

Industrial Heritage Conservation Area Management Proposals SPD: Executive Summary

November 2008

The IHCA Management Proposals SPD contains **policy guidance**, **design advice** and **management proposals**, aimed at ensuring the **preservation or enhancement** of the **character or appearance** of eight conservation areas, which lie within the Industrial Heritage Study Area:

- No.21** Dunkirk and Watledge
- No.22** Ebley Mills
- No.24** Lodgemore and Fromehall
- No.25** Longfords Mills
- No.26** Stanley Mill
- No.27** St Mary's and Belvedere
- No.28** Stroud Station
- No.29** Industrial Heritage (IHCA)

Industrial Heritage Conservation Area Management Proposals

SUPPLEMENTARY PLANNING DOCUMENT

Executive Summary

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Purpose and scope of the document

- 1.1** The Conservation Area Management Proposals SPD document forms a crucial part of the Industrial Heritage Conservation Area (IHCA) review. Eight conservation areas have been appraised during this review, and a Conservation Area Statement (CAS) has been produced, which will apply to all eight. In its entirety, the Conservation Area Statement consists of four separate documents:
- Conservation Area Statement VOLUME 1: Summary and Character Overview
 - Conservation Area Statement VOLUME 2: Character Parts
 - The Industrial Heritage Conservation Area Management Proposals SPD
 - The Industrial Heritage Conservation Area Design Guide
- 1.2** The Supplementary Planning Document (SPD) contains Management Proposals and policy and design guidance, aimed at ensuring the preservation or enhancement of the character or appearance of those eight conservation areas.
- 1.3** The first two volumes of the Conservation Area Statement consist of an appraisal of the eight conservation areas' character and appearance and an explanation of their special architectural and historic interest, together with a review of the conservation area boundaries and an assessment of the issues or pressures that are affecting the area's special interest.
- 1.4** The Design Guide provides complementary guidance, sitting below the SPD, and showing how the policy and design guidance contained in the SPD may be practically applied.
- 1.5** The two volumes of character appraisal (VOLUME 1 and VOLUME 2) and the Design Guide have been adopted by Stroud District Council as Supplementary Planning Advice. They sit outside the Local Development Framework, but are supporting documents for the SPD.

Informative

The Supplementary Planning Document applies to the following conservation areas:

- **Conservation area No.21** Dunkirk and Watledge
- **Conservation area No.22** Ebley Mills
- **Conservation area No.24** Lodgemore and Fromehall
- **Conservation area No.25** Longfords Mills
- **Conservation area No.26** Stanley Mill
- **Conservation area No.27** St Mary's and Belvedere
- **Conservation area No.28** Stroud Station
- **Conservation area No.29** Industrial Heritage (IHCA)

Unless otherwise stated, the terms "the conservation area", "conservation area(s)" and "the Industrial Heritage Conservation Area" (or "IHCA") shall hereafter be taken to refer collectively to the eight conservation areas covered by the IHCA review.

