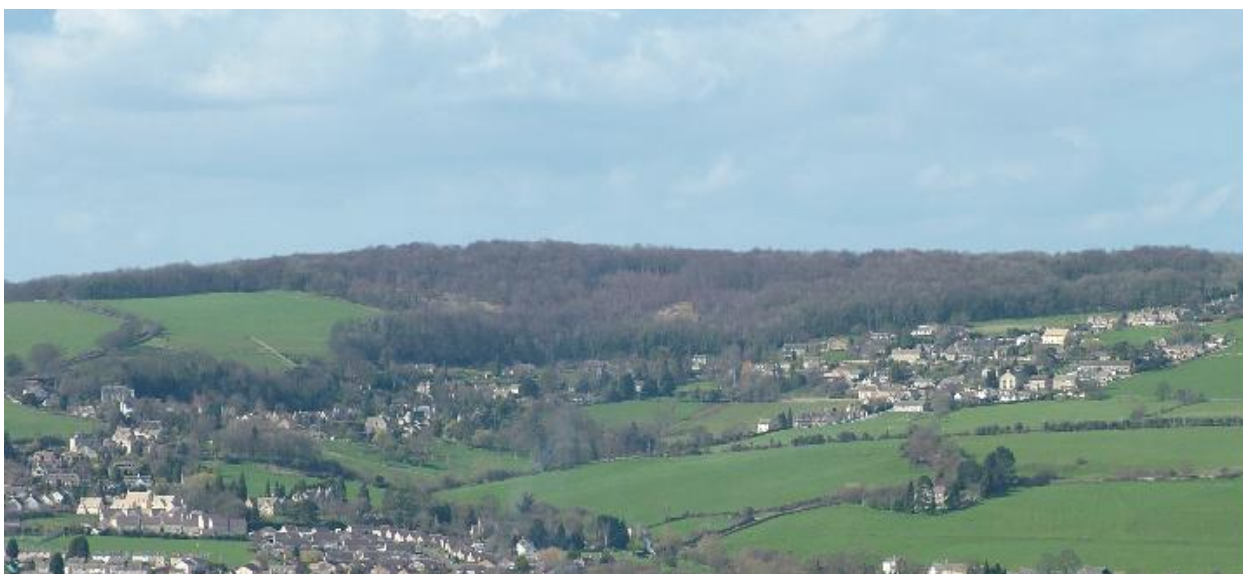




Randwick Village Design Statement

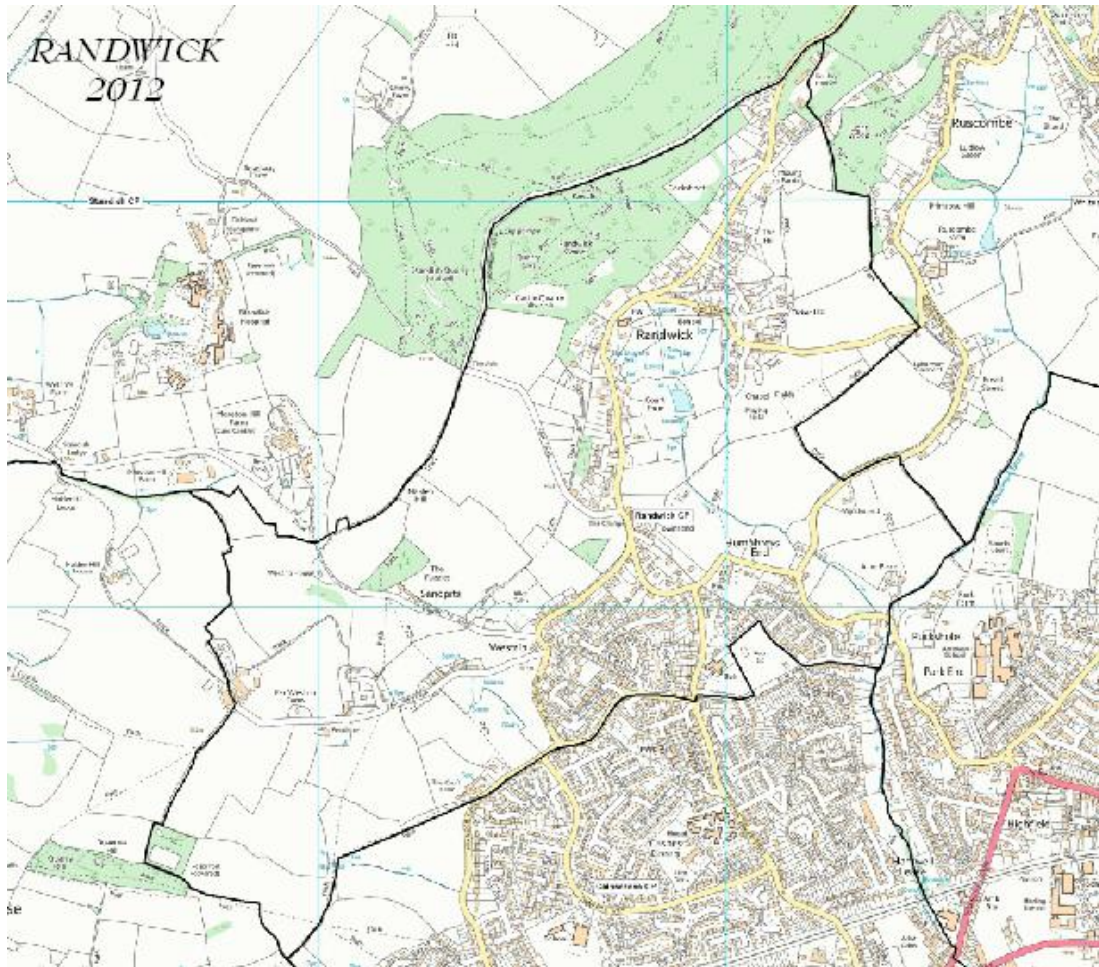
SEPTEMBER 2014



RANDWICK 1842

after the Tithing surveys for the parishes of Randwick, Stonehouse and Serpud.

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Introduction:

What is a 'Village Design Statement'?

The requirement to produce and implement a 'Village Design Statement' was placed on communities under the Localism Act 2011, giving powers to local people, through their parish councils to formally influence the planning of changes to their physical environment.

This Randwick Village Design Statement describes the distinctive characteristics of the Parish, highlights the characteristics particularly valued by its residents and provides guidance on the design of proposed developments that would be acceptable or opposed by the community.

The document consists of three main sections:

1. What the Parish is today (description, survey and statistics)
2. What the community thinks (questionnaire)
3. Parish policies

Who is it for?

The Statement is for the attention of anyone proposing to make physical changes which alter the appearance and character of the village, be it large scale development, or smaller changes to homes and gardens, open spaces, paths and hedges.

Therefore, it is addressed to:-

- statutory bodies & public authorities;
- planners, developers, builders, architects, designers, and engineers;
- local community groups;
- householders and businesses.

What is it for?

The recommendations in the Design Statement will be taken into consideration when planning applications and appeals are assessed by the Parish Council.

In this way it will provide a formal record of the will of the Randwick community and provide a continuing influence and mandate to the Parish Council in support of its decision making process in its role as a statutory planning consultee.

Description:

Natural Environment.

The hills around Stroud have the geology of the Middle Jurassic period, consisting of two layers of limestone sitting on yellow clay with occasional superficial deposits of gravels and sand.

As the land eroded over time the cracks in the limestone layers became valleys, with water and ice eroding down through the layers to produce the river courses we see today. In many places the slope of the clay layer has given way under the weight of the overlying stone which has slipped down the hillside to form the current landscape.

Water which has percolated down through the limestone layers often re-appears as springs about half way up the valley sides, where the stone meets the impervious clay layer.

The topography and ecology of Randwick is typical of the Stroud Valleys with many examples of the local land types, Beech and mixed deciduous woodland on the hill tops and surrounding water courses, with limestone grassland on the hillsides and boggy marshy areas around water issues

and courses. The woodland is also home to a variety of lime loving shrubs and ground flora with attendant mammals, birds, reptiles, insects, amphibians and even small fish in spring fed ponds. The development of the traditional Cotswold villages of the Stroud Valleys has been greatly influenced by both the geology and topography.

Randwick is centred on the head of a South facing tributary valley with springs feeding a stream which in turn empties into Ruscombe Brook on its way, formerly, to the River Frome at Dudbridge but latterly intercepted by the Thames and Severn Canal.

Further information can be found in the 'Stroud District Landscape Assessment' document at Stroud District Council's web site, and the 'South West National Character Area map' at the Natural England website.

Villages are often sited, like Randwick, on or above the spring line on the South-facing slopes of the hill. This provided the advantages of protection from the weather, with summer sun and availability of water without the need to live in the boggy valley bottoms.

Historically, the valleys had largely been cleared of their native trees to create farmland, which was generally not used for housing. The land below the spring line was rarely built on because often it was unstable due to the emergence of the water. The buildings were constructed from limestone available from the hillside pit quarries, being dragged down to be used on the stony spring line area, which gave good opportunity to build dwellings with well drained foundations.

Animals and plant species which had evolved to live in the limestone area have readily taken advantage of the stone walls, hedgerows and timber constructions of the pre industrial period, which continue to provide compatible habitats for native species.

Agriculture.

The 1842 tithe map of Randwick shows meads, leazes, arable and orchard, indicating a mixed style of agriculture.

As the 19th century progressed arable use diminished and the amount of land devoted to orchards increased, continuing up until the inter war years of the 20th century.

Today Randwick still exhibits a diverse mix of countryside uses and agricultural activities including a more recent growth in equestrian enterprises and activities.

