

Bisley-with-Lypiatt Parish Village Design Statement

Adopted by Stroud District Council



November 2010

Copyright © Bisley-with-Lypiatt Parish Council
Printed on paper from a sustainable source

Contents

Introduction	1
Consultation	2
Settlement Patterns	3
Landscape and Wildlife	6
Buildings	11
Highways	16
Economy	18
Acknowledgements	19
Appendix A – Conservation Areas	20
Appendix B – Parks and Gardens Of Special Historic Interest	22
Appendix C – List of Monuments	23
Appendix D – Sites Of Nature Conservation Interest	24
Appendix E – Outdoor Play Spaces	26
Appendix F – Allotments	27
Appendix G – Green Spaces	28
Appendix H – Policy Context for Guidelines	31
Map of Bisley–with–Lypiatt Parish	back cover

1. INTRODUCTION

- **What is a Village Design Statement?**

This Village Design Statement describes Bisley-with-Lypiatt Parish as it is today and highlights the qualities valued by its residents. This Statement has been written by residents so that local knowledge, views and ideas may contribute to the future, and the high quality of their environment. The aim is to ensure that further development and change, based on a considered understanding of the villages' past and present, will contribute positively to a sustainable future for the Parish and protect and enhance its unique and special characteristics.

This Design Statement is arranged in sections (Settlements, Landscape and Wildlife, Buildings, Highways and Economy) with each containing descriptive text followed by a series of numbered guidelines. These guidelines represent the key points that users of the document are encouraged to take into account at an early stage when planning or implementing development or change within the Parish.

This document also contains some "Local View" entries, which reflect the views of local residents expressed during the consultation work but which have not been adopted by Stroud District Council.

- **Who is it for?**

Change is brought about not only by large developments, but also by smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges, which alter the look and feel of the whole village. This Design Statement is therefore addressed to:

- Statutory bodies and public authorities
- Planners, developers, builders, architects, designers, engineers
- Local community groups
- Householders and businesses
- Landowners

- **How does the Village Design Statement work?**

The objective was for this Design Statement to be adopted by Stroud District Council as Supplementary Planning Advice, and happily the document was formally adopted by SDC in November 2010. Its recommendations will now be taken into account when planning applications are assessed. The Design Statement supplements SDC's Local Plan and should be read in conjunction with it. In this way it supports the Local Plan as it affects Bisley, and assist the work of the Parish Council in its role as a statutory planning consultee.

The recommendations in this document will be carefully considered in planning decisions relating to Bisley-with-Lypiatt Parish, but it should be borne in mind that there can be tensions between different strategies and policies of stakeholders, all relevant in reaching a final balanced planning decision. Each individual application is decided on its own merits in the context of many different documents operating at different levels, such as international, national and regional. These documents are analysed and weighed by the District Council prior to a final planning decision. This means that in some instances other policies may take precedence over the recommendations made here, when considered together.

Stroud District Council has produced a Conservation Area Statement for Bisley village which is also used as policy guidance by the Planning Authority when considering proposals for development within the Conservation Area (See Appendix A).

2. CONSULTATION

A number of different components have been incorporated in this Design Statement. Historical information has been utilized to identify how the Parish has developed. Public Meetings were held in each village to enable the residents to give their opinions as to how the villages should develop. Draft Guidelines were developed from the comments obtained at the Public Meetings, and these were presented at Village Fetes to encourage further comment.

In draft form, this Design Statement has been available to residents on the Parish Council's website. The final draft of the Guidelines was posted to all households, to ensure that all residents in the Parish were given the opportunity to comment. Details of the public consultation work for this Design Statement are recorded in a supporting document.

The District Council's planners have also been consulted, to check that the Guidelines reflect the latest planning practice and conform with existing planning policies.

2.1 "Bisley Future Visions"

In 2009 artists' group "Walking the Land" worked with Thomas Keble School to improve local children's understanding of their environment, and through meetings and walks, developed an understanding of what the environment meant to older generations in the area. From this Bisley-with-Lypiatt Parish Council commissioned local artist Dominic Thomas to collaborate with Walking the Land and six teenagers from the school specifically to address the Bisley and Miserden Village Design Statements.

The project involved a series of walks in the landscape, visits to organisations such as The Green Shop, and meetings in parts of the Bisley and Miserden communities - such as Whiteway Colony - that historically have influenced local life in different ways.

From their photographs, landscape sketches, drawings, and discussions, the six self selected young people decided to make a short CD / film. This paints a picture of what these typical youngsters felt life might be like in Bisley in the future. In four minutes it illustrates some young people's worst fears, but also happily the opportunities that imagination and invention, design and science, they think could bring to their future. The film was shown at the community consultation meetings.

"Bisley Future Visions" can be seen via the link on www.bisley-with-lypiatt.gov.uk. The project was funded by Gloucestershire Rural Community Council, Awards for All Big Lottery Programme, and Gloucestershire Digital Arts Forum.



3. SETTLEMENT PATTERNS

Bisley-with-Lypiatt Parish lies between Stroud and Cirencester on the Cotswold escarpment. There are three main settlements: the villages of Bisley, Eastcombe and Oakridge. There are also numerous hamlets including Bismore, Lower Nashend, Bournes Green, Waterlane, Tunley, Througham, Stancombe, Catswood and Lypiatt. The Parish is essentially rural, consisting of areas of extensive arable farmland and wooded valleys.