- 1.6 The IHCA Management Proposals SPD sits within the **Local Development Framework (LDF)** and provides a further tier of Planning policy and guidance for the Industrial Heritage Conservation Area and each of the seven associated conservation areas, which is additional to the general planning policy controls that apply to other conservation areas in Stroud District (**paragraphs 3.1 - 3.14, Chapter 3** of the SPD explains further). The SPD and supporting Character Appraisal will be used for Development Control purposes. They will also inform the production of strategic planning policy documents in the emerging Local Development Framework, to ensure that the particular 'special interest' of the IHCA can be fully understood, and its character and appearance preserved or enhanced.
- 1.7 The IHCA Management Proposals SPD (and the supporting '**IHCA Design Guide**', a Supplementary Planning Advice document) acts principally as amplification of the following saved Local Plan policies (see **Chapter 3, paragraph 3.6-3.10** and **APPENDIX 2** of the SPD). These policies relate to new development and changes of use in conservation areas or affecting the setting of a conservation area or listed building, and to alterations and extensions to listed buildings or unlisted buildings in conservation areas.
- **BE5** New development in, or affecting the setting of, a conservation area
 - **BE6** Alterations and extensions to a building in a conservation area
 - **BE7** Changes of use within a conservation area
 - **BE8** Demolition of a listed building
 - **BE9** Partial demolition of a listed building or demolition of a curtilage listed structure
 - **BE10** Extension or alteration of a listed building
 - **BE11** Change of use of a listed building
 - **BE12** Development affecting the setting of a listed building
 - **NE11** Trees and woodland
- 1.8 The drafting of the IHCA Management Proposals SPD and the IHCA Design Guide has also had regard to several other Local Plan policies, listed below. These policies make a direct link to heritage conservation, or to character and appearance. Reference to the policy and design guidance contained in the SPD and the supporting Design Guide may also be helpful when considering development proposals against these saved policies.
- **BE14** Development affecting archaeological sites of local importance
 - **BE16** Buildings in the countryside: conversion to non-residential uses
 - **BE17** Buildings in the countryside: conversion to residential use
 - **NE6** Landscape features
 - **NE8** The Cotswold Area of Outstanding Natural Beauty (AONB)
 - **NE10** Landscape Character
 - **NE12** Hedgerows
 - **HN8** Residential development within Urban areas and Main Settlements
- 1.9 **APPENDIX 2** of the SPD indicates which of the **42 Policy and Design Guidelines** that are set out at **paragraph 3.46** of the SPD may be most useful when interpreting and applying particular saved Local Plan policies. As the District's Local Development Framework progresses, these saved Local Plan policies will be superseded by policies contained in Development Plan Documents (DPDs), to which this document will then become supplementary.

- 1.10** Additionally, the SPD and the Design Guide provide a means of focussing and implementing higher level Regional and National design- and conservation-related planning policy and guidance, bearing in mind the particular character and qualities of the conservation area(s) (particularly PPG15 *Planning and the Historic Environment*, PPS1 and its companion guide *By Design*, and policies SD3, SD4, ENV1 and ENV5 of the Draft RSS Proposed Changes for the South West).
- 1.11** The Industrial Heritage Conservation Area and the seven associated conservation areas are subject to some of the most intense development pressures in the District, and some unique circumstances which have led to the decision to produce a dedicated IHCA Supplementary Planning Document.

Objective 1: Aims of the IHCA Conservation Area Review

The Industrial Heritage Conservation Area review will ensure that the conservation area, including the canal corridor, is developed and conserved in a way that reflects its heritage value and preserves or enhances its character and appearance. It aims to:

1. feed into strategic decision making, in terms of the emerging LDF, by ensuring that the special interest, character and appearance of the conservation area is understood and taken account of when developing a strategic vision and sites allocations for the District;
2. provide practical policy guidance and design advice, to ensure a targeted approach to Development Control decisions, by informing the application and interpretation national planning policy and broader Development Plan policies within the conservation area and on sites affecting its setting;
3. promote and inspire design excellence and the preservation of the buildings and structures which make this area distinctive, to ensure that a high quality built environment plays a key role in the regeneration of the industrial Stroud valleys.

Objective 2: Core objective of the IHCA Management Proposals and the supporting Design Guide

To encourage creative, innovative and attractive design solutions, which

1. address the issues and pressures that have been identified as affecting the historic character and visual qualities of the conservation area;
2. produce vibrant and viable new development and contribute to the physical, social and economic regeneration of the area.

Management Proposals and Guidelines in the SPD

- 2.1 The IHCA Conservation Area Management Proposals SPD is structured around eight specific “**management proposals**” (each designed to tackle a particular issue, problem, or requirement of the conservation area review process) and three “**guidelines**” (which provide applicants and decision-makers with definite parameters, against which proposals for development will be expected to perform).