Built Environment.

The pre-industrial part of the Parish was built around the church, which dates from the 14th century.

This area, thought of as the village, has the largest grouping of vernacular buildings and includes the Church of England school and two chapels. However, a great number of additional dwellings of a similar style and period are also to be found scattered along the roads and at the farms surrounding the village.

The 20th century saw a substantial increase in the amount of land devoted to domestic dwellings, with a variety of materials, building styles and groupings. Most dwellings created during this period were either in small groups built by local developers or estate developments by the local authority, which was typical of the time and reflected the pressures on areas at the urban fringe.

Randwick, however, remains united by the preservation of the historic field boundaries, roads and footpaths. The hedgerows and dry-stone walls have, for the most part, been preserved as the boundaries of new developments.

Built-on area, in terms of area covered by home, garden, farm or works:

Randwick Parish covers an area of 197.8 hectares.

At the time of the tithe map 6.3% of the parish was built on, today it is 21.2% with approximately 11% of those being originally built as social housing.

The all England figure for development is 7.9% of land mass, this falls to 5.9% in rural areas. (ONS, source 2007 Countryside survey)

Maps and statistics of built environment.

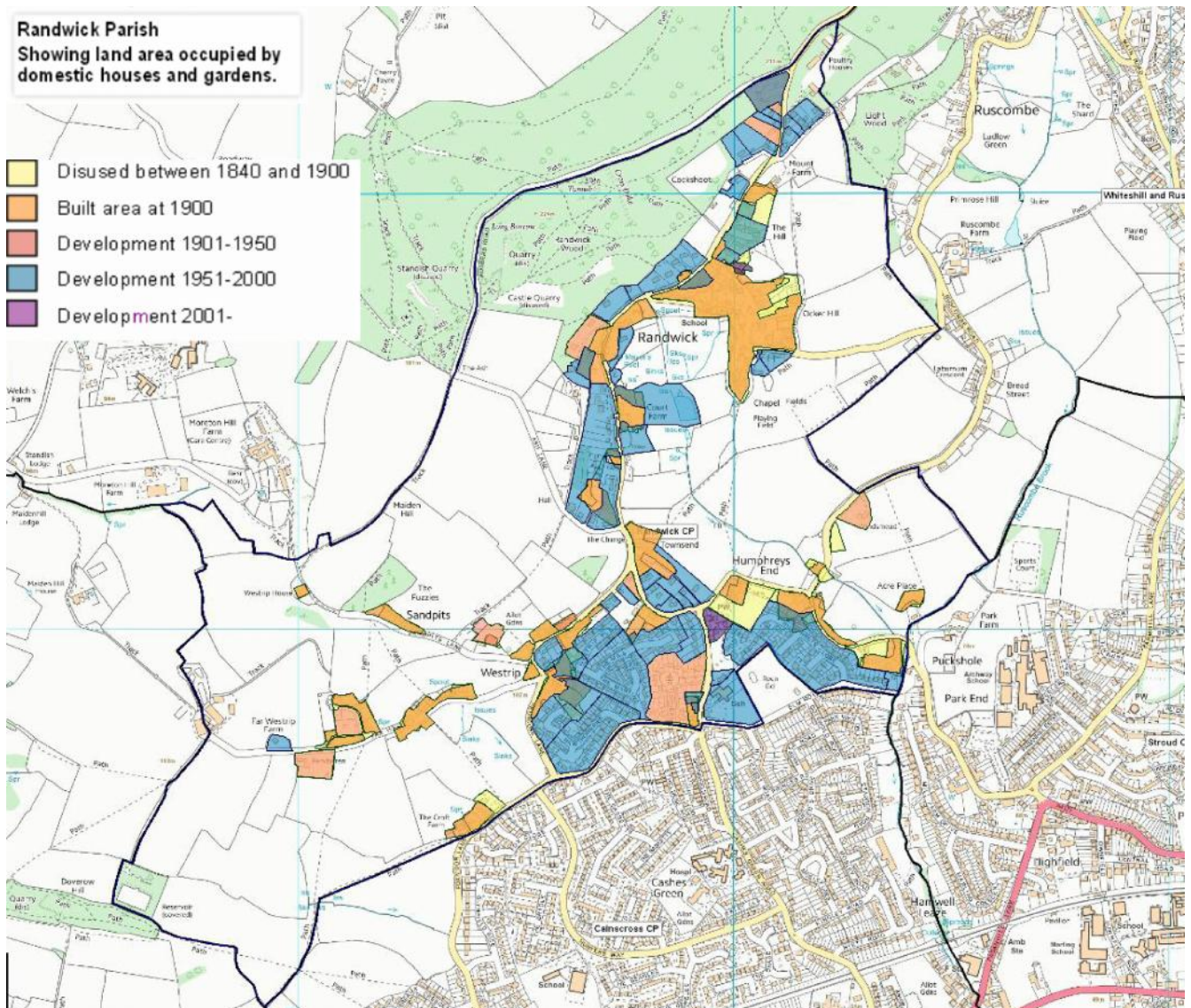


Chart of the amount of land built on within the Parish over time.

The numbers used are in terms of area covered by buildings and gardens within the curtilage of the properties. The area is defined as a percentage of the Parish.

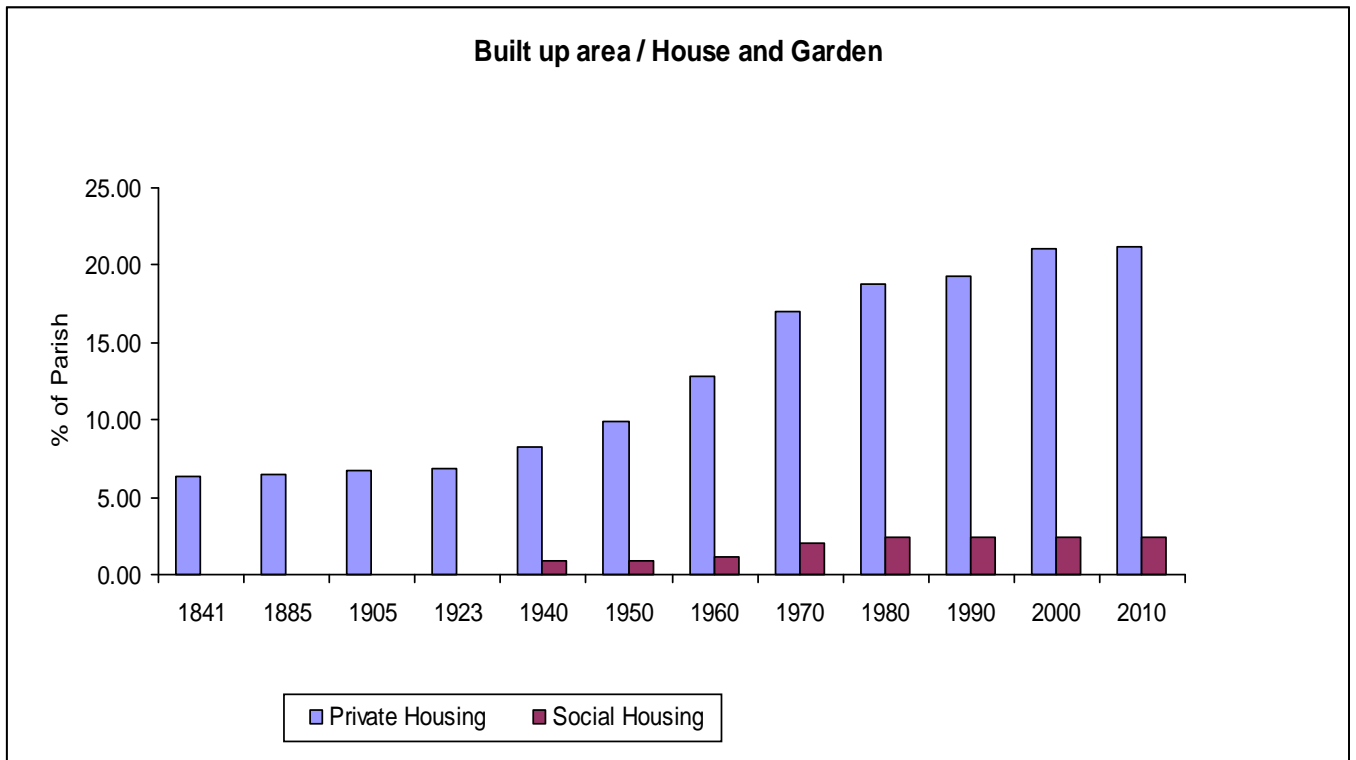


Chart of the number of dwellings of each material.

Where the dwelling is of mixed materials, the principle elevation or facade material is used.

