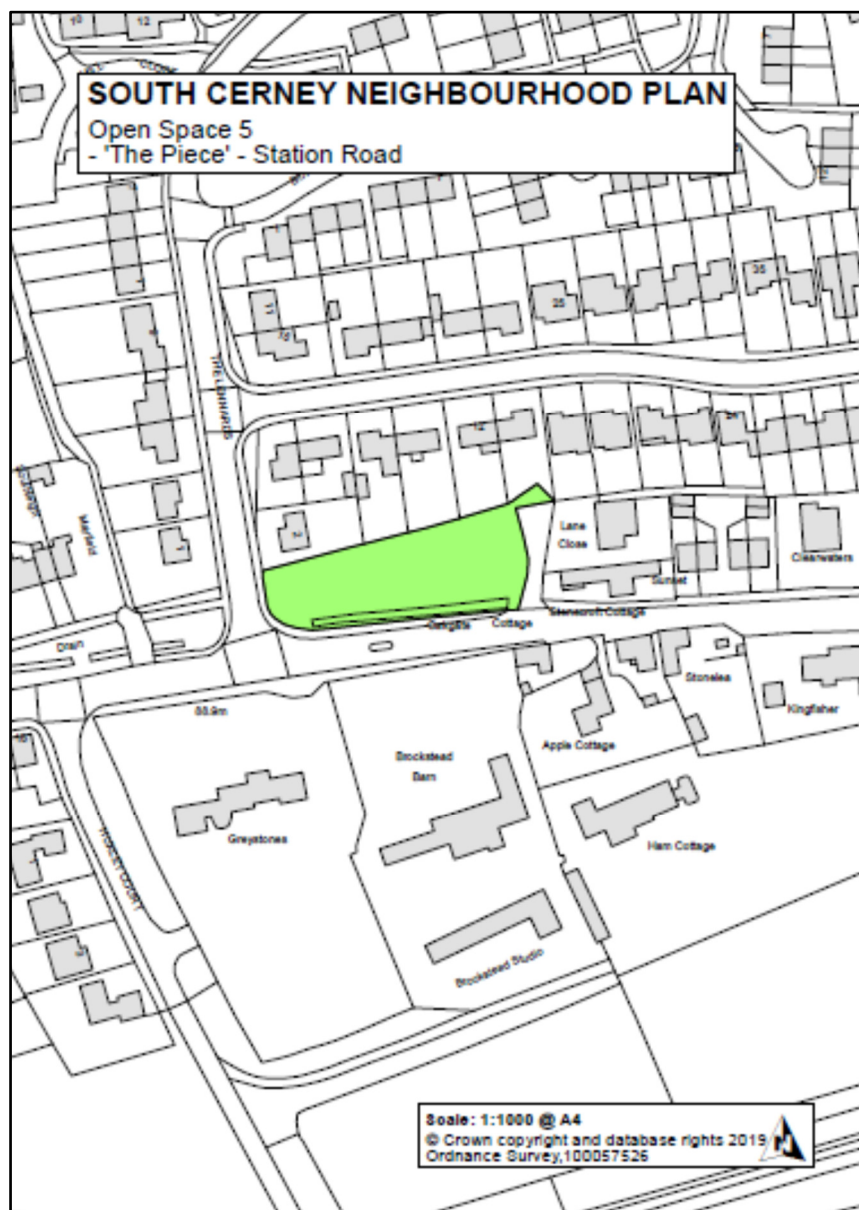
## APPENDIX G: OPEN SPACES







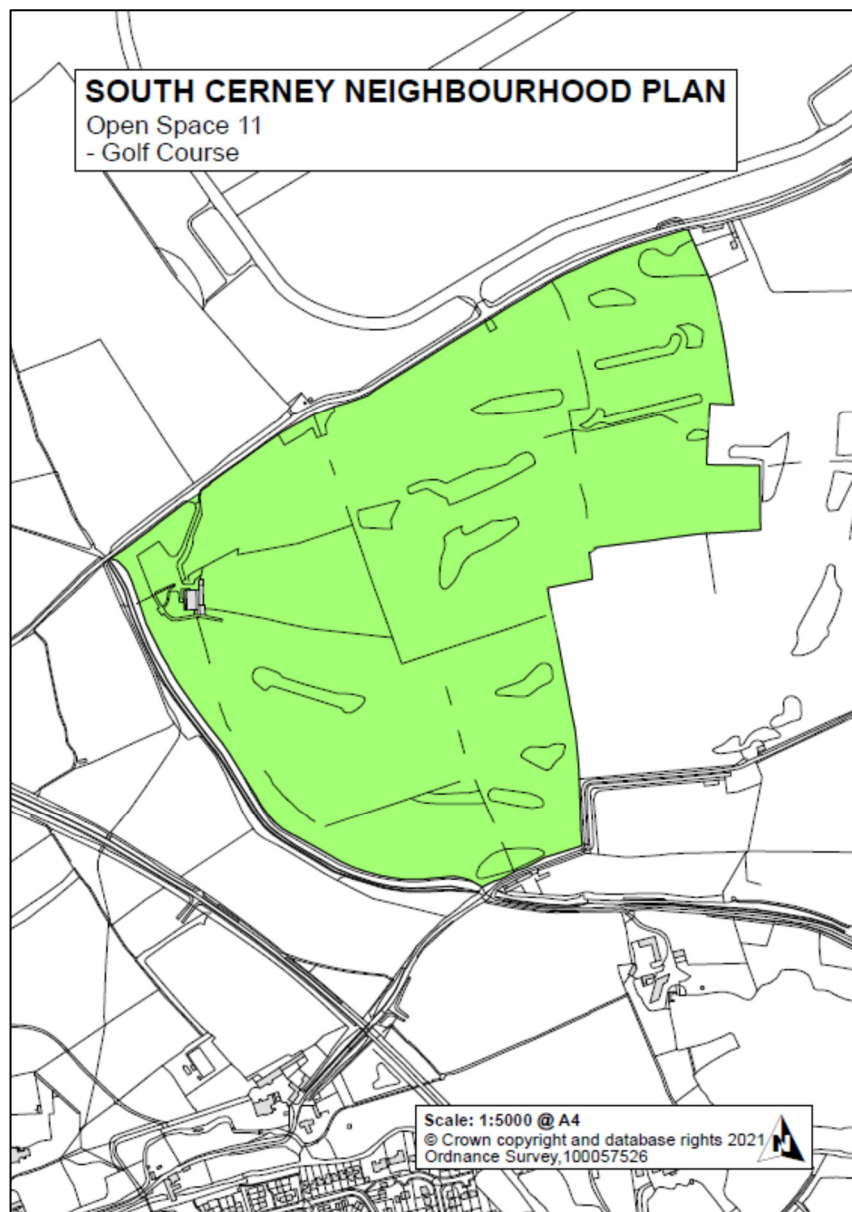














## APPENDIX H: LOCAL GREEN SPACES

### LGS1: Boxbush Farm Fields

Boxbush Farm Fields is an area of around 2.9 hectares, divided into small fields of pasture, located in the centre of South Cerney village and within the Conservation Area. It is accessible via a public footpath running along its entire northern edge, parallel to the River Churn and Bow Wow.

The Conservation Area Statement describes the significance of the views from Bow Wow, across Boxbush Farm fields towards the groupings of Boxbush Farm buildings on Station Road, as lending “great coherence to the historic pattern of the village which would be largely lost if this area was developed. Crucially it retains the agricultural character of the village.” In addition, views across these open fields towards the tower of All Hallows Church, are available from parts of Station Road.

The open pastoral qualities of the site enhance the tranquillity of Bow Wow, which is part of a well-used recreational walk, and the peaceful setting of All Hallows Church.





## LGS2: Chapter Manor - Edwards' College Parkland

This tract of land, from the estate of the former St Augustine Abbey, is situated between Chapter Manor and Edwards' College. It is around 5.1 hectares divided into two enclosures of parkland. A public footpath with a slab stile crosses the area, providing a much loved recreational walk, from which there are important, attractive views of both Ann Edwards' College and All Hallows Church.

The views are historically significant in commemorating Ann Edwards, a major benefactress of the Parish, who established, for example, a 'National School', the descendent of which continues to bear her name today, with houses for the School Master and Mistress; bedding, clothing, Bibles and Prayer Books for the poor of South Cerney and the church clock. Her most significant endowment was a Charity for the benefits of the Widow and Orphans of Clergymen, leading to the construction of 'The College' providing 12 dwellings for eligible persons. Today Ann Edwards' College is a privately owned Grade II listed building and the Charity continues as an almshouse charity, providing housing in Gloucester to single women with associations to the Anglican Church.