List of SPD management proposals

- IHCA MP1: Listing of canal-related structures in the conservation area
- IHCA MP2: Conservation Area Consent for demolition
- IHCA MP3: Proposed Article 4(2) Direction
- IHCA MP4: Conservation area boundary changes
- IHCA MP5: Policy and design priorities
- IHCA MP6: Policy and design guidance
- IHCA MP7: Development briefs for key strategic sites
- IHCA MP8: The Cotswold Canals Conservation Management Plan (CMP)

List of SPD Guidelines

- IHCA G1: Building in context
- IHCA G2: Conservation area consents (CAC)
- IHCA G3: The Cotswold Canals Restoration

- 2.2 In addition, the Management Proposals document sets out a series of 42 points of policy and design guidance (**PDG1-PDG42**), which emerge out of five policy and design priority actions for the conservation area(s).

2.3 Management Proposals:

SPD management proposal

IHCA-MP 1: Listing of canal-related structures in the conservation area

Stroud District Council will undertake, or provide support for, a thematic study of structures and buildings relating to the Cotswold Canals (the historic Stroudwater Navigation and Thames and Severn Canal), with a view to submitting a request to the Secretary of State for Culture, Media and Sport for a thematic spot-listing of all canal-related structures deemed to be of special architectural or historic interest.

Stroud District Council will also investigate with English Heritage and the Cotswold Canals Partnership the feasibility of establishing a “Heritage Partnership Agreement” (HPA) for selected listed structures on the canals, with a view to streamlining the process of their repair and maintenance. An HPA is an agreement between owners, managers, Councils and English Heritage, which replaces the need to make repeated applications for Listed Building Consent for a prescribed, pre-agreed range of works. HPAs aim to cut time-consuming consent administration and encourage strategic management of large sites.

IHCA-MP1

Refer to Chapter 2, paragraph 2.42 of the SPD.

SPD management proposal
IHCA-MP 2: Conservation Area Consent for demolition

- Stroud District Council will expect related Planning and Conservation Area Consent applications to be submitted in tandem, as set out in the Council's **Validation of Planning Applications (Supplementary Planning Advice)** booklet (paragraphs 2.12-3).
- In such instances where, for whatever reason, the Planning Authority has been unable to consider and determine a CAC application for demolition in tandem with a related planning application for the site, the granting of planning permission **shall not** pre-determine the outcome of a subsequent CAC application.
- Stroud District Council will, where appropriate, impose a Condition on a CAC permission, requiring that no works of demolition covered by the CAC shall take place until a contract for the carrying out of works of redevelopment has been made and planning permission for those works has been granted (in accordance with Section 17(3) and 74(3) of the 1990 Planning Listed Buildings and Conservation Areas Act).
- Applicants for CAC should refer to SPD Guideline IHCA-G2, contained in Chapter 4, to ensure that all proposals to demolish unlisted buildings in the conservation area will be properly justified, in accordance with paragraphs 4.27 and 3.16-19 of **PPG15, Planning and the Historic Environment**.

IHCA-MP2

Refer to Chapter 2, paragraph 2.56 of the SPD.

SPD management proposal
IHCA-MP 3: Proposed Article 4(2) Direction

In response to issues and pressures identified through the conservation area review, Stroud District Council will seek to establish an Article 4(2) Direction. The Direction would limit permitted development rights in relation to specific classes of development, which have been found to be causing individual or cumulative harm to the character or appearance of the conservation area.

In advance of making the Direction, the Council will carry out public consultation, including the notification of every affected address on a draft list of properties which it considers should be included in the proposal.

IHCA-MP3

Refer to Chapter 2, paragraph 2.64 of the SPD.

SPD management proposal
IHCA-MP 4: Conservation area boundary changes

Stroud District Council proposes to redefine the conservation area boundaries of the IHCA and ten associated or adjoining conservation areas, to incorporate the modifications set out in VOLUME 1 of the Conservation Area Statement (shown in VOLUME 1 **fold-out maps 2a-2d**)

IHCA-MP4

Refer to Chapter 2, paragraph 2.83 of the SPD.