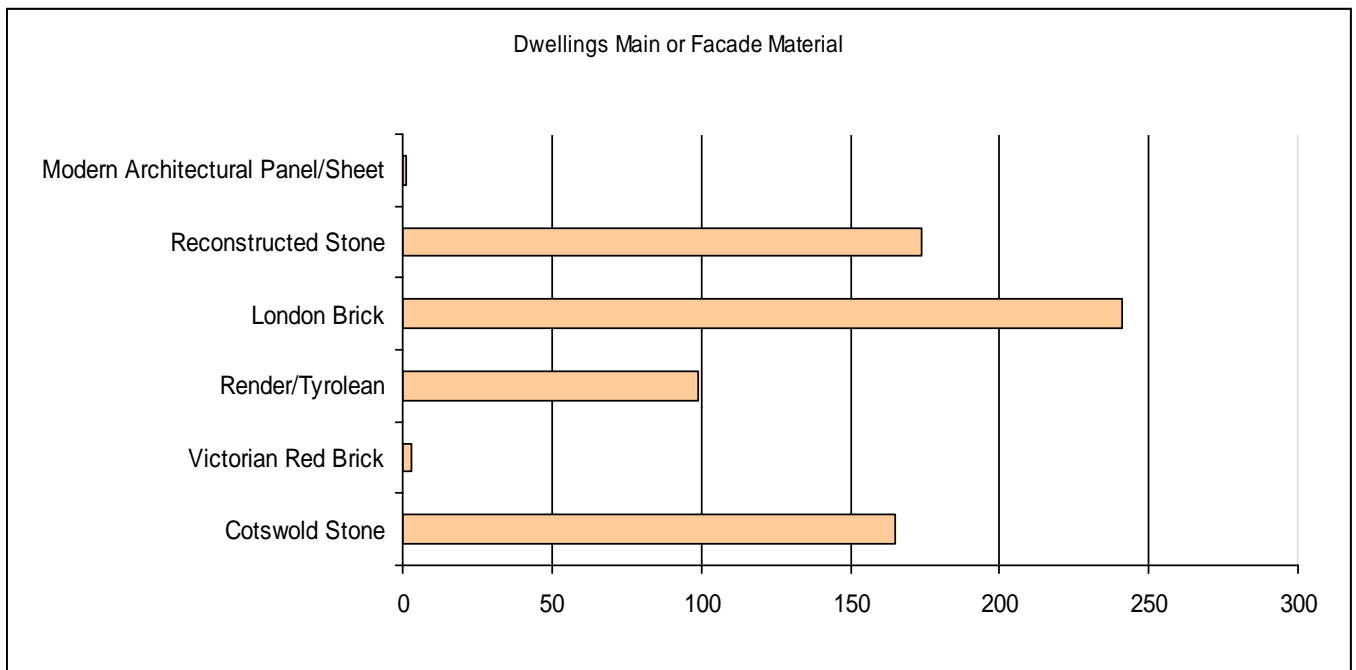


Chart of the number of buildings, of all types, showing the materials of construction.

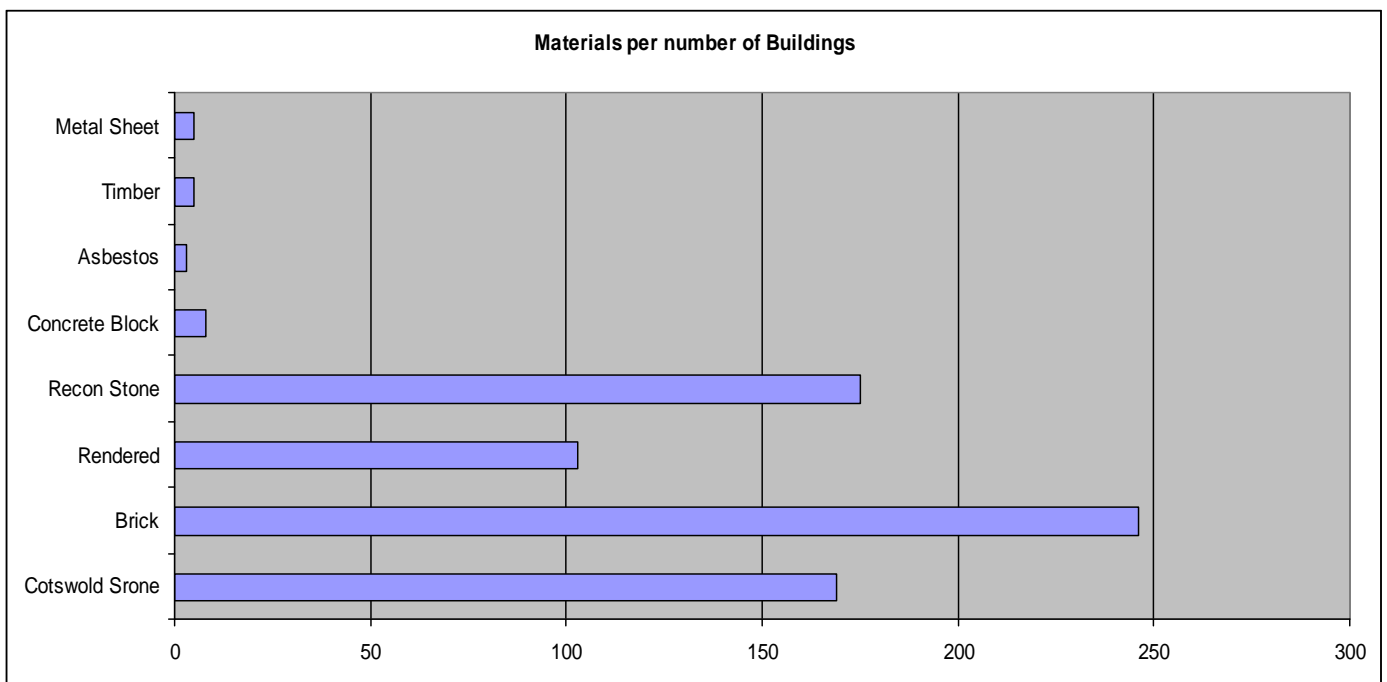
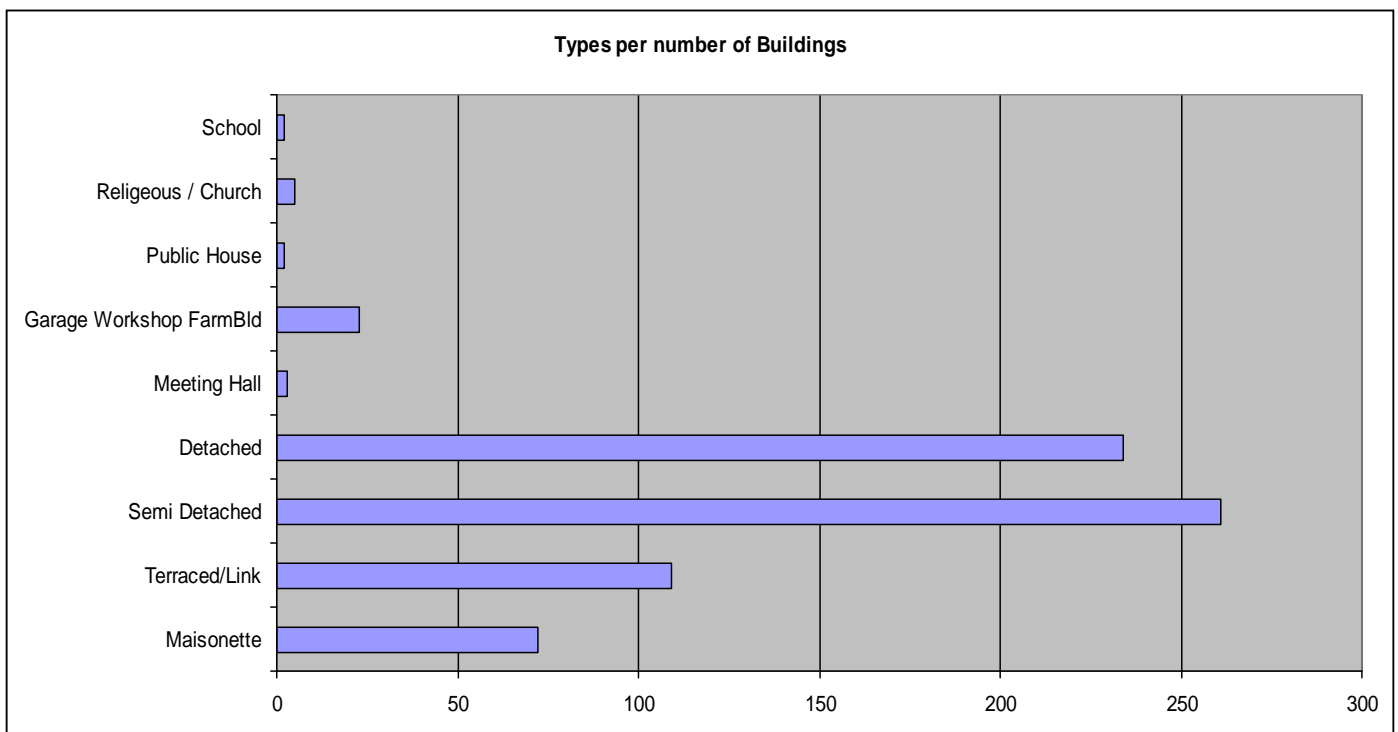
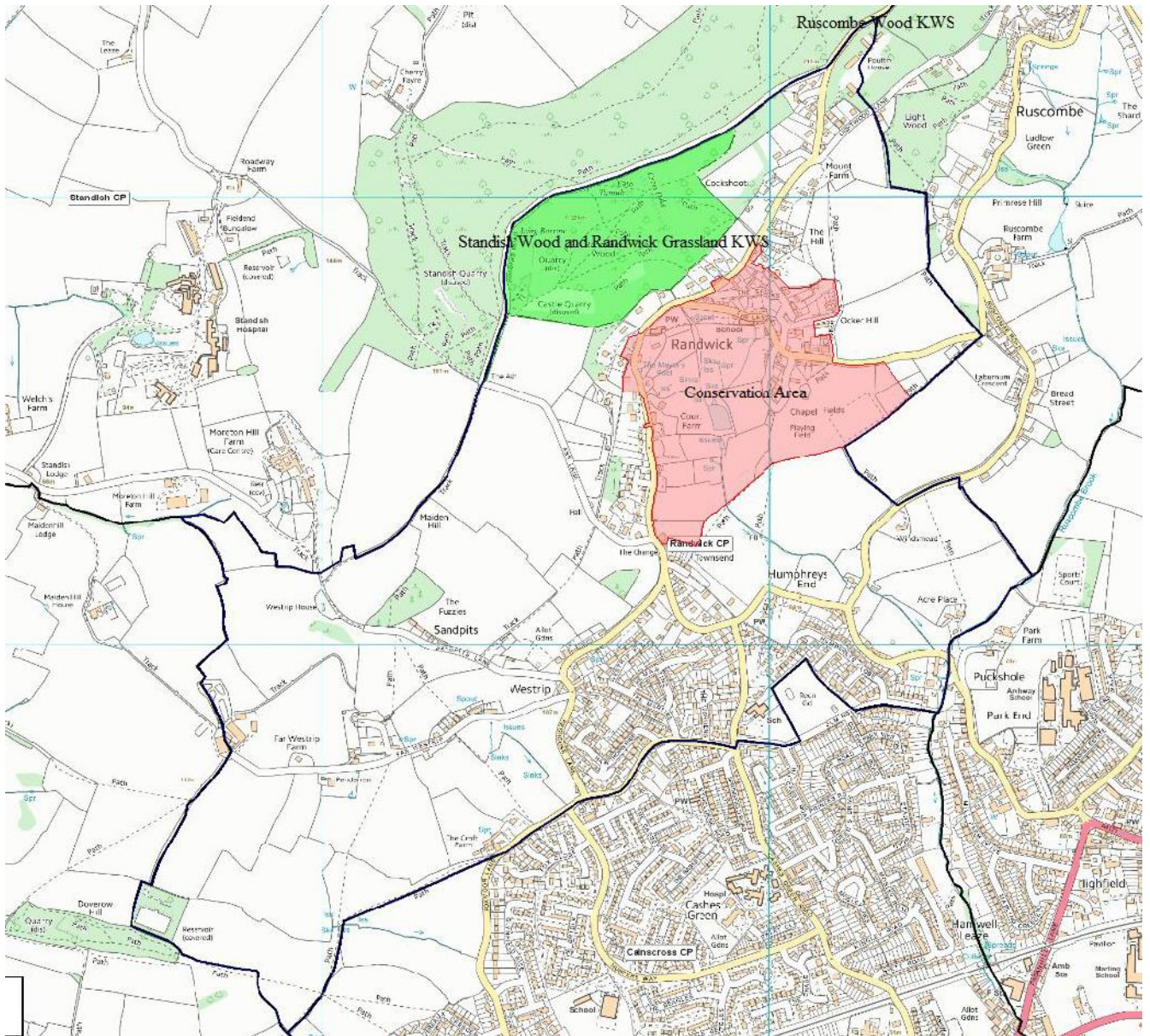