A publication of 1840 ('A Short Account of the Edwards' College, built at South Cerney'), describes the selection of the site of Edwards' College, on land then owned by Ann Edwards' cousin, Thomas Jones, who donated it with the specific aim of honouring his esteemed relative:

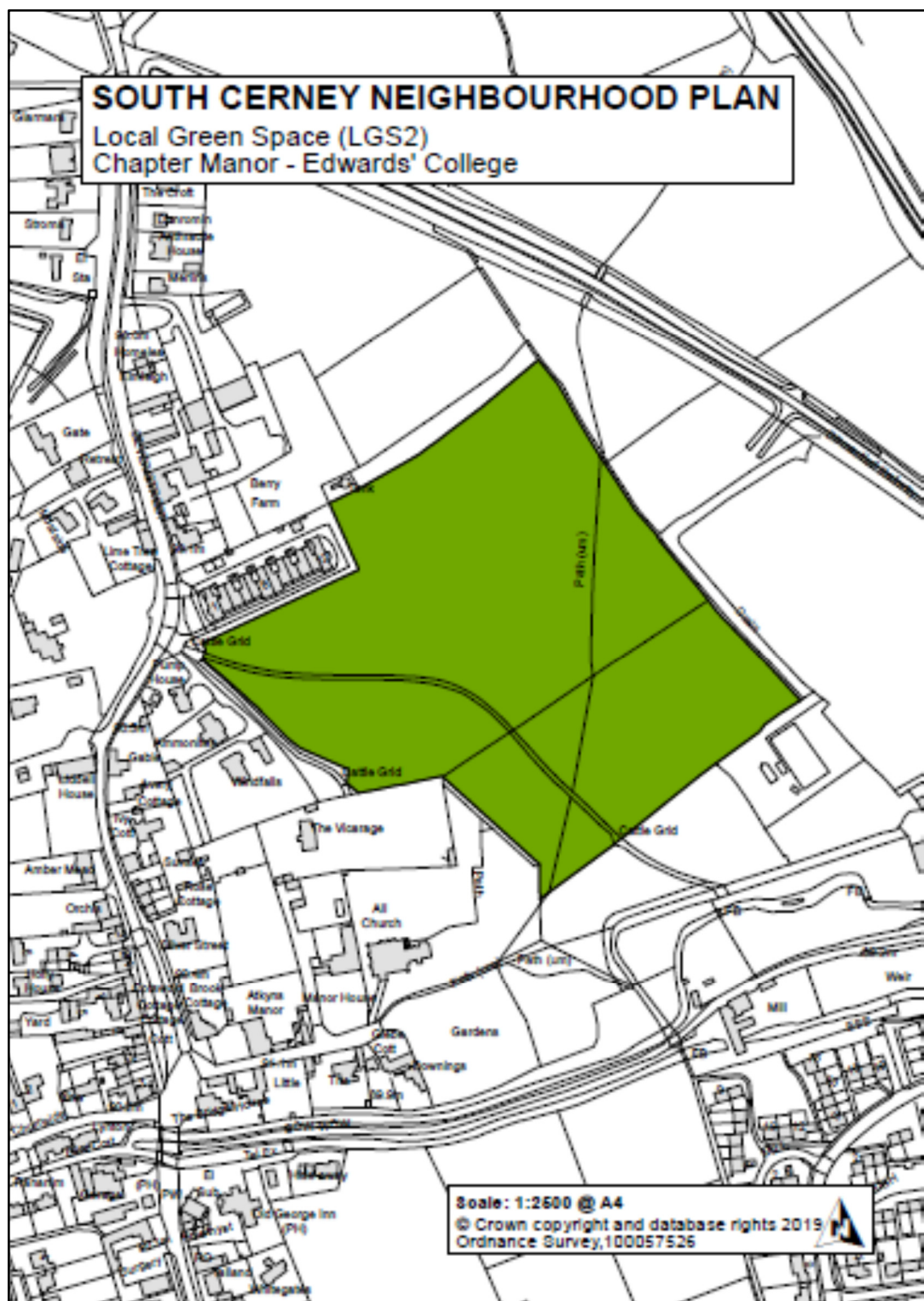
*"He requested that it might be built on the most conspicuous part of his estate, that the beauty of the edifice might be more extensively perceived, and the compliment intended to his relative more generally acknowledged. He recommended a portion of a rich and pleasant meadow, conveniently adjoining the principal highway to the village, as best calculated to promote his object....."*

*On the description of the completed building: "The College is pleasantly situated in a park-like meadow, with an aspect nearly due South. The parish church is a pleasing object as viewed from the building."*

The College building has a ha-ha, rather than wall, at the front so that the facade can be seen by all from the Parkland, as long as the Parkland remains an open space around the public footpath. The College is a building of architectural value and it cannot be separated from the Parkland context. The Parkland must be preserved as the space which is intrinsic to the design of the College.

The land adjoins the Graveyard of All Hallows Church, thereby protecting the tranquillity of this area, and providing peaceful access to the Church. The Parkland is an important area for wildlife and is home to deer, foxes, moles, badgers, owls, grass snakes and bats which utilise the insects which are found in abundance in the Chapter Manor - Edwards' College Parkland.





## APPENDIX I: LOCALLY LISTED HERITAGE ASSETS

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### APPENDIX IA: LOCALLY LISTED HERITAGE ASSETS ALREADY RECOGNISED AS NON-DESIGNATED HERITAGE ASSETS

Sites, Structures or Buildings Already Recognised as Non-Designated Heritage Assets:

Town and Country Planning (General Permitted Development) Order 1985. South Cerney Conservation Area. Properties included in the direction under article 4 (2)

See <http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-area-maps-and-appraisals/article-3-4-directions/>

Lower Churn, Bow Wow SE side  
Little Atkyns, Church Lane S side  
The Ferns, Clark's Hay E side  
Manor Cottage, High Street N side  
Old Post Office, High Street N side  
Cross Cottage, High Street N side  
Box Cottage, High Street N side  
Orchard House, High Street N side  
The Stables, High Street S side  
Tanners, High Street S side  
Well Cottage, High Street S side  
The Maltings, High Street S side  
Bridge House, Silver Street E side  
Gable Cottage, Silver Street E side  
Lime Tree Cottage, Silver Street W side  
Ambermead, Silver Street W side  
Orchis, Silver Street W side  
The Homestead, Silver Street W side  
Cotswold Cottage, Silver Street W side  
The Cottage, Silver Street W side  
Wyken Cottage, Silver Street W side  
Chirnlings, Silver Street W side  
Berkeley House, School Lane N side  
Vine Cottage, School Lane N side  
Clover Cottage, School Lane N side  
No. 1 (Old Tiles), School Lane N side  
No. 20 (Water's Edge), School Lane N side  
No.21 (Little End Cottage), School Lane N side  
No.1 Barclay Horn, School Lane N side  
No.2 Barclay Horn, School Lane N side  
Boxbush Farm, Station Road, N side  
No.1 Boxbush Cottage, Station Road, N side  
No.2 Boxbush Cottage, Station Road, N side  
Englefield, Station Road, S side  
No.9 Station Road, N side  
Plough Cottage (Nos. 10 & 11), Station Road, N side  
Bickley Cottage (No. 12), Station Road, N side  
No.14 Station Road, N side  
Rose Cottage, Upper Up  
Providence Cottage, Upper Up  
Meadow View, Upper Up

Rotary House, Upper Up  
Japlou, Upper Up  
Pear Tree Cottage, Upper Up  
The Cottage, Upper Up  
Spring Cottage, Upper Up  
Sideways Cottage, Upper Up  
Dirty Pig Cottage, Upper Up

### Sites, Structures or Buildings Already Recognised as Non-Designated Heritage Assets:

#### Recognition within Conservation Area Appraisals





Identified as 'Buildings of Special Character' in the South Cerney Conservation Area Statement 2002.  
See Appendix C Map of the Conservation Area.

Converted barn at South Cerney Farmhouse  
Chapter Manor, Bow Wow, South Cerney: outbuildings  
A building opposite Lower Mill, after the bridge - on Chapter Manor land  
The Old Vicarage: buildings within site  
Berry Farmhouse: Outbuildings  
Post Office, Clark's Hay  
Buildings at Little Atkyns  
Maltings, High Street: building in yard  
Century House, Silver Steet  
The Pontings, Upper Up  
Barracks Cottage, Upper Up  
The Downings, Church Lane  
Amethyst, Clark's Hay  
Draycott, School Lane  
Ryedale, Station Road  
Building on corner of Station Road/Clark's Hay adjoining former Police Station  
Old Anne Edwards' School = The Old School








APPENDIX IB: LOCALLY LISTED HERITAGE ASSETS MEETING CRITERIA FROM CDCLP										
	From Cotswold District Local Plan 2011-2031 Table 6: Criteria for Non-Designated Heritage Assets - Buildings and Structures - in Cotswold District									
FEATURE / CLASSIFICATION	Architectural Interest	Historic Interest	Age	Rarity	Aesthetic Merits	Representativeness	Landmark	Group Value	Social or Communal Value	GPS Ref
Airfield white control tower	x	x			x		x			SU 052 991
Talland House	x									SU 044 988
Bus Shelter, High Street		x							x	SU 049 970
Pennant kerbstones along Silver Street		x			x	x				SU 048 973 to SU 048 975
Traditional stone 'slab stile' crossing dry stone wall on footpath over Chapter Manor Parkland opposite Edwards' College		x	x		x	x				SU 050 974
Traditional stone 'slab stile' on footpath crossing ditch between Chapter Manor Parkland and field next to railway line (where footpath continues under old railway bridge towards Golf Course)		x	x		x	x				SU 051 976
'Slab' stile between footpath running past allotments towards Chapter Manor parkland, in wall accessing Graveyard		x	x		x	x				SU 050 973
Railway Bridge, crossing Bow Wow (after Chapter Manor). Approach into village from NE towards Chapter Manor/Lower Churn	x	x			x			x		SU 054 975