Woodland is a dominant feature of the landscape, particularly in the valleys

There has long been settlement on the land. The earliest tangible history in the area derives from a number of burial mounds dating back to the Neolithic period. There are also remains of Roman settlement scattered throughout the Parish (see Appendix C).

Bisley village grew up at the crossroads of two important old roads. By the beginning of the 17th century, the woollen cloth industry was enjoying a period of great prosperity. At the same time the population was rapidly increasing and there was an urgent need for new houses. At Eastcombe and Oakridge Lynch the right sites existed. On the fringes of the commons, settlers could build into the sloping hillsides to shelter from the winds. They found fresh spring water, and stone could easily be quarried nearby. These cottage settlements formed a higgledy-piggledy development, crisscrossed with a warren of footpaths and narrow roads. The major period of growth and development was during the 18th to 19th centuries as the area prospered as a result of the extensive wool industry and the agriculture that supported it. As the cloth industry flourished, the nearby towns of Stroud, Nailsworth and Cirencester expanded and Bisley was by-passed, becoming a remote backwater.

The Parish reflects broadly the old road pattern and field boundaries that linked the villages, farms and smaller settlements within the valleys. There is an abundance of footpaths and other rights of way within the Parish, including many footways and cut-throughs from one part of a village to another, a feature which is particularly characteristic of the villages in the Stroud valleys.

In the recent past there have been no large developments in the Parish. There have been infill developments. Changing village life is indicated in the fact that few people work in the villages, with many travelling long distances to work. Another recent change is the trend for second homes and holiday homes, which if the numbers become significant could affect the character of the community.

Recreation grounds and allotments form important open spaces within the villages. Details of these are given in Appendices E and F. Finally, areas within Bisley and Eastcombe villages have been designated as Conservation Areas (see Appendix A).

The extent of expansion of all three villages is partly limited by geography, with the steep valley sides acting as a natural barrier to new development in certain directions. This also means that each village enjoys extensive views over the surrounding countryside, adding greatly to their character and their 'desirability' as places to live.



The village playing field and the council allotments in Eastcombe

Low Impact Developments

There is a context for considering very limited development outside the Village Settlement Boundaries as an exception to normal planning policy, other than that which is already possible under Agricultural Workers dwelling policies.

Normally planning policy strictly controls development in the countryside but exemplars of sustainable living may be permitted. Carrying out low impact activities on a site and ensuring that the buildings associated with it are low impact is not considered sufficient to allow development in the countryside because all development should be sustainable, irrespective of where it is located.

PPS7 – Sustainable Development in Rural Areas seeks to strictly control development in the countryside. Only development within or next to rural settlements to meet business and community needs could be considered where it contributes to the viability of those communities. Exceptional low impact development outside a settlement boundary will be considered only if the design is demonstrated and proven to be truly outstanding and ground breaking in the national context. Any such development for uses beyond those needed for agriculture and forestry would have to be advertised as a departure from the Local Plan saved policies and may result in intervention by the Secretary of State. The Parish will also require the following criteria to be addressed and complied with:

- The proposal will have positive environmental, social and/or economic contributions to public amenity and achieving diverse and sustainable rural enterprises.
- The development and activity associated with it shall be low impact (as defined earlier) and be consistent with their rural location in terms of environmental quality and countryside character.
- Opportunities to reuse buildings that are available in the locality should be reported on and preferentially used or adapted for any new development proposed. Such a building should have architectural or historic merit in the countryside and contribute positively to local character.

- The development shall conserve specific features and sites of landscape and wildlife value.
- The development should support countryside-based activities and activities which contribute to rural economies and promote recreation in and enjoyment in the countryside
- The proposal should provide sufficient livelihood for and functionally meet the needs of occupiers of the site.

Settlement - Guidelines

- S1 The existing Village Settlement Boundaries should be maintained, to protect the rural character of the villages.
- S2 New developments should respect the individual and historic settlement patterns in terms of the balance between infill and open space:
Bisley: It has a dense core that will support development that enriches the character of the village. (The Bisley Conservation Area Statement presents details of the character of the centre of the village).
Eastcombe: The village green and other open spaces in Eastcombe should be protected from development.
Oakridge: The village has developed with a higgledy-piggledy layout, criss-crossed with a warren of footpaths and narrow roads that should be maintained.
- S3 The small green spaces (Appendix G) and the web of public footpath links within the settlements should be conserved, to maintain their traditional character.
- S4 Proposals for community driven low impact affordable projects outside the Settlement Boundary will be regarded sympathetically.
- S5 New development or infilling should not interrupt or obscure key views in/out or across the village



New developments can be in keeping with local character



and/or have low environmental impact.



4. LANDSCAPE and WILDLIFE

Landscape Character

The whole of the Parish is of national importance in terms of its landscape quality, lying entirely within the Cotswolds Area Of Outstanding Natural Beauty. In essence there are two very different and distinctive landscapes that make up the Parish. For the most part the area forms a large plateau of fields and small settlements and hamlets which give a sense of openness, with expansive views out of the Parish. The main settlements of Bisley, Eastcombe and Oakridge sit at edge of the plateau, each forming a horseshoe, just nestled away from the more exposed open plateau (much of which was once common). These settlements, with the muted grey/golden hues of the Oolitic limestone are now an essential part of the character of this landscape and highlight the importance of harmony between the built and natural environments that make up the overall character of the area.