Chart of the number of buildings showing the type of structure.



All data from a 2012 detailed parish survey for the purpose of this document.

Special or designated areas.



Standish Wood and Randwick Key Wildlife Site

This was designated under file code SO80/002 for the following reasons; ancient semi-natural broad-leaved woodland site larger than 2 ha and semi-natural grassland and ancient woodland and unimproved grassland – See Stroud District Council NE3, National Planning Policy Framework and Draft delivery policy ES6.

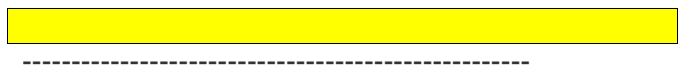
Randwick Conservation Area

Stroud District Council designated this under the following policies; BE4, BE5, BE6, BE7, NE11, BE21

See “saved Local Plan Policies” and reference to latest draft delivery policies ES8 & ES10.

Infrastructure.

1. Roads denoted as
2. Footpaths denoted as



AONB and DAS

The greater part of Randwick is covered by the Cotswold AONB (Area of Outstanding Natural Beauty), which recognises the great natural asset we have at our doorstep and confers responsibilities on inhabitants to maintain its qualities.

To this end, since May 2006 it has been a requirement for planning applications to be accompanied by a DAS (Design and Access Statement). Ordinary 'Householder Applications' are exempt from this requirement unless they are within World Heritage Sites, conservation areas or requiring listed building consent. The AONB is one of the qualifying areas.

The area of Randwick Parish where proposed developments would require a DAS, can be seen from the map below. AONB - (green), Parish boundary - (blue).



A Design and Access Statement (DAS) is a short report accompanying and supporting a planning application.

There is good guidance on the content and format of a Design and Access Statement (DAS) at the following Website <http://www.planningportal.gov.uk>. This Website has links to examples.

AONB supplementary information: (Cotswolds Conservation Board)

The Cotswolds became an Area of Outstanding Natural Beauty (AONB) in 1966 and the primary purpose of the legal designation is to conserve and enhance the area's natural beauty.

The Cotswolds Conservation Board exists to oversee this aim and works with a wide range of partner organisations to ensure that it is achieved.

Conservation work in the AONB aims to cover everything within the built and natural environment; the landscape, biodiversity, geology and soils, natural resources, cultural heritage and many other features.

The Built Environment (AONB)

The built environment is central to the character of the Cotswolds. Social, cultural and historical influences are in evidence wherever you see built elements such as the network of dry-stone walls and the fine architecture in Cotswold villages and towns, all testament to the wool trade that thrived in the Cotswolds from the 15th century onwards and generated a lot of wealth in the area.

No area is exactly the same as the next, either in where it lies or how it relates to the broader landscape. The unique character of a place is evident in patterns of fields, trees, hedges, townscapes, villages and buildings.

At a more intimate level, it is elements such as the style of a window, the shape of a gable or a particular pattern of a gate that contribute to a place's distinctiveness.

Many constructions are at risk of being lost or altered to their detriment. These built features include types of settlements such as villages, towns, roads and paths, details within settlements, dry-stone walls and other boundaries in the landscape, such as gates and stiles and stone slate.

Design Guidance.

Development

Development is encouraged provided that it is in keeping with the environment that surrounds it. It should also be sympathetic to its surroundings and try to minimise its impact on the area. Given the wide range of styles and materials used for construction throughout the parish it hard to establish a set of standards that would suit all applications. The key points to address in any application would be whether the development would blend into the existing developed area and maintain the feel and character of the Parish. This is reflected in the survey where it is clear that the parishioners wish to see the status quo and would want to see evolution not revolution.

Single buildings built of local materials and by local tradesmen, where possible on brown-field sites within the Parish, would be the favoured option for further development.

New Build in the Parish.



There cannot be only one design guide, due to the previously mentioned variety of properties and designs within the Townsend, Westrip and Randwick Village areas of the Parish. The Parish of Randwick has a predominance of affordable housing in the Westrip area.

Street scenes, views to open spaces and character should prevail in design criteria. A design statement with commentary on material, layout and design options and conclusions to justify the final design choice should accompany a planning proposal.

Extensions and Renovation.

These should at all times complement the existing building or residence, using materials that are appropriate to the main structure and the area of the village in which building is positioned. Completely different styles can be observed in the Parish areas of Westrip and Townsend from the building structure within the village of Randwick.

When renovating, the use of the original material type and styles should be encouraged. Using similar, lower quality material often leads to a poor quality that has a short life span and spoils the appearance of the Parish of Randwick.

A mixture of roof pitches, coverings and window styles on extensions and renovations are generally not encouraged as this may not be so attractive.

Building Materials



Natural Cotswold Stone.



Reconstructed Stone.



Victorian Red Brick



Rendered/Tyrolean Finish

Throughout the Parish of Randwick the materials used range from the following: -

- 1 London brick.
- 2 Reconstructed stone
- 3 Natural Cotswold stone.
- 4 Rendered / Tyrolean finish.
- 5 Victorian red brick.
- 6 Modern architectural panel.

These types of materials can be viewed in the chart named "Dwellings main or façade materials".



London Brick



Modern Architectural Panel

Situation is all important and in order not to lose the character of the Parish it is suggested that materials used should complement and reflect the surrounding buildings.

Replacement Window Choices.





Listed buildings are severely restricted by planning law as to the style, but elsewhere even in conservation areas, the replacement of windows may not be controlled. They all have their place but within conservation areas and older unlisted buildings the use of UPVC will not be encouraged where they detract from character of the property.

Wood with double glazing often looks much more fitting in older buildings whereas UPVC can look fine in younger buildings. Their appearance can be improved in older style properties by the use of an appropriate sill, wood or stone.

Boundaries and Cotswold Stone Walls within Randwick Parish.





Traditionally field and home boundaries within the Randwick Parish are constructed of natural Cotswold stone and mixed or single species hedges as can be seen in the pictures below.

In the area where more affordable homes are situated the boundaries vary between Cotswold stone, mixed or single species hedges, brick walls and a wide variety of wood fencing such as close board, post and rail.



Landscaping and Environment

Any application must be seen to have a negligible impact on the local environment. This should be reflected by the use of existing materials and methods of construction. Additionally all newly created boundaries should reflect the area that surrounds them. All landscaping should reflect the existing flora and fauna typical of the area.

Highways and Traffic in Randwick Parish.



The Lane Randwick Village.

The roads and lanes through the Parish, are typical of the area and many are defined by stone walling either as a boundary or as part of a building. This clearly means that to widen any of these roads would not be possible. With this being the case it is clear that the prime consideration in the VDS is that there is no severe increase in traffic volumes and wherever possible that traffic speeds are reduced. It would also be advantageous to reduce the levels of traffic using the parish roads as a rat run, particularly through to Gloucester.

Whilst not using traffic flow as a reason to hamper development, we must ensure that any volume issues are considered and that where possible the traffic flow, impact on schools etc is given proper thought.

Randwick Parish Council with Whiteshill and Ruscombe Parish Council has implemented a 20mph Zone throughout the Parish.