From Cotswold District Local Plan 2011-2031										
Table 6: Criteria for Non-Designated Heritage Assets - Buildings and Structures - in Cotswold District										
FEATURE / CLASSIFICATION	Architectural Interest	Historic Interest	Age	Rarity	Aesthetic Merits	Representativeness	Landmark	Group Value	Social or Communal Value	GPS Ref
Bridge where Wildmoor Lane crosses old railway line, near Station Road/Robert Franklin Way	x	x			x			x		SU 057 971
Railway Bridge, Cerney Wick	x	x			x			x		SU 072 953
Lock Keeper's Cottage at South Cerney Upper Lock		x					x	x		SU 046 982
South Cerney Upper lock (infilled) at Lock Keeper's Cottage		x						x		SU 046 982
South Cerney Middle lock (infilled) on field below SC Upper Lock Bridge site		x						x		SU 047 982
South Cerney Lower lock (infilled) on field below SC Upper Lock Bridge site		x						x		SU 048 981
Boxwell Springs, Canal Lock on Thames and Severn Canal		x						x		SU 056 976
Wildmoor Way Upper Lock / Humpback Lock		x						x		SU 066 974
Wildmoor Way Lower Lock		x						x		SU 071 972
Cerney Wick Lock		x						x		SU 078 960
Cerney Wick Round House	x	x		x		x		x		SU 078 960
Milepost on the Thames and Severn Canal						x	x	x		SU 072 972
ISIS Lakes Holiday Homes	x									SU 066 971






From Cotswold District Local Plan 2011-2031										
Table 6: Criteria for Non-Designated Heritage Assets - Buildings and Structures - in Cotswold District										
FEATURE / CLASSIFICATION	Architectural Interest	Historic Interest	Age	Rarity	Aesthetic Merits	Representativeness	Landmark	Group Value	Social or Communal Value	GPS Ref
Evidence of the post medieval Ridge and Furrow field cultivation system: Fields to the south of the Thames and Severn Canal and north of Wildmoorway Lane And north of the canal		X								SU 06 97 SU 07 97
Remains of post-medieval Water meadows: In the north west of the Parish North of the village between the Railway Line and Crane Farm		X				X		X		SU 04 98 SU 05 97

<p><b>Airfield white control tower</b></p> 	<p>Significant landmark feature of South Cerney airfield, dating from 1936 when RAF Flying School first opened. Art Deco style.</p> <p>Airfield was one of first to be bombed by Luftwaffe.</p> <p>Included in 'The Buildings of England: Gloucestershire and the Cotswolds I' by David Verey and Alan Brooks.</p>
<p><b>Talland House</b></p> 	<p>Described in 'The Buildings of England: Gloucestershire and the Cotswolds I' by David Verey and Alan Brooks as, "a characteristic house by Sidney Barnsley, ....built 1919-1920, .... Has a roughcast stone slate roof with a long, low front, punctuated by strongly vertical chimneys....with a porch on 'Tuscan' style columns and three gables to the rear."</p>
<p><b>Bus Shelter, High Street</b></p> 	<p>Given to the village in 1951 by the Womens' Voluntary Service from proceeds of paper salvage during WWII.</p> 
<p><b>Pennant kerbstones along Silver Street</b></p> 	<p>Identified in the Conservation Area Statement as "remnants of the paving materials traditionally used throughout the village up until the early twentieth century.....Most noticeable are the pennant kerbstones along Silver Street, which have become rounded with time."</p>
<p>Traditional <b>stone slab stile</b> crossing dry stone wall on footpath over Chapter Manor Parkland opposite Edwards' College</p> 	<p>Fine example of the use of large locally quarried limestone to create field boundaries. Use of such heavy, unwieldy stone slabs requires an active quarry to be worked within reasonable distance, such as the former quarry on Northmoor Lane. Such stiles are no longer constructed and historic examples fall into disrepair and may be removed when field boundaries are revised. This example is integrated into the adjoining dry stone wall with steps to enable the wall to be crossed.</p>
<p>Traditional <b>stone slab stile</b> on footpath crossing ditch between Chapter Manor Parkland and field next to railway line (where footpath continues under old railway bridge towards Golf Course)</p>	<p>Example of a stone slab stile (see above) integrated into a hedgerow field boundary.</p> 






<p><b>Stone slab stile</b> between footpath running past allotments towards Chapter Manor parkland, in wall accessing Graveyard</p>	<p>Example of a stone slab stile (see above) integrated into a stone wall giving access to the Graveyard.</p> 
<p><b>A Group of four surviving Railway Bridges in the Parish crossing the line of the former Midland and South Western Junction Railway, built in 1891. The bridge adjacent to the Spine Road is a Grade II Listed Structure. The remaining three bridges are listed below.</b></p>	
<p><b>Railway Bridge</b>, crossing Bow Wow (after Chapter Manor). Approach into village from NE towards Chapter Manor/Lower Churn</p> 	<p>The Conservation Area Statement describes this bridge as “a striking symbol of the Railway Age, each of its ten arches being articulated by piers having two segmental arches. The whole effect is surprisingly delicate and unexpected, and typical of the engineering aesthetic of the age.”</p> 
<p><b>Railway Bridge</b> where Wildmoor Lane crosses old railway line, near Station Road/Robert Franklin Way</p> 	<p>This bridge is on the site of the former Railway Station.</p> 
<p><b>Railway Bridge</b>, Cerney Wick</p> 	

<b>Structures within the Parish which were features of the Thames and Severn Canal (opened 1789).</b> <b>See: <a href="http://www.cotswoldcanals.org.uk">www.cotswoldcanals.org.uk</a> and <a href="http://www.cotswoldcanals.net">www.cotswoldcanals.net</a> (for the Cotswold Canals in Pictures)</b>	
<b>The Lock Keeper's Cottage (Lock House)</b> 	The principal watch-house in South Cerney adjacent to South Cerney Upper Lock. Adjacent to a long since demolished road bridge and wharves, long since filled in.
<b>South Cerney Upper lock (infilled) at Lock House</b> 	This is the unrestored site of the road bridge and a lock which is currently infilled. The fall was 2.8 meters.
<b>South Cerney Middle lock (infilled) on field below SC Upper Lock Bridge site</b> 	This is the currently infilled site of South Cerney Middle Lock. The fall was 2.8 meters. The position of the lock in the field is marked by coping stones.
<b>South Cerney Lower lock (infilled) on field below SC Upper Lock Bridge site</b> 	This is the currently infilled site of South Cerney Lower Lock. The fall was 2.8 meters. A solitary coping stone marks the position of the lock in the field. The fall was 2.8 meters.
<b>Boxwell Springs, Canal Lock</b> 	Boxwell Springs lock is a partly restored lock. This lock was built later than the others in 1792, when it was realised that the canal needed to be lowered if it was to benefit from the nearby Boxwell Springs. Having a rise of only 1.1 meters, it was known as 'Shallow' or 'Little' Lock. Restoration work was carried out in the early 1990s.
<b>Wildmoor Way Upper Lock / Humpback Lock</b> 	This is the unrestored site of a lock and, nearby, a bridge. The fall was 2.8 meters. There is no remaining sign of any route across the canal at this point to indicate the purpose of the bridge (possibly a railway sleeper bridge). It is sometimes known as 'Humpback Lock' after the humpback brick arch bridge.

<p><b>Wildmoor Way Lower Lock</b></p> 	<p>This is the site of a partly restored lock and fully restored bridge. The fall was 2.8 meters. The bridge carries a track over the canal. A nearby restored lock cottage was built in 1831 to accommodate the Lock Keeper from Cerney Wick who was overseeing the construction of a side-pond to allow water to be stored between the upper and lower levels of the lock.</p>
<p><b>Cerney Wick Lock</b></p> 	<p>This is the site of a partly restored lock with an adjoining 'Watchman's' Round House (see below). The fall was 1.8 meters. It is the site of a lost brick arch bridge, carrying the road into Cerney Wick. Restoration work was carried out in the 1980s to repair some of the considerable damage caused by a WWII bomb which exploded just outside the lock.</p>
<p><b>Cerney Wick Round House</b></p> 	<p>This round house at Cerney Wick Lock (see above) is of a design unique to the Cotswold Canals, with just five examples built. This one was used from around 1789 to 1831 by canal employees who combined the duties of watchman, lengthsman (responsible for a 'length' of the canal) and lock keeper. Since then it has been a private residence.</p> <p>Described in 'The Buildings of England: Gloucestershire and the Cotswolds I' by David Verrey and Alan Brooks as, "roughcast with a conical slate roof and Gothick windows."</p>
<p><b>Milepost at Wildmoor Way Lock</b></p> 	<p>Recorded by The Milestone Society.</p> <p>The plate is one of four replicas cast by DM Foundaries Ltd of Thrupp in 2018 to replace the missing originals. This one indicates Walbridge 18 ¼ Inglesham 10 ¼.</p>
<p><b>ISIS Lakes Holiday Homes</b></p> 	<p>Described in 'The Buildings of England: Gloucestershire and the Cotswolds I' by David Verrey and Alan Brooks as, "the best of the groups of white, weatherboarded holiday homes.....with low two storey groups picturesquely punctuated by octagonal pyramid roofed towers." The architects were Roger Pollard and Associates of Earith, Huntington 1994-1995.</p>