The second distinctive landscape typical of the Parish is where the plateau gives way to a series of valleys, such as Toadsmoor, which are dominated by largely broadleaved woodland cover. These areas of woodland provide an extensive cloaking of the valley sides and result in a more visually contained landscape (by contrast with the openness of the plateau), providing the sense and feel of a much more intimate landscape. The Parish is fringed by extensive tracts of woodland, either lying within or bordering the Parish, such as Catswood, High Wood, Toadsmoor Woods, Siccaridge Wood, Hen Wood and the bordering Mansell Wood to the east of the Parish.

The distinctively rural feel of the Parish owes much to the combination of: stone built villages; drystone walls that mark out a mosaic of fields, woodlands and coppices; and occasional hedgerows and hedgerow trees. In many areas, however, the cost of maintenance is such that boundary walls have fallen into disrepair. The remaining stone is being removed and replaced by hedging or wire fencing, markedly changing the landscape.



A relatively diverse flora can be found in fields and hedgerows, but in common with the rest of the country, there has been significant habitat loss over the decades.

Other changes stem from the reduction in the number of (mainly family owned) farms as a result of changes in agriculture, subsidies and market fluctuations. Liveries and horse-grazing are increasing, particularly around the main settlements. In the future the increase in demand for cheap food, coupled with technology advances and regulatory responses to climate change will put pressure on the land and on biodiversity. Climate change itself may have a direct impact on the landscape (drying out of the soils could lead to a retreat of beech woodlands,

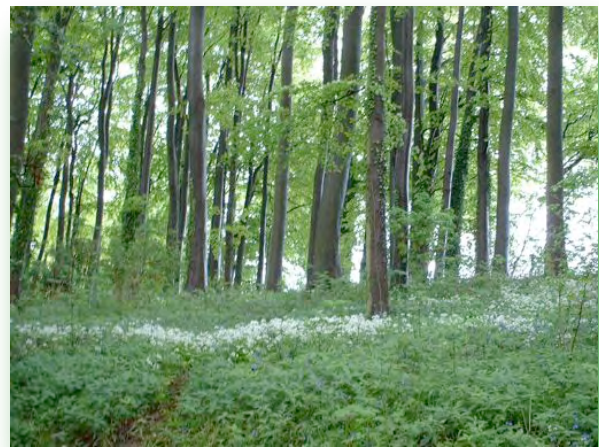
for example). Both landowners and statutory agencies need to plan how best to accommodate these changes.

Wildlife

The Parish is rich with flora and fauna because of the abundance of ancient woodland, moist humid valleys, unimproved limestone grasslands, lime rich soils and old ivy-covered dry stone walls. Within the Parish there are three (SSSI) nature reserves and around 30 key wildlife sites (Appendix D) dominated by woodland and limestone grassland.

The changes in farming practice over the years have taken their toll on much of our wildlife, and none more so than our birds. The conversion of old barns, the removal of hedgerows, the use of herbicides and pesticides in our fields and the increase in traffic on our roads have all contributed to the decline, as have the neglect of dry stone walls. Nevertheless, an increasing number of farmers are now turning towards more environmentally friendly farming practices.

The Parish still supports a high quality of bio-diversity, including great crested newts, brown hares, white-clawed crayfish, dormice, rare lichen, exceptional examples of Cotswold limestone flora, and good examples of ancient woodland. Deer are prevalent throughout the Parish, the most commonly seen being the fallow deer, but there is also a healthy population of roe deer and the tiny muntjac deer numbers are increasing. There is a healthy population of badgers, with many very large setts. Some are known to have been inhabited for over a hundred years. The woodlands and grasslands of the Parish are home to an abundance of nationally rare flowers, herbs, grasses and fungi. There are many species of orchid found in the Parish, and it is home to two nationally rare butterflies as well as many interesting and unusual species.



Woodland flowers bring a flush of colour in the spring and early summer.

The Parish has little street lighting, so that the increasing use of external lighting on houses and industrial units has a disproportionate impact on the night-time tranquility of the Parish, on local views, and indeed on wildlife (studies have shown for example that light pollution can affect breeding patterns and behaviour of birds, bats and insects).

Ancient Monuments

The Parish has a long history of settlement although the number of scheduled ancient monuments is small (Appendix C). However, most, if not all are little known, inaccessible and with little easily available information for the public. There are no regionally important geological and geomorphological sites within the Parish.

Open Spaces and Access

The Parish has an extensive network of public rights of way: there are some 169 paths and bridleways (52 miles). Gloucestershire County Council assesses that 75% of the total Public Rights of Way network is of national standard. There are opportunities to replace many of the current stiles and gates to accommodate users with different needs, such as young families with pushchairs or people with walking aids. The provision of such “countryside furniture” is also an opportunity to put in some high quality design and add to, not detract from, the environment. Together with outdoor play areas within each of the three main settlements, and relatively unrestricted access to numerous woodlands/nature reserves within the Parish, there is good provision of open spaces.



A typical view of the countryside within the parish.



Looking down the Toadsmoor valley from Bisley



The view across Toadsmoor from Eastcombe.



