

Appendix 1

POLICY B1A

New development will be permitted where:-

1. it is physically integrated with its surroundings by preserving, extending and improving links with the existing public highway that provide safe, convenient and attractive through routes;
2. existing features which contribute to the area, landmark features, and views to them are retained in an appropriate manner or improved;
3. existing building frontage lines are maintained, or gaps result in benefits to the quality of the public space. Where there are no established building lines, streets and other public spaces, these should be defined by new building frontages;
4. the scale, location, use and landscaping of public spaces creates distinctive, attractive and safe areas;
5. there is a clear relationship and distinction between public and private space; and
6. the layout and design of new development takes account of the need to reduce crime.

POLICY B1

New development will be permitted where the proposal represents a high quality urban design, and is compatible with its surroundings. Where this is not appropriate, the development should create a strong and distinctive urban design itself. In all proposals the following considerations should be addressed:

1. the layout and form of existing and the proposed development, and where appropriate the historic pattern of the area;
2. the relationship of the proposed development with its wider landscape setting;
3. the scale and character of the existing and proposed townscape in terms of building heights, building line, plot size, density, elevational design and materials;
4. any features or open spaces, buildings and/or structures of character on or adjoining the site;
5. the scale, use and landscaping of the spaces between and around buildings;
6. views/vistas afforded from within, over and out of the site; and
7. the roofscape/skyline, development form and boundaries of the existing and proposed development seen in long or medium distance views.

POLICY B2

Proposals for street and infill development will be permitted where the proposal represents a high quality of urban design and is compatible with its surroundings. Where this is not appropriate, the development should create strong and distinctive design itself. In all proposals, the following considerations should be addressed:

1. the building line, scale of the area, heights and massing of adjoining buildings and the characteristic building plot widths;
2. the architectural characteristics and the type and colour of the materials of the adjoining buildings; and
3. the complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings and the new development proposes to replicate such richness.

References

Page	19	Ian Davison, Good Design in Housing
	24	Graham Pye, in Davison, Good Design in Housing
	46 top	John Ruskin (1819-1900)
	46 below	Jane Darbyshire, in Davison, Good Design in Housing

Acknowledgements

Page	7 bottom	Aaron Evans Associates Plc, Bath for Countryside Properties Ltd and the Duchy of Cornwall
	25 bottom	Landscape design by Liz Bancroft Associates, Cheltenham
	26 top	The Appleton Group, Bristol, for the Exell Trust
	28	The Appleton Group, Bristol, for the Exell Trust
	29	The Appleton Group, Bristol, for the Exell Trust
	32 top	Leon Krier, for the Duchy of Cornwall
	33 bottom	Crest Homes (South West) Ltd, Bristol
	35 left	Aaron Evans Associates Ltd, Bath for Countryside Properties Plc and the Duchy of Cornwall
	35 top right	Aaron Evans Associates Ltd, Bath for Countryside Properties Plc and the Duchy of Cornwall
	37 top	Copied from plan by Crest Homes (South West) Ltd, Bristol
	38	Based on photo by Crest Homes (South West) Ltd, Bristol
	40 top	Leon Krier, for the Duchy of Cornwall
	40 bottom	Aaron Evans Associates Ltd, Bath for Countryside Properties Plc and the Duchy of Cornwall
	45	Lighting by Urbis Lighting Ltd
	46 bottom	Aaron Evans Associates Ltd, Bath for Countryside Properties Plc and the Duchy of Cornwall
	47 bottom	Countryside Properties Plc
	56 all	BRECSU, for DTI/DETR

Publications of related interest

Bentley I et al	Responsive Environments, Butterworth-Heinemann Ltd 1985
BRECSU	Planning for Passive Solar Design, DTI/DETR 1998
Commission for Architecture and the Built Env't for the DETR	By Design: Urban Design in the Planning System, Thomas Telford publishing, 2000
Cooper Marcus, C and Sarkissian, W	Housing as if People Mattered, University of California Press 1986
Countryside Commission	Roads in the Countryside, CCP 459 Countryside Commission, 1995
Countryside Commission	Village Design: making local character count in new development, CCP 30, Countryside Commission, 1996
Countryside Commission/ Cobham Resource Consultants	The Cotswold Landscape, CCP 294 Countryside Commission, 1990
Council for the Protection for Rural England	Local Attraction: the design of new housing in the countryside, CPRE 1995
Cullen G	The Concise Townscape, Architectural Press London 1961
Davison I	Good Design in Housing, HBF/RIBA discussion paper 1990
DETR	Housing Layouts: lifting the quality, House Builders' Federation 1998
DETR	Planning for Sustainable Development: Towards Better Practice, DETR 1998
Alan Baxter Associates for the DETR	Places Streets and Movement: a companion guide to DB32 Residential Roads and Footpaths, DETR 1998
DOE/DOT	Design Bulletin 32, Residential Roads and Footpaths - Layout Considerations, 2nd edn. 1992
DOE/DETR PPG 1:	General Policy and Principles, March 1992 updated 1997
DOE/DETR PPG 3:	Housing, March 2000
DOE/DETR PPG 7:	The Countryside - Environmental Quality and Economic and Social Development, Feb 1997
DOE/DETR PPG 9:	Nature Conservation, October 1994
DOE/DETR PPG 13:	Transport, March 1994
DOE Circular 5/94	Planning out Crime
Devon County Council Engineering and Planning	Traffic Calming Guidelines, Devon County Council, 1991
Gloucestershire Constabulary	Secured by Design, (various documents relating to different aspects of crime prevention)
Landscape Design Associates	Stroud District Landscape Assessment, 1999
Stroud District Council	Historic Buildings - a guide to their repair and conservation, 1998
Stroud District Council	Local Plan, 1999
Vision 21	Sustainable Gloucestershire - an agenda for urgent action by local government, 1996

Useful addresses

English Heritage	23 Saville Row, London, W1X 1AB
Environment Agency	Head Office, Rio House, Waterside Drive, Aztec West Almondsbury, Bristol, BS12 4UD
Forestry Commission	Severn, Wye and Avon Conservancy, Bank House Bank Street, Coleford, GL16 8BA
Gloucestershire Wildlife Trust	Dulveton Buildings, Robinswood Hill Country Park Reservoir Road, GL4 6SX
Highways Agency	Tolgate House, Houlton Street, BS2 9DJ
Landscape Institute	6-8 Barnard Mews, London, SW11 1QU
National House Builders' Council	Buildmark House, Chiltern Avenue, Amersham, HP6 5AP
Severn Trent plc	Headquarters, 2297 Coventry Road, Sheldon Birmingham, B26 3PU
Stroud District Council	Ebley Mill, Westward Road, Stroud, GL5 4UB
Stroud Valleys Project	10a John Street, Stroud, GL5 1AA
The Touchwood Partnership	c/o Stroud Valleys Project
Countryside Agency	John Dower House, Crescent Place, Cheltenham, GL50 3RA
Council for The Protection of Rural England	Community House, College Green, Gloucester, GL1 2LS