<p><b>Ridge and Furrow</b></p> 	<p>Evidence of the 'ridge and furrow' field cultivation system is visible in several locations around the Parish (eg Gloucestershire Historic Environmental Records 12103, 12108, 12090). This is believed to indicate a change in the agricultural regime in the post medieval period.</p>
<p><b>Water meadows</b></p> <p>The remains of post-medieval water meadows along the River Churn have been identified in several locations through the Parish (eg Historic Environmental Records for Gloucestershire 3010, 15116, 49698, 45003, 38935, 12067). 18<sup>th</sup> (Samuel Rudder) and 19<sup>th</sup> (Arthur Young) century chroniclers indicate that the farmers of South Cerney were famous for the success with which these were managed. The practice had ceased by the mid 20<sup>th</sup> century. Characteristic features are visible in the following locations:</p>	
<p><b>In the North West of the Parish (GPS SU 04 98)</b></p> 	<p>Post Medieval Water meadows covering over 42 hectares by the River Churn in both South Cerney and Siddington Parishes. In the north west of South Cerney parish sluices and culverts built of brick and stone have been identified. Recorded in Gloucestershire HER 3010 and:</p> <p>HER 15116: a virtually complete T shaped brick built sluice</p> <p>HER 15109: a T shaped stone built sluice</p> <p>HER 15108: an arched culvert through the railway embankment, mainly brick with stone blocks</p> <p>HER 15069: a double sluice of brick and stone.</p>
<p><b>North of the village between the Railway Line and Crane Farm (SU 05 97)</b></p> 	<p>HER 12067: Well defined, with some feeder channels visible, crossed by small clapper bridges made of flat limestone slabs</p>

## APPENDIX J: RIGHTS OF WAY IMPROVEMENTS

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### **Applications for addition to the Definitive Map of Public Rights of Way already submitted**

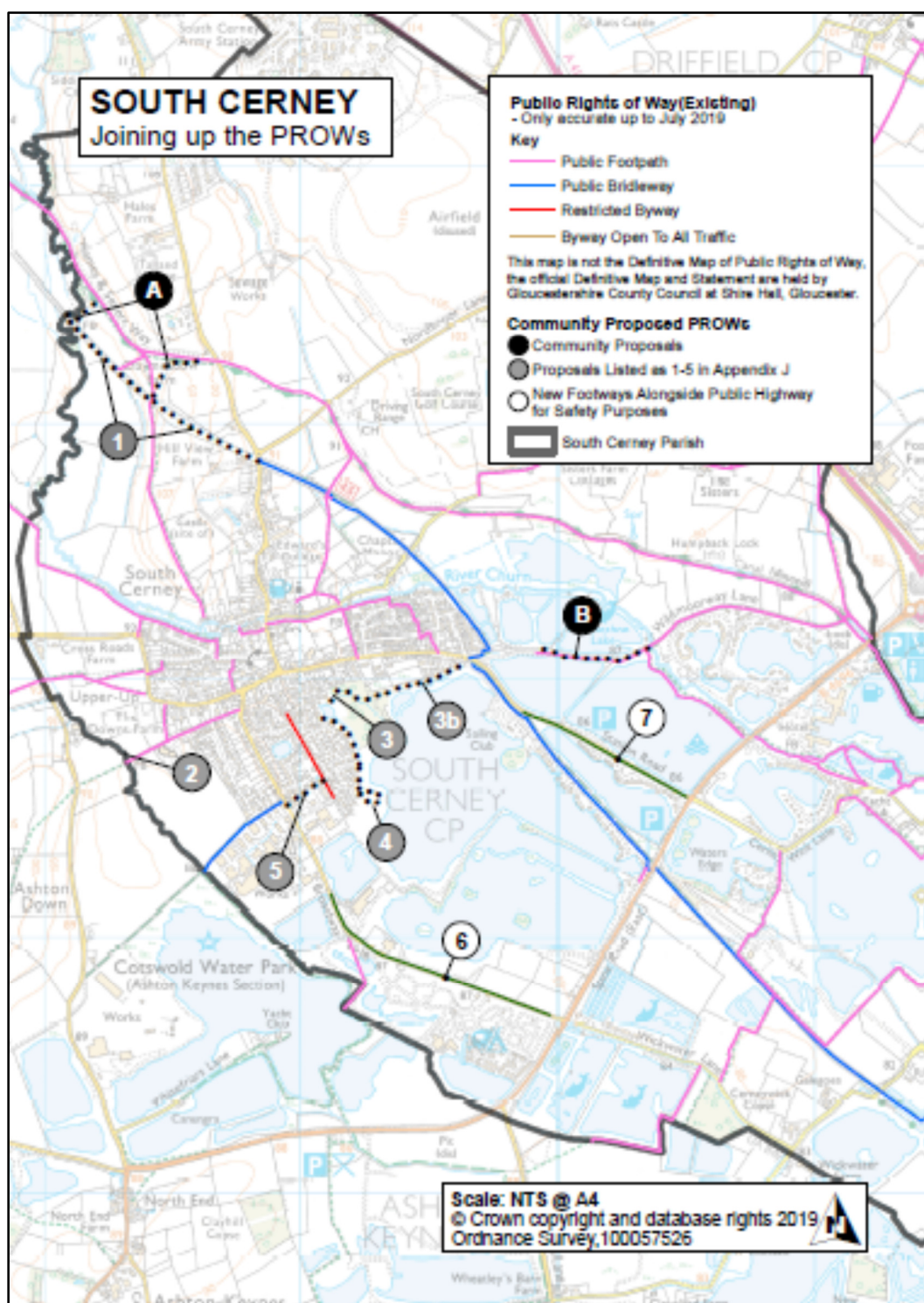
- A. Adoption of two existing paths on Claymeadow Farm as public rights of way
- B. Creation of new Restricted Byway along the length of Wildmoorway Lane

### **Future desired additional footpaths:**

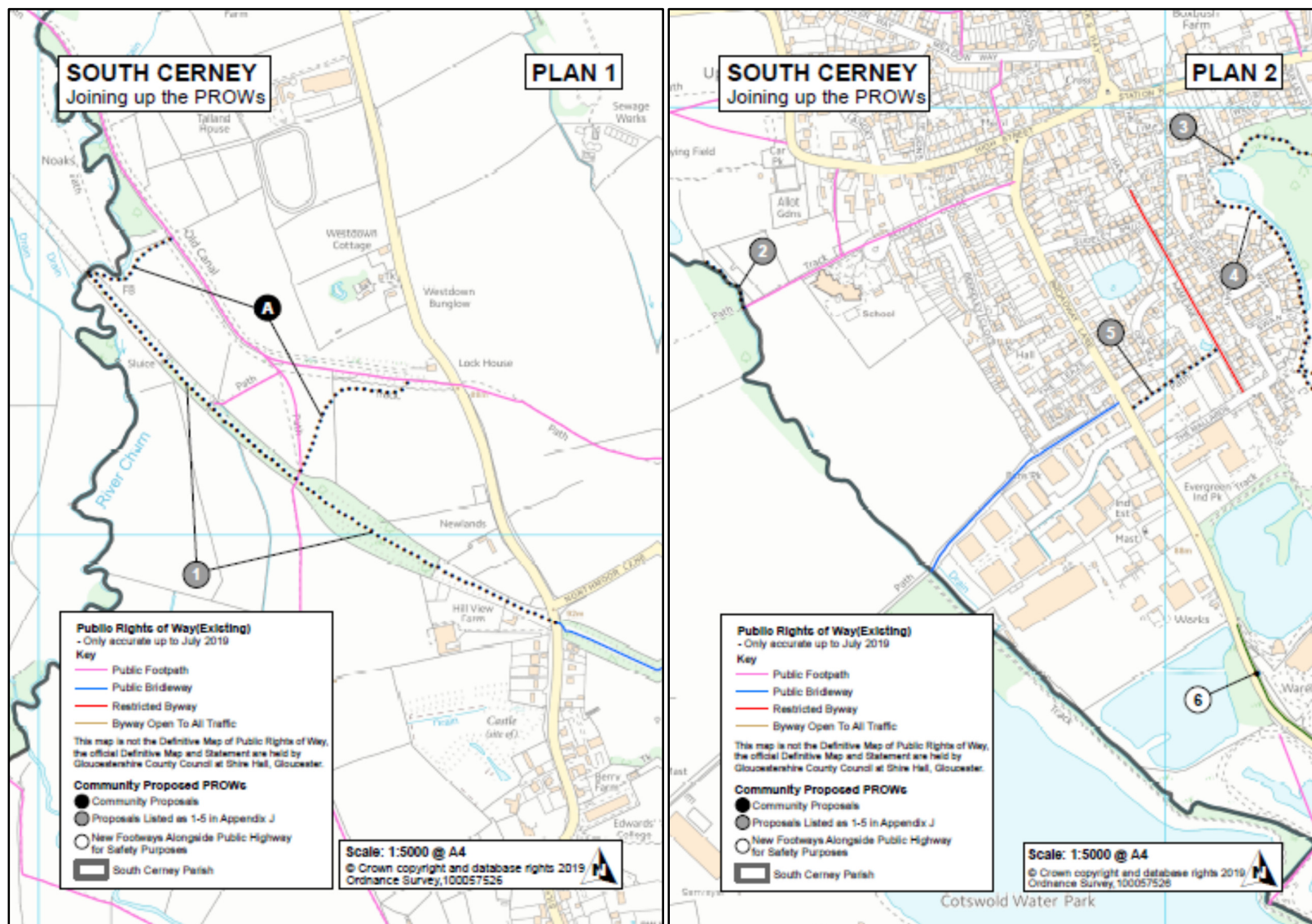
- 1. To extend Sustrans Route 45 along the dismantled railway line from Footpath BSC 3 to Siddington – described by the Council as a “de facto permissive path...until it was blocked in 2016”
- 2. A new footpath to join the school directly to the Upper Up playing fields
- 3. A new footpath to join Wagtail Walk to Huxley Court – this area will be part of a privately owned ‘Public Open Space’ in due course but the path that crosses it is not currently designated.
- 3(b). A new footpath from Huxley Court along the north side of Lake 16, behind Kingfisher Place, to Station Road. Again there is a path here but it is not currently designated
- 4. ‘Redrow Lakeside’ – a new footpath from the top end of Bittern Close at Wagtail Walk to the top end of Swan Close and onwards to the Public Open Space at Lakeside Park
- 5. Designate the current path from Ham Lane (Byway 54) to Broadway Lane behind The Mallards and Oak Way formally as a public footpath