The view towards Edgeworth from Bisley

Landscape - Local View:

Bisley Village -

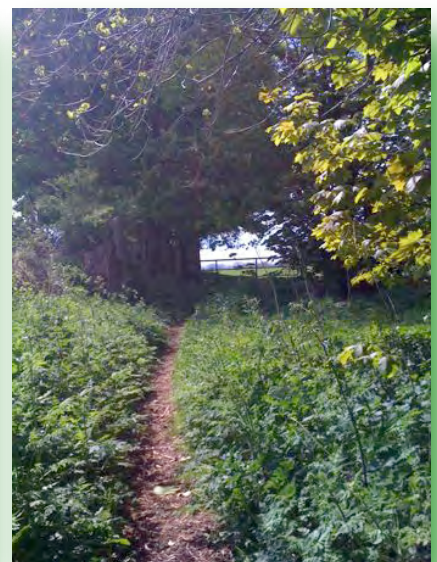
- *A piece of land accessible to the west side of the village should be sought, to provide free recreation space for young people.*

Landscape and Wildlife Guidelines

- L1 The Parish lies wholly within the Cotswolds AONB and has two distinctive landscape character areas (High Wolds – Bisley Plateau, and the Toadsmoor and Frome Valleys). Essential elements of the landscape should be both conserved, and enhanced through sensitive management. Specifically:
- All new development, including where permission is granted outside of existing settlement boundaries, should be designed to conserve and enhance the character and appearance of the landscape, and this character should influence the layout and form of any such development.
 - The open landscape with wide vistas should be maintained.
 - Land owners and managers should conserve and enhance existing woodlands, limestone grassland, hedgerows and drystone walls which are a particular feature within the Parish, and manage such features to develop wildlife corridors.
- L2 Land owners and managers should recognize and promote measures in landscape management and practices to adapt to changes in landscape character and appearance brought about by climate change.
- L3 Tranquility and dark night skies are a characteristic of the Parish and should be maintained through measures to minimize light pollution both within settlements and open countryside, removing or switching off existing lighting where appropriate (taking account of safety and crime prevention) and resisting further street lighting.
- L4 The availability of allotments should be protected, and the existing allotments and recreation grounds should be developed, through appropriate management, as buffer zones for wildlife whilst fulfilling their primary purpose.
- L5 Wildlife should be protected, and managed where necessary, and biodiversity encouraged through the development of a strategic network of wildlife areas and corridors, including open common land and woodland.
- L6 Highway verges should be managed appropriately to maximize wildlife wherever possible.
- L7 If the Cotswold Canal is restored to full navigation the existing high wildlife and landscape value should be maintained, together with the tranquil quality of the wider canal corridor. No new building or infrastructure would be supported within the section of Canal which passes through the Parish, with the possible exception of some very limited expansion of facilities at Daneway. Associated design, e.g. signage, bridge restoration etc should be of the highest quality, in keeping with both the canal and the landscape character through which it passes.
- L8 The preservation and protection of archaeological sites and historic structures should be encouraged. Access, interpretation and educational use of such sites should be encouraged where appropriate to the site's accessibility and sensitivity.



- L9 The public rights of way network should be safeguarded and properly maintained. Where appropriate, permissive routes should be developed and new public rights of way dedicated so as to provide a usable network of linked routes.
- L10 Existing outdoor play areas and formal sports facilities should be protected, and their appearance improved through appropriate choice of materials, eg new play equipment, landscaping and management. Where any new development takes place, additional open space should be provided and footpaths, which are a feature of the main settlements, should be designed into the development.
- L11 Local community waste and recycling initiatives, such as the Bisley community composting scheme, should be encouraged and appropriate land should be identified to support these projects.
- L12 Proposals to use local stone on a small scale for local building use should be considered as part of encouraging sustainable development, and such sites should receive appropriate treatment to maximize wildlife and landscape benefits.



A great many footpaths and bridleways make up a network of Public Rights of Way throughout the Parish and the surrounding countryside.