**SPD management proposal
IHCA-MP 5: Policy and design priorities**

Stroud District Council expects that proposals for development within the conservation area, or affecting its setting, will demonstrate awareness of each of the five Policy and Design Priorities set out in Chapter 3 of the IHCA Management Proposals SPD.

These will be relevant criteria in the assessment of any development proposals in the conservation area, with the aim of ensuring that redevelopment and regeneration will deliver a positive and long-lasting legacy, which reflects the conservation area's heritage value and preserves or enhances its character or appearance.

Please see **Guideline IHCA-G 1** 'Building in Context', in Chapter 4 of the SPD for further advice.

IHCA-MP5

Refer to Chapter 3, paragraph 3.38 of the SPD.

**SPD management proposal
IHCA-MP 6: Policy and design guidance**

Stroud District Council expects that proposals for development within the conservation area, or affecting its setting, will pay special attention to all relevant points of Policy and Design Guidance contained in the IHCA Management Proposals SPD.

IHCA **PDG1-PDG42** will be relevant criteria when assessing any development proposals in the conservation area against higher level development plan policies and national/regional planning policy, with the aim of ensuring that redevelopment and regeneration will deliver a positive and long-lasting legacy, which reflects the conservation area's heritage value and preserves or enhances its character or appearance.

The **Industrial Heritage Conservation Area Design Guide** provides practical advice on the application of the 42 points of policy and design guidance contained in the SPD.

Reference should be made to **APPENDIX 3** of the SPD.

IHCA-MP6

Refer to Chapter 3, paragraph 3.42 of the SPD.

**SPD management proposal
IHCA-MP 7: Development briefs for key sites**

It is possible that development briefs will be needed in relation to the following key sites or groups of sites in the conservation area, at some point in advance of firm development proposals being presented to the planning authority:

- Wallbridge Basin (possibly in conjunction with Cheapside)
- Cheapside (possibly in conjunction with Wallbridge Basin)
- Lodgemore/Fromehall Mills/Chestnut Lane and former gas works
- Dudbridge (Stroud Metals/Redlers)
- Ham Mills, Thrupp
- Brimscombe Port and surrounding area

IHCA-MP7

Refer to Chapter 4, paragraph 4.7 of the SPD.

SPD Management proposal
IHCA-MP 8: the Cotswold Canals restoration

The Cotswold Canals Conservation Management Plan (CMP) will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.

Applicants and those involved in planning decision-making may use (and refer to) the information concerning the heritage significance of the canals, which is contained within the CMP (particularly Section 5), to inform and support the case for proposed works, as an additional tool which is complementary to the IHCA Conservation Area Statement (CAS).

IHCA-MP8

Refer to Chapter 4, paragraph 4.46 of the SPD.

2.4 SPD Guidelines:

SPD Guideline
IHCA-G 1: Building in context

1. Proposals for development *must*:

- Demonstrate that character appraisal/context analysis has been carried out for the affected site/building. An explanation of how this has fed into the design process and influenced design choices will often be best expressed through an accompanying Design and Access Statement or Listed Building Consent/Conservation Area Consent justification statement.

2. Proposals for development *should*:

- Address the particular character and special interest of the conservation area, where appropriate making reference to relevant text in the Conservation Area Statement and explaining how this supports the case for the design proposal.
- Demonstrate awareness of the IHCA Policy and Design Priorities (which are set out in Chapter 3 of the SPD, and examined in the supporting Design Guide) and explain how each Priority that is considered relevant to the site has fed into the design process and influenced design choices. This will often be best expressed through an accompanying Design and Access Statement or Listed Building Consent/Conservation Area Consent justification statement.

Continued...

IHCA-G1

Refer to Chapter 4, paragraph 4.14 of the SPD.

IHCA-G1 Continued...

- Demonstrate awareness of the IHCA Design Objectives, set out in the IHCA Design Guide, and explain how each Objective that is considered relevant to the site has fed into the design process and influenced design choices, particularly in relation to achieving the IHCA's Design Priorities. This will often be best expressed through an accompanying Design and Access Statement or Listed Building Consent/Conservation Area Consent justification statement.