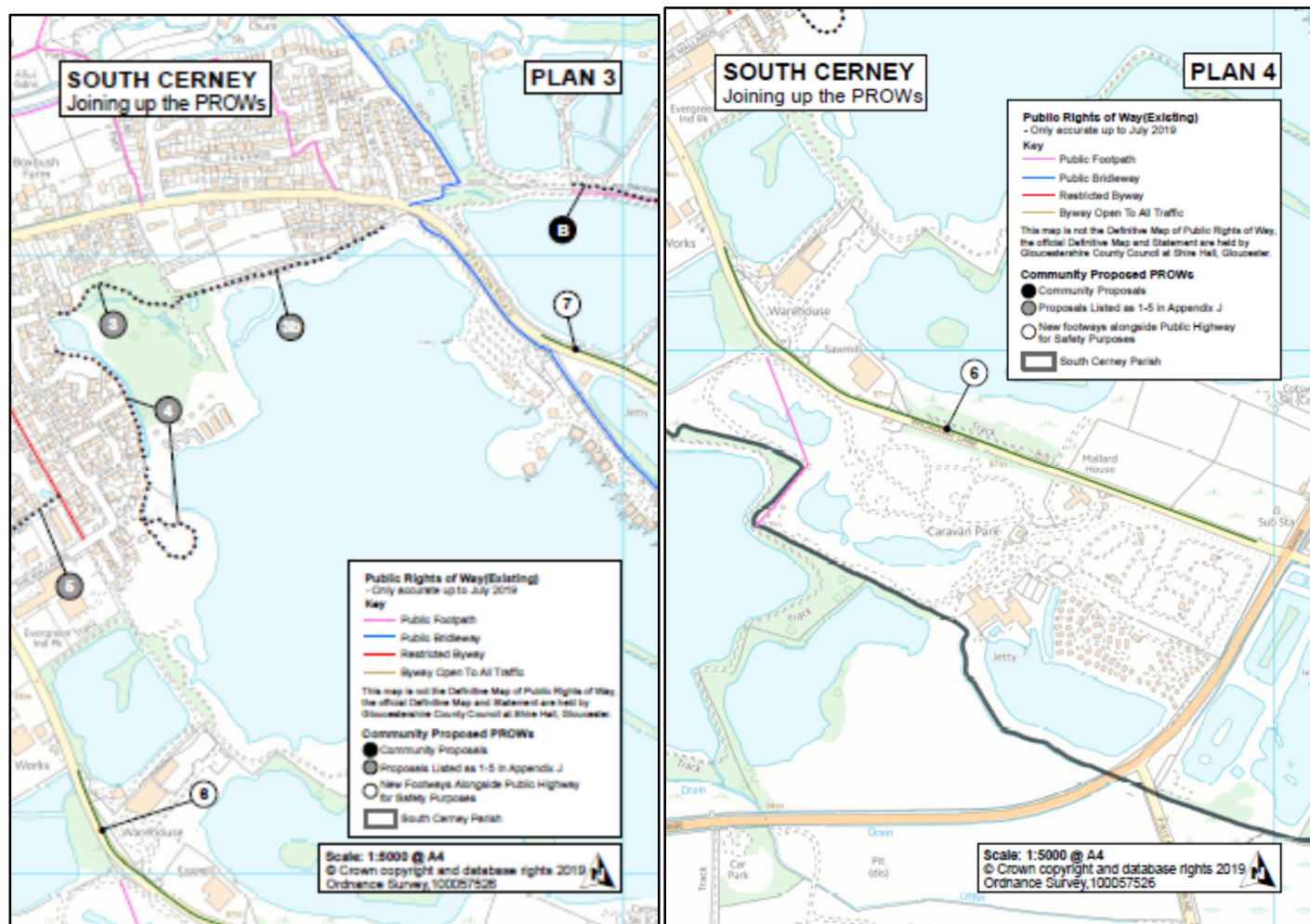
### **New footways alongside Public Highway for safety purposes**

- 6. A continuous footway is needed along the entire length of Broadway Lane up to the Spine Road
- 7. A footway opposite the Sailing Club at Station Road to join the two sections of footpath to avoid having to use the road.