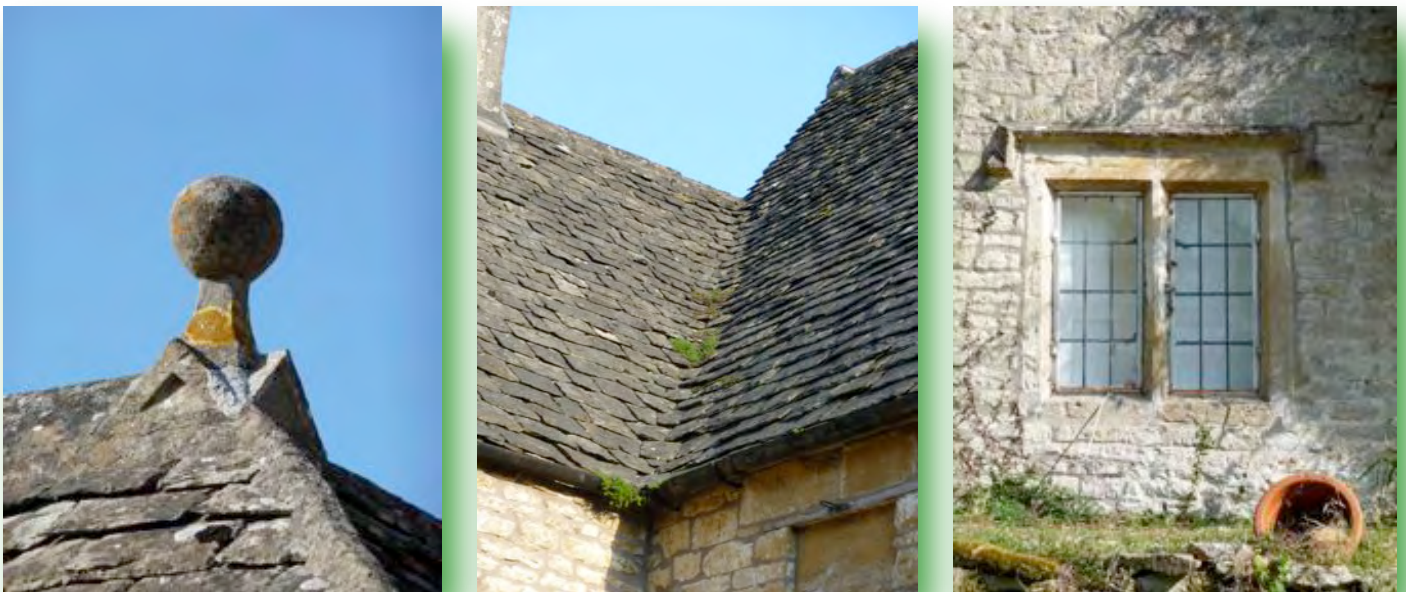
5. BUILDINGS

General Overview

The villages contain some buildings with special historical and architectural features that form a valuable record of centuries of human occupation in upland rural Gloucestershire, typical of the reputation for which Cotswold villages are known the world over. The richness and variety of the Parish's architectural inheritance are reflected in its 198 listed buildings of which 4 are Grade I and 21 Grade II. The listings include houses, churches and buildings which are part of the Parish's history, such as the Bisley lock-up (Grade II). There are two conservation areas in the Parish; at Eastcombe and Bisley (see Appendix A). Bisley has been given the additional protection of an Article 4 Direction which has introduced tighter planning controls. Changes such as UPVC windows, prominent satellite dishes and inappropriate wood stains are not permitted. The recently published PPS5 – Planning for the historic environment refers now to heritage assets which is defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are valued components of the historic environment. They include designated heritage assets (such as listed buildings) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing). You should contact the Conservation Team within Development Control at Stroud District Council regarding any potential heritage asset matters.

The Cotswold stone houses with their mullions and stone tiled roofs were not always so valued. They were often considered dark and damp, and many people preferred modern bungalows. However a number of derelict farmhouses and cottages were rescued and repaired in the Arts and Crafts tradition between 1893 and 1940. Using the skills of local craftsmen many houses and cottages were sensitively restored. Among them were some of the Parish's most beautiful houses. Now the Cotswold cottage has become very desirable, a symbol of the rural dream.

It is important to recognise that new buildings can add interest and variety. Imaginative and original design can extend and renew the distinctive character and traditions of the villages' built environment.



Many older buildings show features of vernacular design, such as rooftop finials, swept valleys and mullioned windows with drip-stone lintels.

General Relationships

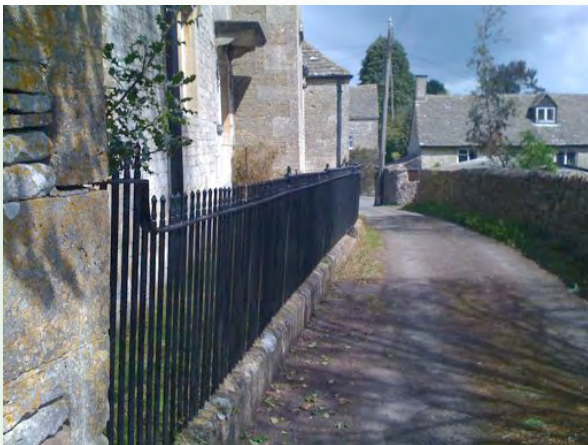
Buildings in the villages and hamlets have responded uniquely and individually to the varying ground height. The undulating land makes the roofscape and skyline a particularly distinctive part of each village's character, and care should be taken to ensure that building elevations remain in proportion with surrounding buildings. New or changed roofs should match the character of the existing roofscape.

New buildings or extensions should be in harmony with surrounding buildings, and should not clash visually with them. They should also follow the existing building lines, and extensions' scale and character should be in keeping with the existing building.

Site boundaries play an important role in settling a new building into an existing street scene: stone walls, railings, and beech hedges are traditional for the villages.

Any large buildings such as new barns or workshops should be designed to be as inconspicuous as possible:

- low profile
- shallow pitched roofs
- finished or clad in dark, subdued colours, typically grey, dark green or brown
- located in hollows or positions to fit in with the landscape



Iron railings and dry stone walls are traditional boundary features.



New extensions fit best when smaller and 'subservient' to the original building.

Bisley Village

Within the heart of the village Cotswold stone cottages are the main feature, and there is a small handful of "manor-type" houses most if not all of which are Listed. The approach roads to the village are flanked by less traditional houses built as the population increased in the second half of the 20th century. Most recently, the Stroud side of the village has seen two developments of modern buildings ranging in size from 2 to 5 bedrooms. Slightly further afield in each direction farm dwellings and outbuildings are dotted around.