3. Proposals for development *can*:

- Use the Building in Context Checklist as a prompt during the design process, or as an aid/template for a design and access statement, or as part of a design and access statement to support an application, or pre-application discussion. (Please refer to APPENDIX 5 of the SPD and the IHCA Design Guide).

SPD Guideline

IHCA-G 2: Conservation area consents (CAC)

Every proposal for demolition in a conservation area must be well supported by information which puts the case for demolition.

1. All Conservation Area Consent (CAC) applications *must*:

Be accompanied by a written justification statement, which explains

- a) The reason for the proposed demolition
- b) The effect of the demolition on both the character and appearance of the conservation area and on the setting of any affected listed building
- c) Why the demolition is appropriate.

2. Conservation Area Consent (CAC) applications *should*:

Demonstrate awareness of the particular character and special interest of the conservation area, where appropriate making reference to relevant text in the Conservation Area Statement and explaining how this supports the case for proposed demolition.

3. For major or contentious works, a much fuller, professionally independent and objective justification will be required.

In cases, where the building in question makes an important positive contribution to the character or appearance of the conservation area, the Council will expect applicants to address the considerations set out in the Government's planning policy document **PPG15 (Planning and the Historic Environment)**, specifically paragraphs 4.27 and 3.19.

IHCA-G2

Refer to Chapter 4, paragraph 4.26 of the SPD.

SPD Guideline

IHCA-G 3: the Cotswold Canals restoration

1. **Every proposal for development involving works to the Cotswold Canals channel, or associated structures, *must* comply with the best practice enshrined in the Cotswold Canals Conservation Management Plan (CMP), primarily that:**
 - All works of restoration and subsequent management of the canals must be based on a thorough understanding of the significance of the asset in question, and of the impact of the proposal on the built heritage, biodiversity, landscape and other values.
 - All works of conservation, restoration, repair and maintenance must aim to conserve and enhance the built heritage, biodiversity, landscape and other significant values of the canals within the available resources for the project.
 - All major elements of restoration must be preceded and informed by consultation with user groups, local communities and statutory bodies.

2. **Proposals for development involving works to the Cotswold Canals channel, or associated structures, *should*:**
 - include within the supporting design and access statement specific reference to all relevant CMP policies in Section 7 of the CMP (in respect of: built heritage, newbuild canal structures, archaeology, landscaping and biodiversity), and explain how these have fed into the design process and influenced design choices.
 - Demonstrate awareness of the IHCA Design Priorities and explain how each relevant priority has fed into the design process and influenced design choices, in accordance with IHCA **Guideline 1** (Building in Context).

3. Those involved in works to the canal (ranging, for example, from vegetation and fill clearance, public art/advertisement/signage to engineering works, the repair or reinstatement of historic fabric or the construction of a new bridge) should make contact with the planning department at the earliest opportunity, to ensure all parties are aware of any relevant statutory controls, all necessary permissions are obtained in advance of works being undertaken, and the proposed works are in accordance with the CMP and the IHCA Conservation Area Statement.

IHCA-G3

Refer to Chapter 4, paragraph 4.47 of the SPD.

Issues, pressures and Policy and Design Priorities

- 3.1** Local authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when exercising any of their planning functions¹ (not just those that relate directly to the historic environment) – including the formulation, interpretation and application of planning policy and the consideration of development proposals.
- 3.2** In order to formulate effective conservation policy guidance, which will preserve and/or enhance the prevailing character of the IHCA and the other Conservation Areas in this review, it is important to assess the sorts of pressures to which they are subject. Many of the common trends in development or use in these conservation areas can have negative implications for the retention of important aspects of character and architectural integrity.
- 3.3** In **VOLUME 1** of the IHCA Conservation Area Statement (the ‘Summary and Character Overview’ volume), the findings of the conservation area review have been summarised, including the most pressing issues that have been identified as affecting the character or appearance of the Study Area. These **32 ‘Issues and Pressures’** are also set out in **APPENDIX 3** of the SPD (alongside related points of Policy and Design Guidance, PDG1 – PDG42 – see paragraphs **3.40-3.46** of the SPD).
- 3.4** Some of these issues and pressures arise specifically out of the Cotswold Canals restoration project. Additionally, because of the intensity and amount of works involved in the project, many of the more general issues facing the study area will be experienced to a heightened degree in the canal environs.