Parking, in certain areas, is considered to be an issue and in some of the older parts of Randwick itself, access to emergency vehicles is marginal, and would need to be discussed as part of any proposal that could lead to increased levels of vehicles on the road.

The road infrastructure is capable of supporting the existing business requirements of the parish, but again if any proposal were received that would substantially affect the volumes involved, then this again would require consideration and consultation.

Roof Styles and Pitches.

A distinctiveness of the Parish is the wide variation of roof types. The older roofs are generally steep having up to 55-degree pitch, some with dormer or Velux type windows and also occasionally make use of Cotswold stone tiles. These typify views throughout the Cotswolds and are essential to the character of the Parish. Chimneys also form part of the roofscape and vary widely.



Newer buildings often have roof pitches as low as 30 degrees. When these are dispersed evenly among the other traditional pitched roofs, the mix of pitches sits comfortably. When the roof pitches of 30 degrees is used in a group of houses, such as a new housing estate, an excessively steep pitched roof in isolation, may look out of place and unattractive.

Extensive flat roofs are generally not recommended owing to their poor visual impact, however if there is no other practicable option a flat roof maybe considered. Dormer windows with flat roofs may not be visually intrusive when clearly set within a pitched roof context for example. Options to disguise or minimise the visual impact of the flat roof shall be strongly encouraged.

New Energy Sources.



Solar panels, photovoltaic cells and insulation are issues that have to be considered in new development and existing properties within the Parish. Conflicts can arise in an AONB area as restrictions are sometimes imposed, often preventing the use of these.

Photovoltaic cells can be unobtrusive these days with changes to technology and materials and can be very effective. Insulation can have huge benefits to all properties and are unnoticeable, in most cases. The use of UPVC windows can sometimes spoil the appearance of the older properties, so wooden frames should be recommended. Any proposal should address all these matters as part of any Design and Access Statement accompanying a planning application.



Small wind turbines for houses or businesses, such as farms, can be visually intrusive on an area and therefore should be considered on a case-by-case basis, taking into consideration the views of all the locals being affected. Once again conflicts can arise in an AONB area as restrictions are sometimes imposed.

Pathways and Pitches in the Parish.

Pathways or Pitches can be found throughout the Parish and are either topped with tarmac or stones and earth. Also known as lagers, these pathways are very important to the history and development of Randwick Parish as they act as shortcuts for pedestrians between areas of the Parish and act as safe ways for pedestrians where roads are not wide enough to offer pavements as well.



Path in Westrip leading from The Martins to The Carpenters Arms



Path in Randwick leading from the Primary School.



Path in Randwick leading to The Stocks.

Gardens in Randwick Village Conservation Area.



Houses within Randwick Village have a characteristic form with the building sited on the edge of a spacious plot. This happens on both sides of the roads within Randwick and leaves these spacious plots with large, steep, green gardens such as shown above and below.



These gardens have historically remained undeveloped and are a very prominent feature within the Conservation Area, whether viewed from the Randwick area or from afar.

This is considered a feature that Randwick, as a village, would not like to lose in order to conserve the character of the area.



Gardens in Randwick outside the Conservation Area.

Outside the Conservation Area houses and bungalows have generally open areas on the front of the properties giving a feeling of wide-open spaces.

Although different to the look and feeling within the Conservation Area, this is still considered to be a functional feature in the built environment that Randwick would wish to preserve.



Springs within Randwick Parish.

Springs are an important to the history and development of Randwick Parish. Springs, such as the one found in the school playground, were the earliest form of drinking water for the local households and the Mayor's Pool was evidently where the horse drawn vehicles watered while on their way through Randwick.

The Mayor's Pool is also used in the anointment of the annually chosen Wap Mayor. During the pagan festival, held on the second Saturday in May, the incoming Mayor is carried shoulder high and anointed by the outgoing Mayor prior to all the festivities commencing with the village,



The Spring in the School Yard.



Mayor's Pool where the new Mayor is anointed.

Listed Buildings and Monuments.

Randwick Parish has 22 listed buildings and monuments. All these are all listed below: -

Randwick Methodist Chapel.	Grade 2.	The Lane, Randwick.
Long Court & Court Farmhouse. (with Boundary Wall and Gateway).	Grade 2	Randwick Village, Randwick.
Lock Up Opposite Court Farmhouse.	Grade 2	Randwick Village, Randwick.
Stable and Cart sheds	Grade 2	Randwick Village, Randwick.



Randwick Methodist Chapel



Long Court with Gateway and Wall



Lock Up opposite Court Farmhouse



Off Licence Cottages

(Approx 10 Metres south east of Court Farm)

Off Licence Cottages.	Grade 2	Westrip, Randwick.
Westrip Lodge including iron railings	Grade 2	Westrip, Randwick.
Rose Cottage.	Grade 2	Far Westrip, Randwick.
Granary to Westrip Farm.	Grade 2	Westrip, Randwick.
Stable to Westrip Farm.	Grade 2	Westrip, Randwick.
No Name (For this Entry).	Grade 2	1-3 Far Westrip, Randwick.
Barn to Westrip Farm.	Grade 2	Westrip, Randwick.
Barn to Croft Farm.	Grade 2	Foxmoor Lane Westrip, Randwick.
Humphries End House.	Grade 2	Humphries End, Randwick.
Barn 12 metres East of Humphries End House.	Grade 2	Humphries End, Randwick.
Westrip Lodge including iron railings	Grade 2	Westrip, Randwick.
Rose Cottage.	Grade 2	Far Westrip, Randwick.
Granary to Westrip Farm.	Grade 2	Westrip, Randwick.

Stable to Westrip Farm.	Grade 2	Westrip, Randwick.
No Name (For this Entry).	Grade 2	1-3 Far Westrip, Randwick.
Barn to Westrip Farm.	Grade 2	Westrip, Randwick.
Barn to Croft Farm.	Grade 2	Foxmoor Lane Westrip, Randwick.
Humphries End House.	Grade 2	Humphries End, Randwick.
Barn 12 metres East of Humphries End House.	Grade 2	Humphries End, Randwick.
More Hall Convent.	Grade 2	Humphries End, Randwick.
Turret Cottage and adjoining house.	Grade 2	Randwick Village, Randwick.
Church of St John the Baptist.	Grade 2	Randwick Village, Randwick.
Group of 3 Monuments. (Approx 15 metres North of Vestry in Churchyard of St John the Baptist).	Grade 2	Randwick Village, Randwick.
Unidentified Monument. (Approx 2 metres West of Porch in Churchyard of St John the Baptist).	Grade 2	Randwick Village, Randwick.
Group of 2 Monuments. (Approx 8 metres North West of Vestry in Churchyard of St John the Baptist).	Grade 2	Randwick Village, Randwick.
Merrett Monument. (Approx 1 metre North of Nave in Churchyard of St John the Baptist).	Grade 2	Randwick Village, Randwick.
Randwick Hill Long Barrow.	Scheduling	Randwick, Gloucestershire.

Listed buildings and monuments are those that have been identified as being of sufficient architectural or historical interest so that any work to change the appearance of the building requires special consent.



Church of St John the Baptist.



More Hall Convent.

Local Services within Randwick Parish.

Two primary schools.



Randwick School.



Cashes Green School.

There has been a decline over recent years and the loss of some local services, such as the village shop and the Methodist Chapel, however here are the services still available: -

Although there are no shops within Randwick Parish a hairdressers, supermarket and fish and chip shop are available at the edge of the next parish (Cainscross). A mobile shop visits Randwick village once a week as a convenience to residents.

The bus service at the bottom of the Parish (Westrip) is adequately serviced, with buses running every 20 minutes. Unfortunately the bus service to Randwick village only runs 3 times a day.

Church and Village Hall.



St John the Baptist Church.



Randwick Village Hall.

Two Public Houses.



Carpenters Arms – Westrip.



Vine Tree Inn – Randwick.

Policies

1. Compliance:

The policies are to be in compliance with those of Stroud District Council, the National Planning Policy Framework (NPPF), the Area of Outstanding Natural Beauty (AONB) Management Plan, and the Campaign to Protect Rural England (CPRE) position statements.

2. New build:

Care is required with any further infill development to ensure that local character, views and green space within the Parish are maintained.

3. Traditional Cotswold stone build or building:

Where modifications or extensions to Cotswold stone cottages or houses are required, the applicant or developer shall use materials complementary to the character of the existing building. The new build shall be of an appropriate scale and form to the original.

4. Reconstructed stone build or building:

Modifications or extensions to bungalows or houses built from reconstructed stone shall require the applicant or developer to use original materials or if not available, it should be finished in a complementary style. The new build shall always be of an appropriate scale and form to the original building.

5. Policy on Victorian brick build or building:

Where modifications or extensions to Victorian brick buildings are required, the applicant or developer shall use matching materials where available. The new build shall be of an appropriate scale and form to the original building.

6. Rendered build or building:

Where modifications or extensions to rendered or Tyrolean-finish buildings are required, the applicant or developer shall use original materials where available, rendered and then painted in a complementary colour to the rest of the property. The new build shall be of an appropriate scale and form to the original building.

7. London brick build or building:

Modifications or extensions to bungalows or houses built from London brick shall require the applicant or developer to use original materials. The new build shall always be of an appropriate scale and form to the original building.

8. Modern build or building:

Proposals to build modern buildings or use modern materials in an innovative way to an extension, to create energy efficiency, shall be welcomed, **PROVIDED** that the building or extension does not detract from the character of the immediate area.

9. Replacement Windows:

Replacement windows in listed buildings and in properties in the Conservation Area shall be carried out with materials and in such a way so as not to change the character of the building. In most cases planning consent shall be required prior to work commencing.