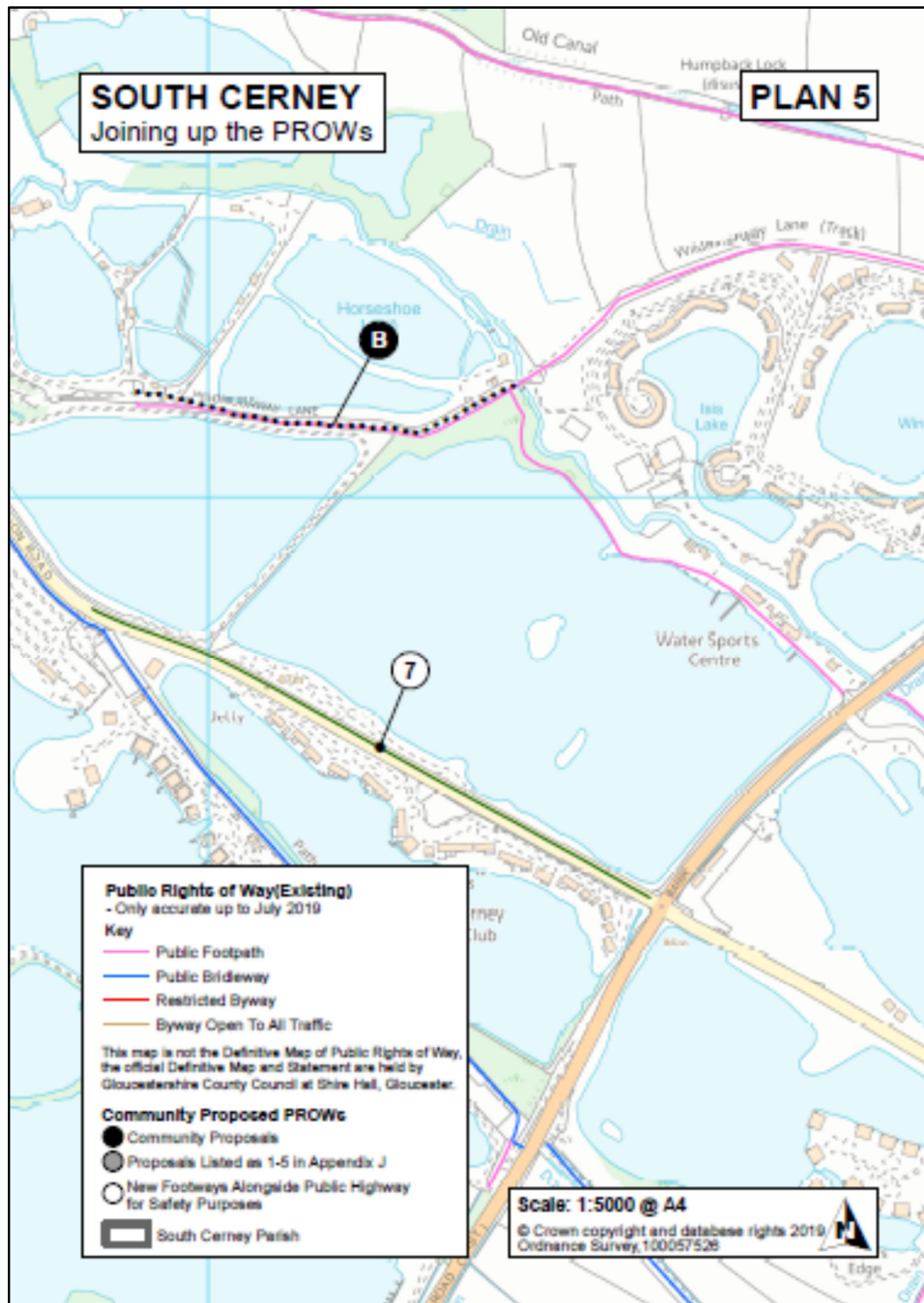




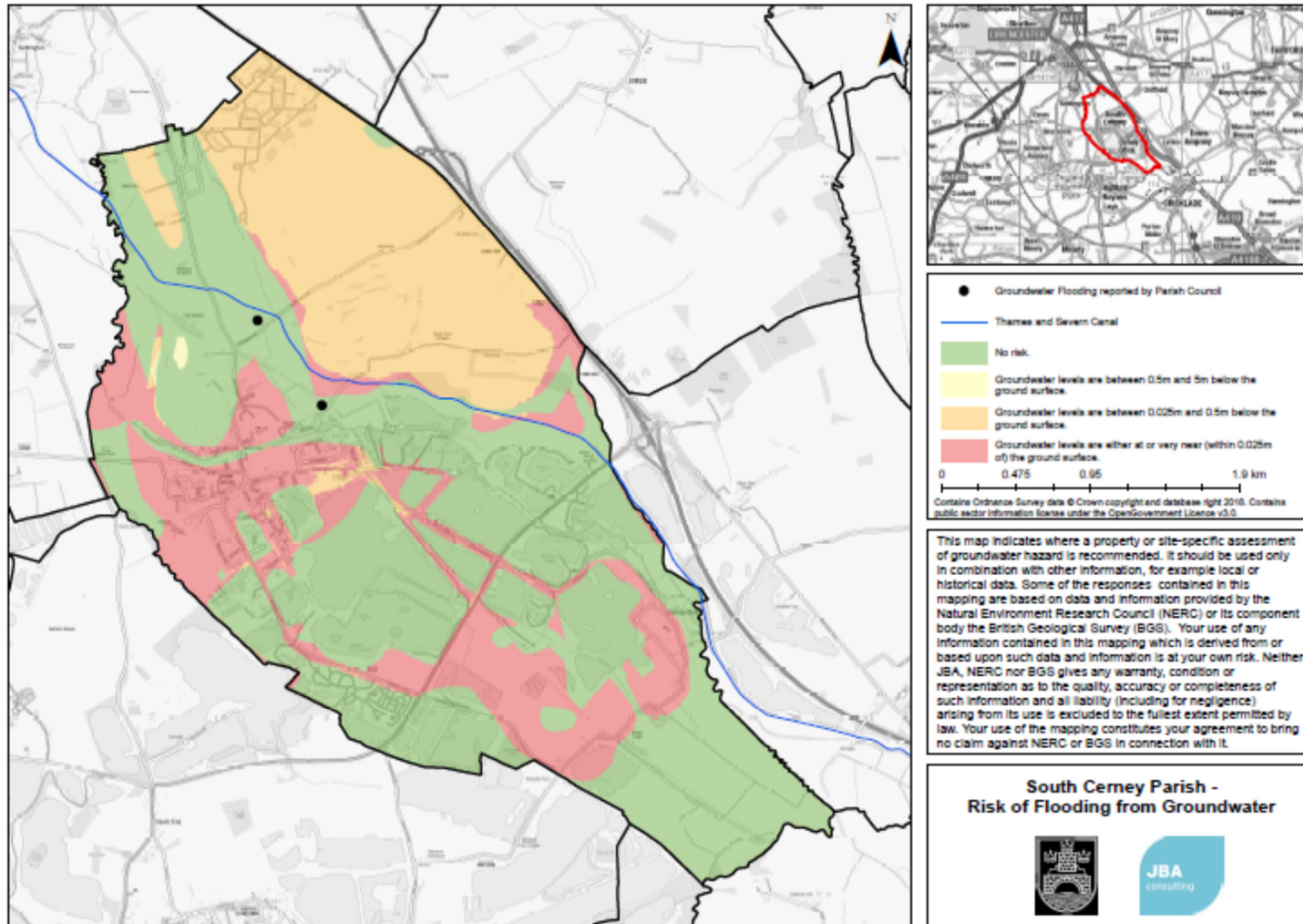








## APPENDIX K: GROUNDWATER RISK FLOOD MAP



## APPENDIX L: EVIDENCE BASE REFERENCES

Reg 14 Evidence Base Summary		Author	Date
<b>Folder Title</b>	<b>Contents</b>		
<b>Business Questionnaire</b>	Questionnaire	Steering Group	28 February 2017
	Business circulated	Steering Group	
	Survey reminder	Steering Group	
	Comments made	Steering Group	
	Response analysis	Steering Group	
<b>CDC Local Plan</b>	CDC Local Plan	Cotswold District Council	3 August 2018
	NPPF	Ministry of Housing, Communities and Local Government	February 2019
<b>Conservation Area</b>	Area Plan	Cotswold District Council	
	Area Statement	Cotswold District Council	December 2002
<b>Environment</b>	NCA108 Upper Thames Clay Vales	Natural England	2014
	Strategic Environmental Assessment Screening Report	Cotswold District Council	November 2018
<b>Flooding</b>	Churn Strategy	Environment Agency	November 2015
	JBA Consulting Report	JBA	June 2017
	JBA Product Release Note	JBA	June 2017
	JBA Groundwater Flood Map	Dr Maxine Zaidman JBC Consulting	June 2017
	Photographs of Flooding in South Cerney	Steering Group	27 December 2020 & Winter 2020-21

<b>Folder Title</b>	<b>Contents</b>		
<b>Household Survey</b>	Household Questionnaire	Steering Group	
	Question Analysis	GRCC	February 2017
	Comment Analysis	GRCC	February 2017
<b>Lakeside Homes</b>	CDC Occupation Guidance Note	Cotswold District Council Planning Committee	January 2012
	Guidance Policy (Four documents)	Cotswold District Council	February 2012
	Holiday Homes numbers analysis	Robert Cowley South Cerney Parish Council	
	Questionnaire	Steering Group	
	Response Analysis	Steering Group	
<b>Public Consultations</b>	Analysis 25.3.17 Introduction	Steering Group	
	Analysis 16.9.17 Direction of Travel	Steering Group	
	Lakeside Home analysis	Steering Group	June 2018
<b>Socio Economic Reports</b>	Settlement Strategy South Cerney	Cotswold District Council	20 March 2009
	Gloucestershire Parish Profile	OCSI	8 November 2016
	Rural Place Profile	ACRE	October 2013
	South Cerney Housing Report	Martin Hutchings GRCC	November 2016
	South Cerney Housing Needs Survey	Laura Mills, Rural Housing Enabler GRCC	September 2006
<b>Evidence to Objectives to Policies</b>	Objectives to Evidence Table	Steering Group	
	Policies to Objectives Table	Steering Group	

## APPENDIX M: REFERENCE LIST

These documents/sources are referred to within the Neighbourhood Plan and are publicly available.

Document / Source	Date	Location
Arthur Young cited in 'A Short Account of the Edwards' College built at South Cerney'	1840	Published by Thomas Philip Bailey, Market Place, Cirencester
CPRE Map of Tranquillity (Council for the Protection of Rural England)	2006	<a href="https://www.cpre.org.uk/resources/mapping-tranquility/">https://www.cpre.org.uk/resources/mapping-tranquility/</a>
Census	2011	<a href="https://www.ons.gov.uk/census/2011census">https://www.ons.gov.uk/census/2011census</a>
Cerney Sixty Years Ago: A Talk Given in 1982 by Alice Mary Hadfield	1991	Published by the South Cerney Trust
Common Land		<a href="https://www.gov.uk/common-land-village-greens">https://www.gov.uk/common-land-village-greens</a>
Cotswold Canal Trust		<a href="https://www.cotswoldcanals.org.uk">https://www.cotswoldcanals.org.uk</a> and <a href="http://www.cotswoldcanals.net/">www.cotswoldcanals.net/</a> (Cotswold Canals in Pictures)
Cotswold Design Code	2018	Appendix D in the Cotswold District Council Local Plan 2011-2031 (CDC LP). See below.
Cotswold District Council Local Plan 2011-2031 (CDC LP)	August 2018	<a href="https://www.cotswold.gov.uk/planning-and-building/planning-policy/adopted-local-plan/local-plan-2011-to-2031/">https://www.cotswold.gov.uk/planning-and-building/planning-policy/adopted-local-plan/local-plan-2011-to-2031/</a>
Cotswold District Council Tree Preservation / Protection Orders (TPOs)		<a href="https://www.cotswold.gov.uk/planning-and-building/tree-works-and-preservation/tree-preservation-orders/">https://www.cotswold.gov.uk/planning-and-building/tree-works-and-preservation/tree-preservation-orders/</a>
Cotswold Water Park Biodiversity Action Plan 2006-2017		<a href="https://www.waterpark.org/resources-documents/">https://www.waterpark.org/resources-documents/</a>
Cotswold Water Park Integrated Landscape Assessment	2009	<a href="https://www.cotswold.gov.uk/media/3xrnffaz/cotswold-water-park-landscape-character-assessment.pdf">https://www.cotswold.gov.uk/media/3xrnffaz/cotswold-water-park-landscape-character-assessment.pdf</a>
'Fertile Fields and Small Settlements': A history of South Cerney and Cerney Wick by Michael Oakshott	2001	Published by the South Cerney Trust
Forestry Commission (Forestry England)		<a href="https://www.forestryengland.uk/">https://www.forestryengland.uk/</a>
Gloucestershire Geology Trust	2005	Gloucestershire Cotswolds Geodiversity Audit & Local Geodiversity Action Plan (LGAP)
Gloucestershire Historic Environmental Records via the Heritage Gateway		<a href="https://www.heritagegateway.org.uk/gateway/">https://www.heritagegateway.org.uk/gateway/</a>
Gloucestershire Wildlife Trust		<a href="https://www.gloucestershirewildlifetrust.co.uk/">https://www.gloucestershirewildlifetrust.co.uk/</a>
International Dark Sky Association		<a href="https://www.darksky.org/our-work/lighting/public-policy/">https://www.darksky.org/our-work/lighting/public-policy/</a>
Localism Act	2011	<a href="https://www.gov.uk/government/publications/localism-act-2011-overview">https://www.gov.uk/government/publications/localism-act-2011-overview</a>
National Character Area Profile 108: Upper Thames Clay Vales by Natural England		<a href="https://www.gov.uk/government/publications/countryside-stewardship-statement-of-priorities-upper-thames-clay-vales-nca108">https://www.gov.uk/government/publications/countryside-stewardship-statement-of-priorities-upper-thames-clay-vales-nca108</a>
National Forest Inventory		<a href="https://www.forestresearch.gov.uk/tools-and-resources/national-forest-inventory/">https://www.forestresearch.gov.uk/tools-and-resources/national-forest-inventory/</a>