The 32 Issues and Pressures are grouped under the following nine themes:

1. Settlement patterns; open spaces and gaps; landscaping
2. The Canals: restoration; excavation; materials; edging; and hard landscaping/street furniture on the towpath
3. The Canals: restoration; infrastructure; canal-related buildings
4. The Canals: canalside development; re-use and adaptation of historic buildings; canal frontage; open space and ‘gaps’ along the canal corridor
5. The Canals: housing development; extensions; householder permitted development rights; boundary treatments; planting and landscaping
6. Housing development in valley bottoms; settlement patterns; water meadows; brownfield re-development
7. Materials and detailing; contextual design and local distinctiveness; natural stone; extensions; roofs, chimneys and dormers
8. Materials and detailing: permitted development/householder alterations/ industrial and commercial buildings; retention of original features; replacement windows; satellite dishes; boundary treatments
9. Spaces: ground surfacing; hard- and soft-landscaping; original street furniture; boundary treatments, gates, etc; enclosure and density of buildings; demolition; car parking, road widening, visibility splays and vehicular access; signage and public art

¹ Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Dealing with the key issues that are affecting the character and appearance of the conservation area(s)

- 3.5** Five ‘over arching’ Key Issues have been identified as being of particular concern, placing great pressure on the character and appearance of the Industrial Heritage Study Area. The broad themes of each of these Key Issues are manifested in many ways, and are reflected to varying degrees in many of the 32 issues and pressures that are identified in through the conservation area review (in Volume 1), and also set out in **APPENDIX 3** of the SPD.
- 3.6** The Key Issues, which are explained in Chapter 3 of the SPD, must be borne in mind when the impact of development proposals within or affecting the setting of the IHCA is being considered. They have been developed into priority actions for the interpretation and application of policy and design guidance in the IHCA and associated conservation areas. These five ‘**Policy and Design Priorities**’ for the conservation area form the basis of the practical advice contained within the supporting **IHCA Design Guide** and the Policy and Design Guidance points (**PDG1 – PDG42**) set out at paragraphs **3.40-3.46** of the SPD.

Key issue 1

The loss of legibility of historic settlement patterns, particularly the erosion of visual distinction and physical separation between settlement groups and mill complexes.

Key Issue 2

The impact of changes in industrial land usage, including the domestication and gentrification of the industrial environment, and the appearance and character of historic industrial buildings.

Key issue 3

The creation of ‘active edges’ and development which has a strong positive frontage to the canals, where historically the canalsides are characterised by the backs of buildings, blank walls or undeveloped space.

Key issue 4

The uncharacteristic development of the canalsides and valley bottom, particularly the loss of open space and the proliferation of medium-large scale housing developments.

Key issue 5

Loss of local distinctiveness, whether through the alteration of existing details and the loss of characteristic historic buildings/structures, or through the proliferation of new build which fails to observe local characteristics and hence has a ‘watering down’ effect on the distinctiveness of the IHCA’s built environment.

Above: **Key Issues 1-5**. Identified and explained through the conservation area review in Volume 1 of the Conservation Area Statement (at Chapter 10), and set out in Chapter 3 of the Conservation Area Management Proposals SPD.

Priority 1

The desirability of preserving or enhancing the legibility of historic settlement patterns, and minimising the erosion of visual distinction and physical separation between settlement groups / mill complexes, should be borne in mind when interpreting and applying policy or design guidance.

Priority 2

The desirability of minimising the visual impact of changes in industrial land usage, including the domestication and gentrification of the industrial environment, and the appearance and character of historic industrial buildings, should be borne in mind when interpreting and applying policy or design guidance.