10. Landscaping:

Landscaping must be in sympathy with the surroundings and respect features of importance to the character of the area. Developers are encouraged to use natural landscaping including locally native plant species and local materials appropriate to the site. Any proposal will need to consider the future care and maintenance of the landscaping with respect to amenity and biodiversity.

11. Dry-stone Cotswold walling:

Where boundary features are required around modified or extended properties, especially in the Conservation Area, the application shall be generally be considered more favourably if dry-stone Cotswold walls are constructed.

12. Mixed or single species hedges

The use of hedging and opportunities for their protection and extension are encouraged not only for visual reasons but also for the benefit of flora and fauna and wildlife corridors. The use of quick growing coniferous evergreen trees such as leylandii, as hedging materials should be discouraged in favour of more traditional native hedging species. Any proposal will need to consider the future care and maintenance of the hedgerow with respect to amenity and biodiversity.

13. Roof styles and pitches:

The height and pitch of roofs shall be in keeping with those of surrounding buildings within the area.

14. Policy on flat roofs:

Flat roofs are generally not recommended owing to their potentially poor visual impact and high maintenance. Flat roof designs may be considered if accompanied by a well-founded justification in the Design and Access Statement.

15. Modern energy sources:

Proposals to build modern energy saving sources into a new building or extension, to reduce the carbon footprint of the property, shall be encouraged, as long as the character of the environment or parish is not adversely affected during this process.

16 .Wind energy sources:

Small wind turbines for businesses, such as farms, would generally be supported provided that they are not visually intrusive. In any circumstance they may require planning permission from the local district council prior to erection.

17. Pathways:

Pathways are extremely important landscape features within the parish of Randwick for pedestrian safety, due to the lack of pavements on the parish roads and therefore must be preserved.

18. Gardens in Randwick Village Conservation Area:

The open nature of these gardens and land allows extensive far reaching views from public vantage points into the heart of the Conservation Area and allowing a development on these sites could harm the important contribution that these gardens makes to the character of the Conservation Area and ANOB.

19. Gardens in Randwick Parish

The applicant or developer shall recognise the contribution which local gardens and generous plot sizes make to the local character of the Parish and minimise the loss of existing garden areas wherever possible. Overdevelopment by 'cramming' of sites shall be avoided.

20. Springs and pools:

Springheads and pools are very important landscape features within the Parish of Randwick and must be preserved and maintained.

Audit Trail:

Randwick Parish Council, in response to the requirements of the 'Localism Act 2011' decided to constitute two working groups, one for the production of a Parish Plan and one for the production of this document, the Randwick Village Design Statement.

Method:

1. Survey what exists.
A statistical study of the parish in terms of geography, environment, existing land use, building types, materials and development history was carried out.
2. From the survey results decide the format of the VDS.
Therefore Randwick Parish has been considered as three areas, Conservation Area, AONB and Undesignated areas.
3. Gather relevant information and guidance.
 - a. Guidance throughout the document's production was taken from the Planning Strategy team of the District Council who attended meetings at the parish hall and also communicated by telephone and email, providing feedback on the developing document.
 - b. A study the policies and statements by public bodies was carried out, and the group endeavoured to be in agreement with their considerations. These were SDC, NPPF, AONB and CPRE. (see Appendixes below)
 - c. It was also decided that the VDS should be as concise as possible being aware that over-large documents are often inefficient means of communicating relevant issues.
4. Produce and action a VDS questionnaire.
See Appendix 1
5. Process the data to a conclusion:
The Survey data, the existing policy documents, the Localism planning requirements and the Consultation responses were compared and a set of Parish policies were able to be produced.

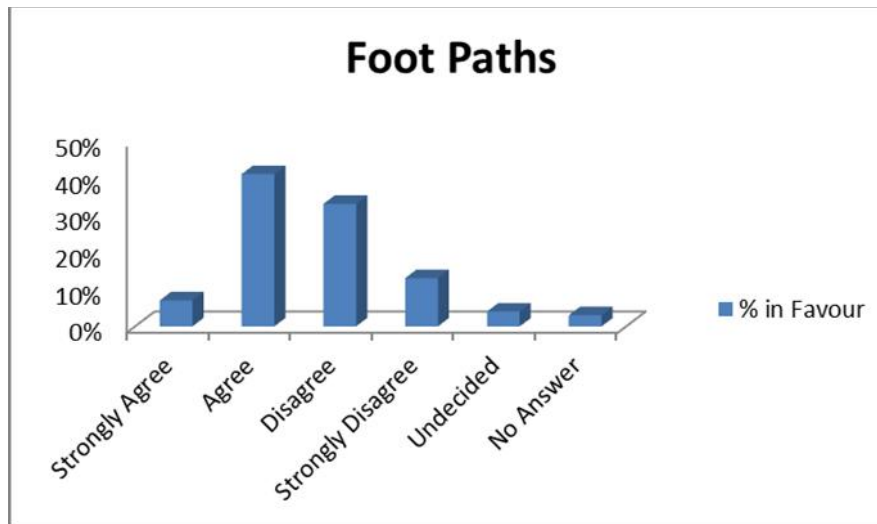
The document has progressed through several stages of revision in response to comments and feedback, with the each version being circulated to the Parish Council via the Parish Clerk.

Appendix 1: Consultation:

Out of 600 Design Statement Questionnaires delivered to the parishioners a total of 109 were returned to the various collection points. This was a return percentage of 18.5%. Some of the questions and written answers have been included below.

Foot Paths.

The statement in the survey was, "Pedestrians are adequately catered for in the Parish?"



Some comments added to this statement by the public were: -

No road pavements! But good ramblers' footpaths.

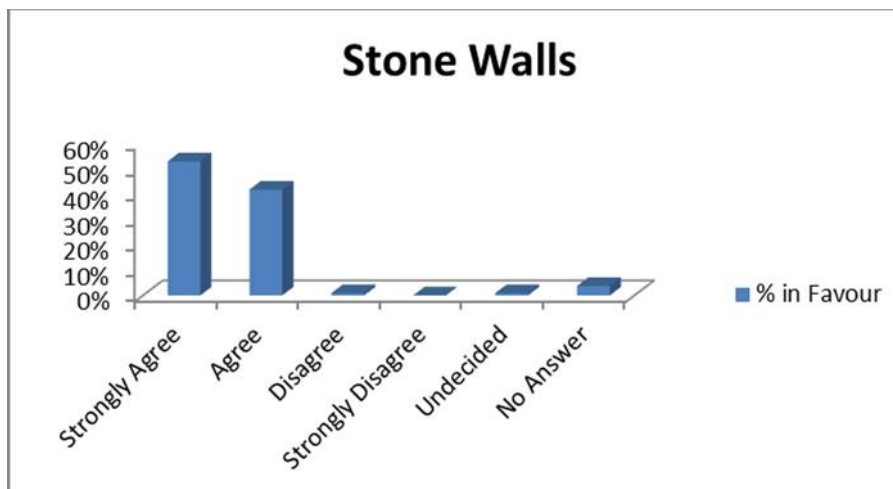
Adequate except on main road.

There should be traffic lights by Church, Pool Corner.

Perhaps Pedestrians should be encouraged to wear Day-Glo Jackets?

Stonewalls.

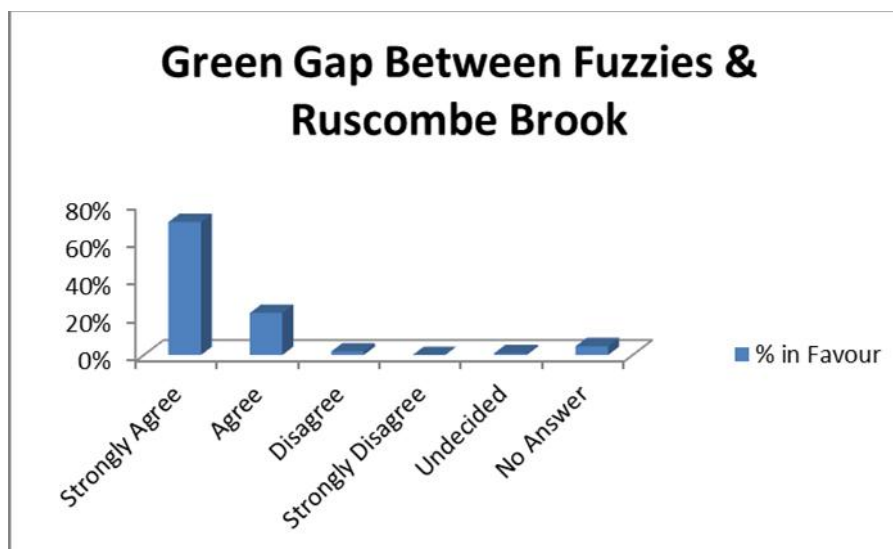
The statement in this section was "Stone walls should be maintained and improved?"



No comments by the public, but a very strong case portrayed in the result with over 90% voting in favour of maintaining and trying to improve dry-stone walling within the Parish of Randwick.

Preserve the Green Gap between Fuzzies & Ruscombe Brook.

The statement in this section was “The Green Gap from the Fuzzies to Ruscombe Brook should not be built on?”



Some comments added to this statement by the public were: -

1. If this is policy where are the parish's share of new buildings to go?
2. All new builds to be in the valleys? – In confrontation with the don't strangle Stroud Movement.
3. I am in agreement with Mr Drew; we should all take our fair share of extra houses.

From the figures gained here a very strong case for keeping the green-belt areas currently in force around the Parish of Randwick, once again over 90% in favour.