National Planning Policy Framework (NPPF)	February 2019	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a>
Natural England		<a href="https://www.gov.uk/government/organisations/natural-england">https://www.gov.uk/government/organisations/natural-england</a>
ONS Population Turnover Rates (Office of National Statistics)		<a href="https://www.ons.gov.uk/">https://www.ons.gov.uk/</a>
Samuel Rudder	1779	A New History of Gloucestershire
Sites of Special Scientific Interest (SSSIs)		<a href="https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest">https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest</a>
South Cerney Conservation Statement	December 2002	<a href="https://www.cotswold.gov.uk/planning-and-building/historic-buildings-and-conservation-areas/conservation-area-maps/">https://www.cotswold.gov.uk/planning-and-building/historic-buildings-and-conservation-areas/conservation-area-maps/</a>
South Cerney Old and New	2015	Published by the South Cerney Trust
Thames Water Drainage Strategy for South Cerney	2019	<a href="https://corporate.thameswater.co.uk/-/media/Site-Content/Thames-Water/Corporate/AboutUs/Investing-in-our-network/Drainage-strategies/SouthCerney.pdf">https://corporate.thameswater.co.uk/-/media/Site-Content/Thames-Water/Corporate/AboutUs/Investing-in-our-network/Drainage-strategies/SouthCerney.pdf</a>
The Buildings of England: Gloucestershire and the Cotswolds I' by David Verey and Alan Brooks	1979	Published by Yale University Press
The Milestone Society and via the Heritage Gateway above		<a href="https://www.milestonesociety.co.uk/">https://www.milestonesociety.co.uk/</a>
'Warmer Bath' by The Bath Preservation Trust and the Centre for Sustainable Energy	June 2011	<a href="https://www.bath-preservation-trust.org.uk/campaigning/energy-efficiency/low-carbon-bath/">https://www.bath-preservation-trust.org.uk/campaigning/energy-efficiency/low-carbon-bath/</a>

## APPENDIX N: NEIGHBOURHOOD CHARACTER ASSESSMENT

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The Neighbourhood Character Assessment (NCA) is stored as a separate document, owing to its size.

If you are viewing this document in soft copy, the NCA will be in the same location as this document.

If you are reading this document in hard copy, the NCA will follow within the same binder.



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## **Representation to the South Cerney Neighbourhood Plan Regulation 16 consultation**

Please find below comments from **Cotswold District Council** (CDC) on the South Cerney Neighbourhood Plan 2021-2031.

CDC acknowledges the work that has been put in by the authors of this NDP and commends them for their efforts. The Council hopes that the following comments, observations and suggested amendments will assist with the progress on the plan through to examination. In general these have been written to try to identify either points which in officers' opinion may not meet the Basic Conditions against which the NDP will be assessed, or where the wording used may be open to interpretation during the development management process.

As context, we'd advise that CDC has committed to a partial update of its Local Plan, with an aim to adopt an updated Local Plan in 2023. In light of the White Paper, the trajectory of this update is subject to review. We wouldn't wish to pre-empt evidence or the options which will need to be consulted upon in due course, but our expectation is that the focus of development will remain broadly consistent with our current strategy of directing development towards our principle settlements. Reflecting the political ambitions of the Council, housing affordability and climate change considerations are likely to drive some other policy changes.

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Since the Regulation 14 Consultation, Natural England have proposed a significant expansion of the SSSI designation across the Cotswold Waterpark.

Despite this proposed expansion of the SSSI, the contents and intentions of the Neighbourhood Plan have not fundamentally changed and therefore the Council stands by its original conclusion that a Strategic Environmental Assessment is not required. We note that the change to the SSSI and thus the sensitivity of the area will need to be taken into account in future particularly in respect of any allocations.

**Para 2.1.10** "Many of the Lakes". Most of the lakes now fall within the SSSI.

### **All policies**

In our view policy criterion /clauses should be numbered to aid reference in planning decisions and also denote 'and/or' situations.

### **p.12 Policy SC1 Design Guidelines for South Cerney**

We support the intent of this policy.

As the design code will be reviewed along with the rest of the Local Plan we would encourage a reword, along the lines of "New developments should take account of the Cotswold Design Code (which is Appendix D to the 2011- 2131 CDC Local Plan) or any relevant successor design guide or code and the South Cerney Neighbourhood Character Assessment (NCA) Appendix N.

The final two paragraphs of this policy are quite lengthy and descriptive and well as being rather prescriptive. We wonder whether the scene setting would fit better in the reasoned justification, and the policy revised to recognise the variety of designs in the Waterpark - for example; 'Within Lakeside holiday developments, more contemporary designs will be encouraging that are in character with other buildings in the vicinity'.

### **p.13. Policy SC2 Areas of separation**

Cotswold District Local Plan policies DS2, DS3 and DS4 provide a strategic framework for directing development towards Principal Settlements together with a presumption against development outside of Principal and Non-Principal Settlements. These policies collectively deliver Local Plan Objective 1c which seeks to "Protect the open countryside against sporadic development, while also avoiding coalescence of settlements, particularly around Cirencester".

It is noted that there is strong community support for the policy which is admirable. However, it is difficult to establish from the paperwork submitted what material planning considerations are directing the qualifying body to propose this type of policy response in this location. There is no doubt that the policy has been carefully written and positively framed but the application of the policy would be restrictive to all development including those exceptional uses identified in the supporting text to policy DS4. It would be useful to clarify that the intention of the policy is not to restrict such uses, where need is demonstrated and the planning balance indicates that it would help achieve sustainable patterns of development. The policy largely focuses on a visual impact, which is a rather limited lens through which to judge development - we suggest it needs reference to 'other relevant policies'. Reference to "perceptions" is unusual outside of protected designations (e.g. listed buildings).

The Development Management process will benefit from greater clarity on the application of the phrase 'compatible with a rural setting', further justification is welcomed in the policy's supporting text.

For the avoidance of any doubt the policy is unable to outweigh the need to address and meet objectively assessed needs for the District as part of future updates and reviews of the Cotswold District Local Plan. Equally this would apply to other strategic considerations such as the delivery of renewable energy. However, significant policy constraints already exist in the locality which affect future patterns of growth and delivery of infrastructure.

In conclusion, the policy seeks to restrict development across a large area of the parish, to avoid coalescence of settlements, which are currently in little danger of merging.

### **p.14 Policy SC3 Homeworking and Microbusinesses**

While we welcome and commend the aspiration of this policy, it is not really clear how this support translates into development proposals. Homeworking and microbusiness developments are not a class of development - homeworking development would be residential whereas microbusiness could be either residential or business premises.

Most development that may support such activity will be permitted development. Where development consent may be required, existing policy addresses the concerns articulated in the policy.

The issue could be considered as part of the NDP's design guidance.

**p.14 Policy SC4 Local Employment Opportunities**

The current wording sits better as a community action than a planning policy. It is unclear whether the first phase 'development creating employment opportunities' is related to the use class, or the process of development itself. The policy wording does not set a standard that must be achieved - thus the action sought could be 'demonstrated' by a wholly inadequate proposal.

**p.15 Policy SC5 Employment Development outside the Development Boundary**

This policy largely achieves the same as the Local Plan EC policies 1-3, but with different wording. Lakeside is already protected as an employment site. Policy EC3 covers employment-generating uses outside of the Development Boundary - as indeed referenced in the policy. LP para 9.3.4 sets out that proposals must be in 'keeping in terms of scale, size and function with the location' in any case, which should ensure that adverse impacts on holiday settlements are taken into account.