The character of the Bisley Conservation Area changes quite clearly from its tightly knit central core to a more open texture as it extends out in all directions. The variation in size, scale, density and distribution of the buildings in Bisley reflects the social history of the area as well as the status of those who historically lived and worked there. The abundance of relatively unaltered 16th, 17th and 18th century buildings is a clear indicator of both the local affluence at the time of construction and the subsequent poverty during the early 19th century. The village is arranged very much in response to the immediate topography. The varying

ground heights result in some particularly striking views into, out of and across the area, accentuating a range of significant built and natural features.

The buildings present a uniform image of time-weathered natural Cotswold stone walls, where lime mortar has weathered consistently with the stone. The natural stone slate roofs weather to a slightly darker colour than the walls. Other architectural features that dominate include the stone mullioned windows, steeply pitched gabled roofs, small rooflights, and prominent ashlar chimneys with simple cap mouldings. These are combined with a number of very individual features, such as the wells, the village lock up and the mounting steps which help to give the village a character all of its own.

Eastcombe Village

Eastcombe has its roots in a settlement of handloom weavers in the 17th century onwards. Many of the houses in the main part of the village are of traditional Cotswold stone construction. The largest, most significant building is the Baptist Chapel, built at the end of the 18th century. There are no manor type houses. The village is built at the top of the coombe on the east side of the Toadsmoor valley and on its lower side it has a very definite visual boundary, which is the Fullers Earth fault line. There are a few new houses built in the old part of the village from the 1960s, but otherwise all the new development has been on the top edge of the village, bounded by the main road to Bisley. The conservation area includes most of the old buildings, but excludes nearly all post war development. The centre of the village is the village green, next to the chapel, the village pub - the Lamb Inn - and the village shop and post office. The view from the centre of the village is of woods and farmland across the Toadsmoor Valley to Ferris Court and Lypiatt Park mansion.



The village green at Eastcombe with the Lamb Inn in the background

Oakridge Village

The village of Oakridge has developed over many centuries on the poor land adjacent to former commons. Today it exhibits a number of key characteristics that make it distinctive from the other two main villages within the Parish, notably:

- It is still largely dominated by former weavers' and agricultural workers' stone cottages built of local limestone rubble, now largely renovated and substantially extended.
- The bulk of the village sits below the skyline, and the properties often shelter into the hillside.
- There is now no single style of building, and it is best described as a 'higgledy-piggledy' mix of building types and sizes.
- Previously small dwellings in large, drystone walled plots have mostly now been extended, with infilling leading to a denser mix.
- Some good examples of Cotswold stone tile roofs remain, but the village has a real mix of stone, slate and man-made materials now.
- There is no self-evident centre or core of the village.
- There remains a network of interconnecting, drystone walled pedestrian paths in the village that carry specific, and often unusual names.



The villages within the parish are characterised by the numerous footpaths that cut through the network of roads and lanes.

- Throughout the village there is a small number of artefacts and features of detail, which add to the overall character of the village, such as the old wells, stone troughs and the War Memorial.

The village is surrounded by smaller outlying hamlets such as Waterlane and Tunley, and some larger notable houses such as Iles Green, but these too show a mix of development over the centuries.



Waterlane



One of many large former estate houses within the parish

Buildings - Local Views:

Whole Parish -

- *Affordable homes should be a priority in all new housing developments.*
- *Some existing small dwellings should be kept to provide both an affordable and suitable (whole life) mix of housing for the community, particularly for the elderly.*
- *Buildings should use lime mortar, lime render and lime wash or stone as appropriate.*
- *Tiles should preferably be in natural slate or stone.*
- *Replacement windows in timber are preferred.*
- *Sympathetic use of local materials and sustainable sourcing should be encouraged.*
- *Property owners should be encouraged to maintain their dry stone walls.*
- *Details of a genuine and intrinsic part of the building structure add to the overall character of the village.*

Bisley Village -

- *Provision for young people should continue to be pursued. This will include support of the Pavilion development that will create indoor facilities for youth activities.*

Oakridge Village -

- *Trees of significant value to the village setting should be safeguarded whilst balancing the need for adequate light, maintenance and safety.*

Buildings - Guidelines:

Whole Parish -

- B1 New development, including extensions, garages and adaptations to existing properties, should respect the traditional and vernacular in terms of proportion, scale, height, materials, and landscape patterns.

B2 New extensions should be in proportion and scale to the original building, and surrounding buildings, so that there is no adverse impact on local character or loss of variety of house sizes in a rural area.

B3 Proposals for high quality contemporary architecture would be supported. Imaginative and original design can extend and renew distinctive character and traditions of the villages' built environment.

B4 Energy efficient installations including renewables should be supported in/on all existing and older buildings (included listed properties) so long as they are in proportion and scale to the building.



B5 New developments will be expected to integrate high energy efficiency standards and renewables which contribute to the character and appearance of the area, to minimise energy use.

B6 Planning applications should retain existing curtilage boundary drystone walls and iron railings.

Bisley Village -

B7 The Bisley Conservation Area Policy Document should be applied to properties within the Conservation Area boundary within Bisley village.

Eastcombe Village -

B8 The Bisley Conservation Area Policy Document (Local Plan Policies B3 to B13, and Policy and Design Guidance P1 to P13) should be applied to properties in the Conservation Area boundary within Eastcombe village, with the following exceptions:

- P2 shall not apply, as it addresses a particular traffic problem in Bisley village.
- Proposals affecting "Neutral Zones" do not apply, as such areas are not encountered in the Eastcombe Conservation Area.