Appendix 2: Stroud District Council Planning Policies 2014

(Retained from SDC Local Plan 2005 subject to the Direction issued by the Secretary of State on 13 October 2008)

The Emerging Stroud District Local Plan can be found at:

http://www.stroud.gov.uk/docs/planning/planning_strategy.asp?s=sectioncontent1.

GENERAL

- GE1 Minimising noise, general disturbance, smell, fumes, loss of daylight, sunlight or privacy.
- GE2 Minimising atmospheric and environmental pollution.
- GE5 Minimising development detrimental to highway safety.
- GE7 Planning Obligations Policy

EMPLOYMENT AND TOURISM

- EM1 Sites of employment development – Criteria for permission
- EM2 B8 Uses
- EM3 Key employment land by parish. EM4 Protection of existing employment land.
- EM5 Sites allocated for employment use
- EM6 Extension of employment uses within established sites.

- EM7 Extension of employment sites in the open countryside.
- EM8 Farm Diversification.
- EM9 Expansion of tourist facilities
- EM10 Camping and Caravanning tourist facilities

HOUSING

- HN1 Allocation of large-scale sites for development, including residential development.
- HN2 Allocation of other sites for residential development.
- HN3 Phasing policy
- HN4 Affordable housing policy within settlement boundaries.
- HN5 Integration and mix of affordable housing, and retention.
- HN7 Loss of existing dwellings.
- HN8 New residential development in named settlements - criteria for permission.
- HN9 Residential development on upper floors in town and local centres.
- HN10 Residential development outside defined settlement boundaries.
- HN13 Removal of agricultural or forestry occupancy condition.
- HN14 Replacement dwellings outside defined settlement boundaries.
- HN15 Sub-division of existing residential properties.
- HN16 Criteria for extensions of residential properties.
- HN17 Creation of annexes for dependants.

TOWN CENTRES AND RETAILING

- SH1 Development within the Primary Shopping Frontages of Stroud town centre.
- SH2 Development within the Secondary Shopping Frontages of Stroud town centre.
- SH6 Allocation of land at Cheapside Wharf, Stroud for mixed use development.
- SH9 Class of Use within defined Town Centres and Primary Shopping other than Stroud.
- SH10 Changes of use within defined town centres.
- SH14 Changes of use within defined District and local shopping centres.
- SH15 Retention of community facilities.
- SH16 Control of garden centres.

BUILT ENVIRONMENT

- BE5 Development affecting Conservation Areas.
- BE6 Alterations and extensions to unlisted buildings in Conservation Areas.
- BE7 Changes of use of buildings in Conservation Areas.
- BE8 Demolition of Listed Buildings.
- BE9 Partial demolition of Listed Buildings.
- BE10 Alterations and extensions to Listed Buildings.
- BE11 Changes of use of Listed Buildings.
- BE12 Development affecting the setting of a Listed Buildings.
- BE14 Protection of archaeological remains of other than National significance.
- BE16 Re-use and adaptation of buildings in rural areas for commercial, industrial or recreational use.
- BE17 Re-use and adaptation of buildings in rural areas for residential use.

- BE18 Design control of new and replacement shop fronts.
- BE20 Control of security grilles and shutters.

NATURAL ENVIRONMENT

- NE3 Protection of Key Wildlife Sites, RIGs and LNRs.
- NE4 Control of development affecting legally protected and BAP species.
- NE5 Wildlife corridor protection
- NE6 Retention of important natural features.
- NE7 Protection of water based habitats.
- NE8 Protection of Cotswolds AONB.
- NE10 Protection of defined Landscape Character Areas.
- NE11 Protection of trees and woodlands.
- NE12 Protection of hedgerows.
- NE16 Allocation of land to extend Berkeley Cemetery.

TRANSPORT

- TR1 Transport requirements for all developments.
- TR2 Pedestrian access and new development.
- TR4 Protection of existing and proposed cycle routes.
- TR6 Home Zones.
- T7 Bus and taxi access and new development.
- T8 Stroud Transport Interchange.
- T9 New passenger stations, halts and rail freight facilities.
- TR10 Protection of existing railway stations and land at Stonehouse and Ebley.
- TR11 Protection of Sharpness Docks for handling freight and shipping.
- TR12 Vehicle parking standards.

RECREATION AND LEISURE

- RL1 Protection of outdoor playing space.
- RL3 Protection of playing fields in educational ownership.
- RL4 Protection of amenity space.
- RL5 Open space provision associated with new residential development.
- RL7 Control of horse related development.
- RL8 Development affecting the Stroudwater, Thames and Severn and Gloucester and Sharpness Canals.
- RL9 Protection of allotment land.

Appendix 3: National Planning Policy Framework Foreword.

The full NPPF can be found at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Ministerial foreword



The purpose of planning is to help achieve sustainable development. *Sustainable* means ensuring that better lives for ourselves don't mean worse lives for future generations.

Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment.

Our natural environment is essential to our wellbeing, and it can be better looked after than it has been. Habitats that have been degraded can be restored. Species that have been isolated can be reconnected. Green Belt land that has been depleted of diversity can be refilled by nature – and opened to people to experience it, to the benefit of body and soul. Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.

Our standards of design can be so much higher. We are a nation renowned worldwide for creative excellence, yet, at home, confidence in development itself has been eroded by the too frequent experience of mediocrity.

So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

The planning system is about helping to make this happen.

Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision. This framework sets out clearly what could make a proposed plan or development unsustainable.

In order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

This should be a collective enterprise. Yet, in recent years, planning has tended to exclude, rather than to include, people and communities. In part, this has been a result of targets being imposed, and decisions taken, by bodies remote from them. Dismantling the unaccountable regional apparatus and introducing neighbourhood planning addresses this

In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities.

This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning.

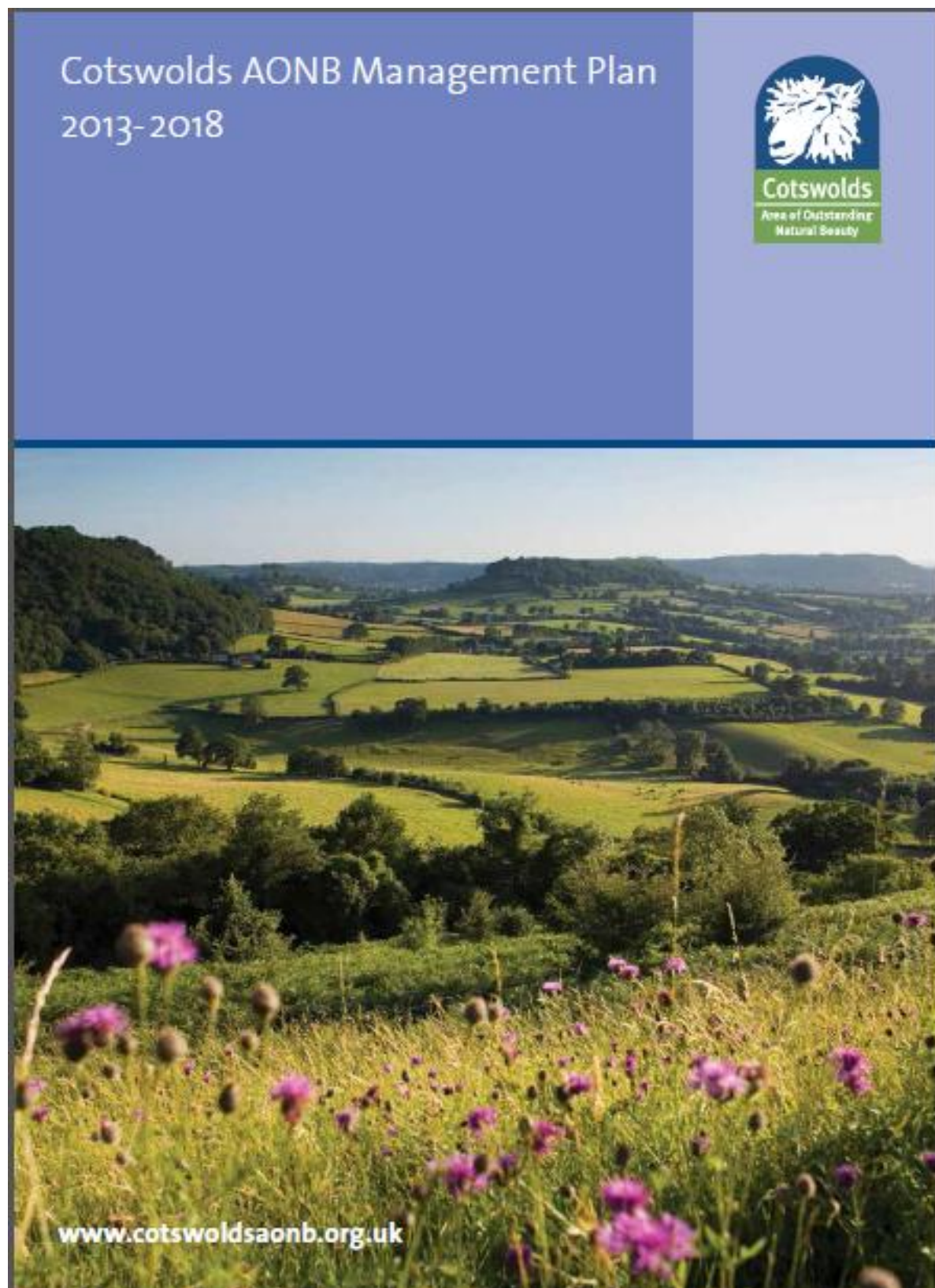
A handwritten signature in black ink that reads "Greg Clark". The signature is written in a cursive, slightly stylized font.