Priority 3

The following should be borne in mind when interpreting and applying policy and design guidance:

The desirability of ensuring that the characteristic prevalence of blank walls or undeveloped space along the canalsides, and the historic tradition for buildings to turn their backs on the canals, is not undermined by the disproportionate proliferation of development that has a strong positive frontage to the canals and the creation of conspicuous 'active edges'.

Priority 4

The desirability of ensuring that any development of the canalsides and valley bottoms reflects characteristic patterns, minimising the loss of open space and the proliferation and visual impact of large and/or visually conspicuous housing developments, should be borne in mind when interpreting and applying policy or design guidance.

Priority 5

The desirability of ensuring that a sense of local distinctiveness is preserved or enhanced

- through the observation of locally typical and locally appropriate building characteristics in the design, massing, scale, detailing and materials used for new buildings and development sites, and
- through the preservation of locally characteristic details, historic buildings and structures already existing in the conservation area.

should be borne in mind when interpreting and applying policy or design guidance

Policy and Design Priorities 1-5, set out in Chapter 3 of the Conservation Area Management Proposals SPD.

- 3.7** The five Policy and Design Priorities that have been developed in response to these Key Issues are overarching objectives, which create a framework for the application of all the policy and design advice contained in the SPD and in the supporting document, the **Industrial Heritage Conservation Area Design Guide**. They form the basis of the practical advice and illustrative guidance contained in that document. Stroud District Council expects that proposals for development within or affecting the setting of the conservation area(s) will address each of the five Priorities (see **IHCA MP5** and SPD Guideline **IHCA G1**). The table in **APPENDIX 1** of the SPD illustrates how each of the SPD's 42 points of Policy and Design Guidance may contribute towards achieving the five Priorities.

Policy and Design Guidance

- 4.1** The issues and pressures that were identified during the conservation area review have fed into the formulation of more specific policy and design guidance for the IHCA and the seven other conservation areas covered by the SPD. 42 guidance points have been devised (**PDG1-PDG42**), a schedule of which is given on the following page.
- 4.2** These 42 points act as amplification of the local and national planning policy that will be used when assessing development proposals in the conservation area(s). These guidance points advise both applicants and planning decision-makers on how the generic principles of higher level policy (set out at **3.1 - 3.14** of the SPD) can be applied in a manner that takes specific account of the particular character, appearance, special interest and vulnerabilities of these eight conservation areas.
- 4.3** It is important to understand these Policy and Design Guidance points in the light of the Issues and Pressures that have shaped them. Guidelines PDG1 – PDG42 are set out at **paragraph 3.46** of the SPD, and each point is cross-referenced against relevant Issues and Pressures. When considering or applying any of these PDGs, reference should be made to the issues and pressures that are set out in **APPENDIX 3**, to ensure the emphasis and reasoning behind the guidance is properly understood.
- 4.4** In addition, the table in SPD **APPENDIX 1** illustrates how each of the SPD's 42 points of Policy and Design Guidance may contribute towards achieving the five policy and design Priorities, which are established over the preceding pages. This can also be used to aid reference to more practical design advice in the supporting **IHCA Design Guide**, which is structured around the 5 Policy and Design Priorities.