Eastcombe



views across the rooftops - Bisley

6. HIGHWAYS

The Parish reflects the radical changes that have occurred in village life and rural communities all over England. The population has altered significantly, with people moving into the villages not for employment reasons or even family reasons, but because the area is attractive, and for “village life”. There has been a large increase in traffic, as the majority of residents are not employed locally and they commute for work and formalized leisure and are dependent on a car (or two or three cars). In addition, the large new development of the Manor Farm estate at Bussage has brought a very significant increase in the volume of traffic.

The condition of some roads continues to deteriorate to unacceptable levels. The County Council only has a limited highways maintenance budget, and the quality of pothole repairs has been poor and needs to be improved. There are a large number of road signs, and these increase the visual impact of the roads on the landscape.



Bisley Village:

The village has become a prime route for commuter traffic from Bussage, and speed is a key issue through both the 20mph and 30mph limit areas. The village is also the subject of inappropriate short cuts by large Heavy Goods Vehicles, which can cause damage to properties particularly in George Street, High Street and Mount Pleasant. For pedestrians both these issues create safety hazards, particularly in Stroud Road and Cheltenham Road which do not have pavements. Also, children accessing the playing area in Van der Breen Street are at risk when crossing the busy Cheltenham Road.

Eastcombe Village:

The main road from the A419 to Bisley is effectively the boundary on one side of Eastcombe village. This road is used as a commuter route from Bussage, Chalford and Minchinhampton to Gloucester and Cheltenham via Birdlip and as such is very busy in the morning and late afternoon. There is a double bend which restricts visibility near to Thomas Keble School, and the success and growth of the school has resulted in a large increase in parking along the road, further restricting visibility, particularly in the approach to the crossroads by the village allotments. There is a 30mph speed limit on this road round the village and past the school, but a 20mph limit would be more appropriate, especially from the junction with Bracelands and past the school to the allotments.

Traffic through Eastcombe village itself during the day, along Dr Crouch's Road past Eastcombe Primary School and up to the shop around the village green, has increased

significantly in recent years. Again, parking around the green and by the shop restricts visibility at the junction with Fidges Lane. A 30 mph speed limit applies, but a 20mph limit would be more appropriate especially along Dr Crouch's Road and past the Primary School. Lorries, often inappropriately large for the village roads in this area, making deliveries to the shop and the pub cause frequent damage to the road verges and village green.

Oakridge Village:

The highways are all dry stone walled minor lanes which are often steep in places. Grass verges form a key feature of the lanes.



Highways - Local Views

- *The amount of road signage should be reduced to an acceptable/effective level.*
- *The use of shared transport should be promoted and encouraged wherever it is practical to do so.*
- *There should be liaison with transport providers (bus services) regarding timing and linking of services to encourage greater use of public transport, thereby consolidating the viability of the service.*
- *Lower speed limits should be promoted on all roads in the Parish, and 20mph limits through settlement areas and by schools.*
- *Support should be given to the County Council (Highways) work to impose weight restrictions on roads throughout the Parish (except for access purposes).*

Bisley Village -

- *Speed limits should be monitored and enforced through use of Police checks and also community usage of speed check equipment both static and hand-held.*
- *Pavements should be provided down the Cheltenham Road from its junction with Windyridge to the junction of Van der Breen Street. This will help pedestrians using the village shop and other amenities (churches, public houses) and youngsters accessing the play area at the King George V Playing Field.*

Highways - Guidelines

- H1 A transport assessment or the Design and Access Statement for relevant new proposed developments should take into account the effect of additional car ownership upon the highway capacity within the Parish.

7. ECONOMY

The villages have been shaped by the economic drivers of agriculture and the woollen industry, with buildings constructed from local materials and money created from wool and the associated trades of dyeing and weaving, which lasted until well into the 20th century. Today the economic drivers are agriculture and commuter based work.

Currently there is a diverse range of local businesses, some supplying local needs and others more wide ranging. The largest employers in the Parish are Graduate Gardeners, Aberlink, Gardiners and Holbrook Garage/Green Shop. All these businesses originated locally, and are staffed mainly by local people. There are many small businesses employing local people: builders, shops, pubs and many workshops in the villages and in converted farm buildings. The majority of the workforce, however, commutes to the nearby towns with only 15% working within the Parish.

For the Parish to be sustainable and the residents to enjoy a good future, the local economy should be promoted and supported.

The Cotswold Conservation Board has produced guidance on renewable energy issues for the Cotswolds. There is guidance for small scale wind power, micro-hydropower, solar water heating, dry biomass (including wood fuel), heat pumps and solar photovoltaic electricity generation in an Area of Outstanding Natural Beauty.



Economy Guidelines

- E1 New employment sites that provide local employment opportunities in the Parish - within the recognised settlements will be supported where appropriate opportunities exist. New employment sites for small scale, low impact enterprises which provide local employment opportunities adjacent to the recognised settlements will be supported where appropriate opportunities exist in business sectors that can thrive in the rural environment. Transport links, noise and preserving the visual amenity of the Cotswold AONB will be important considerations requiring careful analysis when reviewing any proposals.
- E2 Proposals for small employment units outside the settlement boundaries should be supported (particularly the reuse of redundant farm buildings) where appropriate transport links exist. Any employment units should be visually compatible with surrounding buildings and landscape.
- E3 Renewable energy employment opportunities should be supported in forestry, linking woodland management and wood fuel production. The type and scale of any developments should not be detrimental to the landscape character or any wildlife interests.
- E4 Improvement to telecommunication links would be supported where there is no adverse impact on landscape or amenity.