Rt Hon Greg Clark MP Minister for Planning

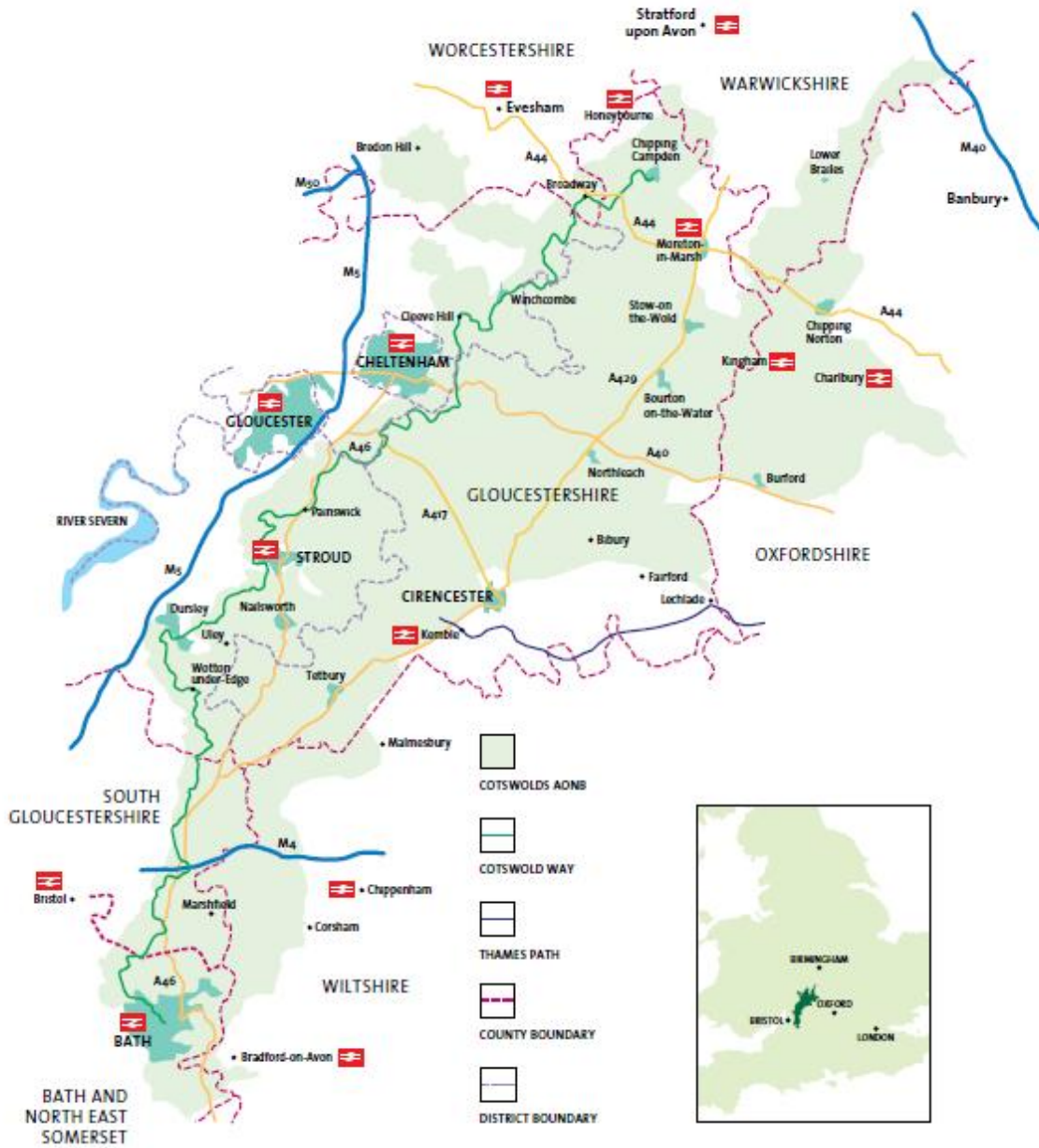
Appendix 4: Cotswold AONB Management Plan Foreword.

The full text may be found at:

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



Cotswolds Area of Outstanding Natural Beauty



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Ministerial foreword



Areas of Outstanding Natural Beauty (AONBs) are some of our finest landscapes. They are cherished by residents and visitors alike and allow millions of people from all walks of life to understand and connect with nature.

I am pleased to see that this management plan demonstrates how AONB Partnerships and Conservation Boards can continue to protect these precious environments despite the significant challenges they face. With a changing climate, the increasing demands of a growing population and in difficult economic times, I believe AONBs represent just the sort of community driven, collaborative approach needed to ensure our natural environment is maintained for generations to come.

AONB Partnerships and Conservation Boards have been the architects of a landscape-scale approach to land management. This approach is a key feature of the Government's Natural Environment White Paper and emphasises the need to manage ecosystems in an integrated fashion, linking goals on wildlife, water, soil and landscape, and working at a scale that respects natural systems.

This management plan also makes the important connection between people and nature. I am pleased to hear that local communities have been central to the development of the plan, and will be at the heart of its delivery. From volunteers on nature conservation projects, to businesses working to promote sustainable tourism, it's great to hear of the enthusiasm and commitment of the local people who hold their AONBs so dear.

AONBs are, and will continue to be, landscapes of change. Management plans such as this are vital in ensuring these changes are for the better. I would like to thank all those who were involved in bringing this plan together and I wish you every success in bringing it to fruition.

A handwritten signature in black ink that reads "Richard Benyon." The signature is written in a cursive style.

Richard Benyon MP
Minister for Natural Environment and Fisheries
Department for Environment, Food & Rural Affairs



**Department
for Environment
Food & Rural Affairs**

Vision

Our vision for the Cotswolds in 20 years is a landscape:

- which retains its remarkable visual unity and scenic diversity;
- is richer in nature, and where the cultural heritage is conserved;
- is home to vibrant communities supported by a sustainable local economy;
- provides a warm welcome and high-quality experience for everyone seeking inspiration, tranquillity and to be active outdoors; and
- is adapting successfully to a changing climate and economic conditions.

Appendix 4: Campaign to Protect Rural England, Position Statements.

Full text may be found at:

<http://www.cpre.org.uk/what-we-do/housing-and-planning>

Making planning better and fairer

Email | Print



Petersfield: when communities have a say, planning can create better living spaces *Photo: © CPRE*

Planning is one of the most important ways in how we control and protect our environment. Planning decisions affect us all, yet we often have very little input. We want planning to be fairer, engage communities and protect the countryside as well as regenerate our towns and villages.

As part of this we want a national framework to ensure the planning system fulfils its purpose to protect the environment. Local planning authorities should have to ensure that planning decisions are followed.

Our view

Our charter for planning reform sets out what we want to see:

- > an open and accessible planning process to encourage more people to engage with the planning system;
- > a fair appeals process, to provide fully justified planning decisions;
- > greater weight for the views of local communities in the planning system;
- > locally distinctive communities, where high quality, well designed, energy efficient and appropriately located homes meet local needs and enhance distinctiveness; and
- > a countryside that is valued and protected.

Our countryside is vanishing under new housing

[Email](#) | [Print](#)



Housing sprawl destroys green space and increases carbon emissions

Photo: © CPRE

Everyone needs a place to live, but the way in which this is being done means that urban sprawl is nibbling away at the green spaces across England. Housebuilding covers more countryside than any other kind of development.

Successive governments have made new housebuilding a priority. Local councils are being offered financial incentives in return for permitting new developments.

Housebuilding means climate-changing greenhouse gas emissions, increased road traffic and congestion, more strain on water sources, and increased quarrying in the countryside. We are losing the tranquillity from green open spaces, fields and woodland - and the pressure to build more houses will only increase this.

Our view

We want to stop this increasing urban sprawl into the countryside. We believe that there are many other ways in which people across England can be housed properly.

Instead of building new houses in greenfield sites, we want to see local councils putting pressure on housebuilders to support urban regeneration, so that people have greater options for homes in thriving, pleasant communities without moving out of town. Where new houses do need to be built, developers should be making a lot more use of 'brownfield' sites, which have already been developed in the past.

Green Belts: breathing spaces for people and nature

Email | Print



Bath's Green Belt is important for leisure and farming as well as preventing urban sprawl

© CPRE

England's 14 Green Belts cover over a tenth (13%) of the land, and provide a breath of fresh air for 45 million people. Altogether, 88% of the population lives in the urban areas within Green Belt boundaries.

Green Belts are a buffer between towns, and town and countryside. Within their boundaries, damaged and derelict land can be improved and nature conservation is encouraged. The ever-increasing pressure on land for more roads, housing and airport expansion means that it is vital to protect the Green Belts that we have. Over 800 hectares a year of this land is disappearing under new developments.

Our research with Natural England, *Green Belts: A greener future* explored how these vast national assets can be better used to:

- Link towns and cities to the countryside
- Help with food production
- Help us tackle the huge challenges of climate change
- Form part of a nationwide ecological network providing breathing places for people and for nature long into the future.

Our view

When we lose open Green Belt land, we lose more than just a view, a space to run or play, an easy escape from the city or valuable farmland. We lose land that has its own identity and plays its own role in England's heritage.

Green Belt land is important for our wider environment, providing us with the trees and the undeveloped land which reduce the effect of the heat generated by big cities. Instead of reducing this green space, we should be using it to its best effect. We know from our research that three quarters (79%) of the population would like to see more trees planted and more food grown in the areas around towns and cities. Green Belt land is ideally placed to do this - providing more local produce which will help the environment again, by reducing food miles.

The openness of Green Belt land needs to be cherished and protected permanently. That way, Green Belts will protect our countryside and help regenerate our cities.