Landscape impact, scale and urban grain, open spaces, trees and vegetation	
1	Settlement patterns and urban grain
2	Large developments and tall or bulky buildings
3	Tall or bulky buildings and landmark historic structures
4	Infilling of key roadside gap sides and breaks in development
5	Landscape character
6	Trees and significant green areas
7	Planting and landscaping schemes
8	Change of use and impact on landscape features and character
Canals and canalside development	
9	Canals and canalside development: layout, landscaping and edge treatment
10	Canals and canalside development: signage, street furniture and lighting
11	Canals and canalside development: impact on the towpath character and safety
12	Canals and canalside development: excavation of canal channel and creation of moorings
13	Canals and canalside development: restoration of historic features
14	Canals and canalside development: new bridges
15	Canals and canalside development: redevelopment and enhancement of canalside industrial sites
16	Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites)
17	Canals and canalside development: impact on the character of the canal fringes of the site
18	Canals and canalside development: infilling of key canalside gap sides and breaks in development
19	Canals and canalside development: boundary treatments
20	Canals and canalside development: Incremental canalside decking
Re-use of historic mill buildings and former industrial areas	
21	Changes of use of historic mill sites and historic industrial buildings
House-building, materials and details, extensions and minor alterations	
22	Housing development in the valley bottoms
23	General: materials
24	General: scale, proportions and detailing
25	Permitted Development Rights and new residential development
26	Standard housetypes; locally distinctive design
27	Roofscape and alterations to roofs
28	Roofscape and roof coverings
29	Roofscape: dormers, rooflights and solar panels
30	Roofscape: new build proportions, scale, pitch and cladding
31	Doors and windows
32	Replacement windows and doors
33	Porches
34	Householder Permitted Development Rights: Article 4(2) Direction
Enclosure, boundary features, landscaping and public realm	
35	Car parking, vehicular and pedestrian access
26	Enclosure and urban grain
37	Demolition or alteration of boundary features
38	Boundary treatments and hard landscaping
39	Public realm and ground surfacing
40	Public realm and street furniture: protection of historic features
41	Public realm and signage
42	Public realm and public art

PDG1-PDG42: Schedule of policy and design guidance points for the eight conservation areas affected by the IHCA review

Public consultation: the draft Supplementary Planning Document and supporting documentation

- 5.1 Between 7th May and 23rd June 2008, public consultation² was carried out on a draft Supplementary Planning Document (SPD) for the Industrial Heritage Conservation Area (IHCA):
- Draft Conservation Area Statement: The Industrial Heritage Conservation Area Volume 4: Conservation Area Management Proposals SPD
- 5.2 This document consisted of the fourth and final volume of a draft Conservation Area Statement (CAS) for the IHCA and seven other associated conservation areas. Volume 4 was proposed as a Supplementary Planning Document, forming part of the Stroud District Local Development Framework (LDF).
- 5.3 The draft SPD was published alongside three other volumes of the draft Conservation Area Statement, which contained conservation area character appraisal. These are intended to act as supporting documents for the draft SPD and it was proposed that they would also be adopted in their own right as Supplementary Planning Advice (SPA) for development control purposes.
- 5.4 The following supporting documents were published for consultation alongside the draft SPD:
- a Sustainability Appraisal Report (SA)
 - Draft Conservation Area Statement: The Industrial Heritage Conservation Area Volume 1: Conservation Area Statement Summary
 - Draft Conservation Area Statement: The Industrial Heritage Conservation Area Volume 2: Character Overview
 - Draft Conservation Area Statement: The Industrial Heritage Conservation Area Volume 3: Character Parts
- 5.5 Representations were invited on the draft SPD or any of the supporting documents. These were considered and the documents were redrafted as necessary, in advance of adoption by Council on 6th November 2008. The findings of the consultation are set out in a **Summary of Representations**. The Summary of Representations statement is required under section 18(4)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004. This statement summarises the main issues raised in the Representations received during the consultation and sets out how these main issues have been addressed in the SPD which the local planning authority subsequently intends to adopt.
- 5.6 Post-consultation revisions resulted in the restructuring of the Conservation Area Statement. The draft SPD was split into two separate documents: the IHCA Management Proposals SPD and a supporting Design Guide. Volumes 1 and 2 of the Conservation Area Statement, which contained conservation area character appraisal, were amalgamated into a single volume.

² The Consultation Statement for the draft IHCA Management Proposals SPD, required under Regulation 17(1)(b), explains out how the consultation process accorded with the Council's Statement of Community Involvement (SCI) and sets out:

- Who the authority consulted in connection with the preparation of the SPD
- How those persons were consulted
- A summary of the main issues raised in those consultations
- How those issues were addressed in the draft SPD



2002-2003
Crime Reduction in Rural Areas
2004-2005
Services for Older People
2007-2008
Emergency Planning

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