That being said, there may be some room for a policy that provides 'local flavour', and that highlights that development outside of the Development Boundary could impact on the existing holiday villages.

As a general point, we would suggest the Local Plan reference is to the 'Local Plan policies' with the specific policy referenced in the reasoned justification, to future proof against the changes to the Local Plan.

The final clause referencing the NCA is unnecessary - any development proposal is already expected to have regard to the NCA as a consequence of SC1.

**p.16 Policy SC6 Holiday Accommodation and Access to Lakes**

The policy conflates two separate (albeit related) issues and as written comes across a little confused. References to holiday homes duplicates the policy position already contained within the Local Plan and therefore it does not need repeating - although it is understood why the qualifying body would wish to speak to this point.

A suggested way forward would be to remove references to holiday homes and instead focus on access and the role that all development has in protecting and enhancing access to the lakes.

Given the suggested changes it would be worth considering Policy SC6 and SC16 - subject to references to holiday homes being removed.

Suggested wording is offered:

**POLICY SC6**

**Access to the Lakes**

- 1) Inclusive public access to and from the lakes is a local community aspiration and development that seeks to protect and enhance public access will be supported. Development will be encouraged to take account of, and where possible help to, resolve known issues identified in appendix J.

### **p.17 Policy SC7 Non-residential Visitor Facilities**

The policy states that development that significantly harms the tranquillity of lakes used for quiet recreational pursuits (...) will not normally be permitted. 'Not normally' is vague -it may be useful to state what the 'abnormals' are that might enable this development –particularly in the context of Natural England's notification of the extension of the SSSI.

It would be useful to see reference to the SSSI and the importance of biodiversity and delivering nature recovery - while it is covered in other local and national policy, we think it would be useful context.

This policy picks up on the direction of LP EC10 - Development Of Tourist Facilities and Visitor Attractions and SP5 - Cotswold Water Park: Post-mineral Extraction After Use, but with an added focus on tranquillity, covered in LP EN4.

### **p.18 Policy SC8 Existing recreational open spaces and allotments**

We support this policy, which provides appropriate recognition and protection of valued open spaces.

### **p.19 Policy SC9 Protection of Community and Cultural Facilities**

It would be useful if the preliminary line of this policy advises whether this list is exhaustive or indicative.

There are a number of facilities on the list where the use could be significantly altered without any need for development - the pharmacy and post office are not distinctive use classes from other forms of retail.

Class F.2 is new 'local community uses' – e.g. small shops, community halls and swimming pools etc. Changes of use within these classes do not require planning permission.

We suggest some rewording, along the following lines, to ensure the policy is positively worded:

*Development proposals that will result in the ~~loss~~ **change of use, or redevelopment**, **including** ~~or significant reduction in the scale and value of a community and cultural facility,~~ **will be resisted unless: only be supported where...***

Regarding the final clause - the explanation of economically viable could be put in the RJ rather than the policy text itself – the approach taken in the Local Plan.

**p.21 5.10.1** states "under pressure from the 500,000 annual visitors" - there are a range of pressures on the biodiversity of the area and not just visitors (we'd be interested to know whether this figure is just 'tourists' or whether it is inclusive of day 'visitors' from Swindon and Cirencester, or indeed from within the Waterpark). Other pressures include pollution, invasive species (e.g. mink); disturbance by dog walkers (many of whom could be very local); farming practices etc. - see para 5.10.5.

**5.10.3** The CWP Biodiversity Action Plan has now passed its "sell-by date" as it was an action plan for 2007-2016. The CWP Nature Conservation Forum is currently working on a

CWP nature recovery plan but that is only in draft at present. Perhaps it could be referred to as "in preparation" as the replacement for the BAP, to give this section a bit more currency in the future.

#### **p.21 Policy SC10 Important Local Ecology Sites**

We have reservations about this policy - it is similar to the Local Plan Policy EN9, but we feel does not quite reflect an appropriate planning balance.

As a very specific point, geology is not part of ecology, so the title is a bit of a misnomer - a catch all title might be 'Nature conservation'

We have previously expressed concern over paragraph 5.10.1.3 As part of the consultation process, a Cotswold Water Park Ranger observed that, the lakes surrounded by holiday homes have become of little ecological value due to human intervention, and the same can be said of those stocked by fishing clubs. This may well be an individual viewpoint, but it rather begs the question why these self-same lakes have been included within a SSSI.

We find para 5.10.2.1 is unclear. The old CWP boundary was set decades ago and is no longer relevant in terms of Local Plan policy or indeed other complementary policies and strategies such as the BAP or the new nature recovery plan. These tend to include most of South Cerney. There are certainly sites of ecological interest that are not included within the SSSI (both within the old CWP boundary and outside). We suggest an amendment, to something like, 'There are many sites of local ecological interest that are not within the SSSIs and that are recognised as being of ecological importance, for example as priority habitats or by designation as "local sites". These are appreciated ...'

Para 5.10.2.7 'under the protection of Natural England as Priority Habitats and/or [SSSI]'. NE do not specifically protect priority habitats - they are recognised in the relevant legislation and guidance but are not strictly speaking "protected"

#### **p.22 Policy SC11 Designation of Local Green Spaces**

National policy determines the circumstances where development on Local Green Space is permissible. The second paragraph of this policy is not wholly clear, and introduces unnecessary complication through the phrase: 'including development that preserves and enhances the attributes for which it was designated.'

We request that this is changed to something like 'Proposals for development within the designated Local Green Spaces will only be supported in very special circumstances'.

#### **p.23 Policy SC12 Local Heritage Assets**

We welcome the attention given to non-designated heritage assets by this policy, which is covered by LP EN12. However, the introductory phrasing may not provide the appropriate balance as required in local plan policy and the NPPF - 'historic characteristics are to be conserved and where possible enhanced' appears to preclude the redevelopment of such assets.

Isis Lake holiday homes have been included in the list of NDHAs, we would suggest that they are not sufficiently old to be counted as a heritage asset, as they are less than 30 years old and are not of a sufficiently high architectural quality.

Taking listing as a parallel process. Government guidance for listed buildings can be found at - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/757054/Revised\\_Principles\\_of\\_Selection\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf)

19. Buildings less than 30 years old: such buildings are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. It may nevertheless be appropriate to list some modern buildings despite their relatively recent construction – for example, if they demonstrate outstanding quality (generally interpreted as being equivalent to Grade I or II\*). The Secretary of State calculates the age of a building from the point at which the ground was first broken.

#### **p.24 Policy SC13 Redevelopment of Clark’s Hay Garage**

References to “barrages” and “does not serve the village” are not in keeping with the good practice. Plan should be inclusive and objective and devoid of emotive language. The aspiration to improve the aesthetics of the site is, however, an acceptable planning response, although it is suggested that the Parish Council include wording that indicates that it will work constructively with the owner to bring about positive improvements.

#### **p.25 Policy SC14 Alleviation of flooding**

- It might be useful for the RJ to note/ reference EA guidance e.g. on FRAs (proportional response) e.g. ‘seek Environment Agency advice’ (as per national guidance (<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>))
- The RJ could for clarity define what is meant by ‘high risk’ as this does not correlate directly with the map key at Appendix K – for example within what distance of the ground surface?
- The policy also includes a clause (sentence 2) for a specific requirement - Monitoring of groundwater levels will be required for at least one year on all such sites. This is based on the SFRA L2 recommendation, this or any other source should be referenced as evidence in the RJ to support this. *‘It is recommended that the FRA should propose a schedule to monitor groundwater levels from the conception to the completion of a proposed development. This schedule should ideally include a scheme for monitoring groundwater levels for a year post development to ensure that there is no alteration to the groundwater regime. (SFRA L2, 2016, pg46)* <https://www.cotswold.gov.uk/media/t5pbtk5s/6204-strategic-flood-risk-assessment-level-2-may-2016.pdf>

#### **p.25 Policy SC15 Energy use and renewable energy**

Please note that this is an issue that will be explored through the update of the Local Plan, and thus any policy could be superseded by a new Local Plan policy. This policy states that environmental improvements should outweigh other considerations, but does not explain how to weigh up benefits. This could be interpreted as allowing upvc on heritage buildings - or external cladding. We suggest it needs tempering with some recognition of planning balance.

In addition this policy SC15 implies an equal weighting however national policy requires decision makers to give great weight to the conservation of designated heritage assets.

Does the Parish have any suggestions as to how these benefits or impacts should be measured? e.g. sometimes solar panels applications are submitted and given their position they may generate little electricity and the property has not actually been insulated to prevent energy loss. A nuanced approach is required around conserving energy first, and then generating additional energy if appropriate.

**p.26 Policy SC16 Sustainable Travel and Rights of Way network**

See comments made at policy SC6. There is no requirement to reference tourism and leisure - this is implied already. You may wish to "All development..."

**p.27 Policy SC17 Reduction of light pollution**

We suggest making reference to local plan policy and para 10.4.11 which refers to the national dark skies mapping information.

The policy does not cover the landscape impacts of lighting on both landscape character and appearance, and thus to that extent, does not go as far as the NPPF statement at 5.17.2.

We suggest this should be picked up in the policy to ensure it fully reflects the NPPF.



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