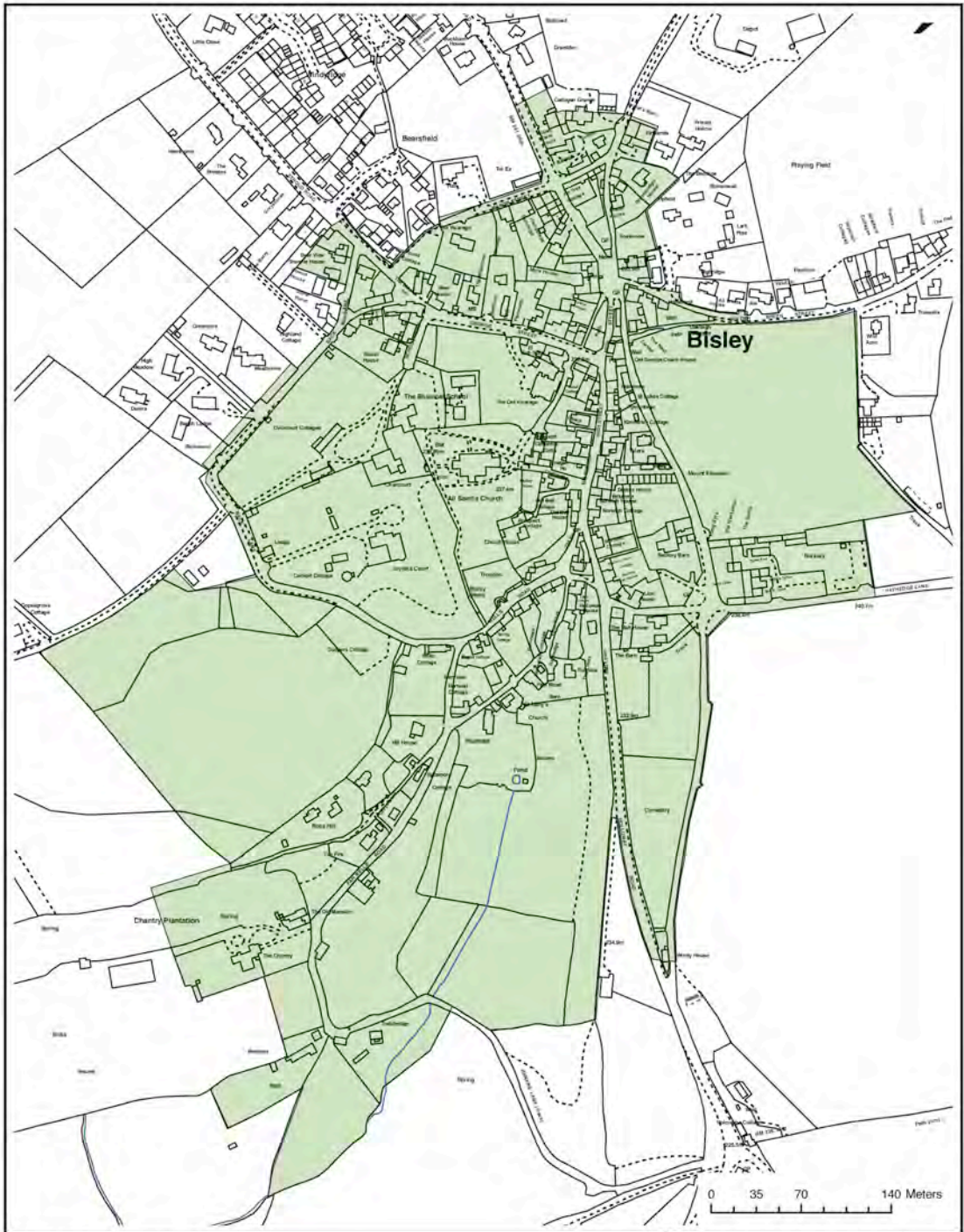
E5 Rural businesses (including tourism) will support the viability and vitality of rural communities. Any development (and associated promotion of that use or activity) will need to take account of the built and/or natural environment character within the sensitive Cotswolds Area of Outstanding Natural Beauty.



8. ACKNOWLEDGEMENTS

- Grant provided by Stroud District Council.
- The Village Design Steering Group would like to thank:
 - The Residents who took the time to attend Public Meetings and who returned comments on the consultation documents.
 - Gloucestershire Wildlife Trust for assistance at the Public Consultation Meetings.
 - Stroud District Council for guidance with the process of producing the report.
- The format of this document was based on the Cottenham Village Design Statement (South Cambridgeshire).
- The following documents were used as sources of information:
 - Bisley-With-Lypiatt Parish Appraisal 1998 – 2000
 - Conservation Area Statement – Bisley, Stroud District Council, Draft January 2007
 - The Cotswold Design Code, Cotswold District Council March 2000
 - Council for the Protection of Rural England Tranquility Policy

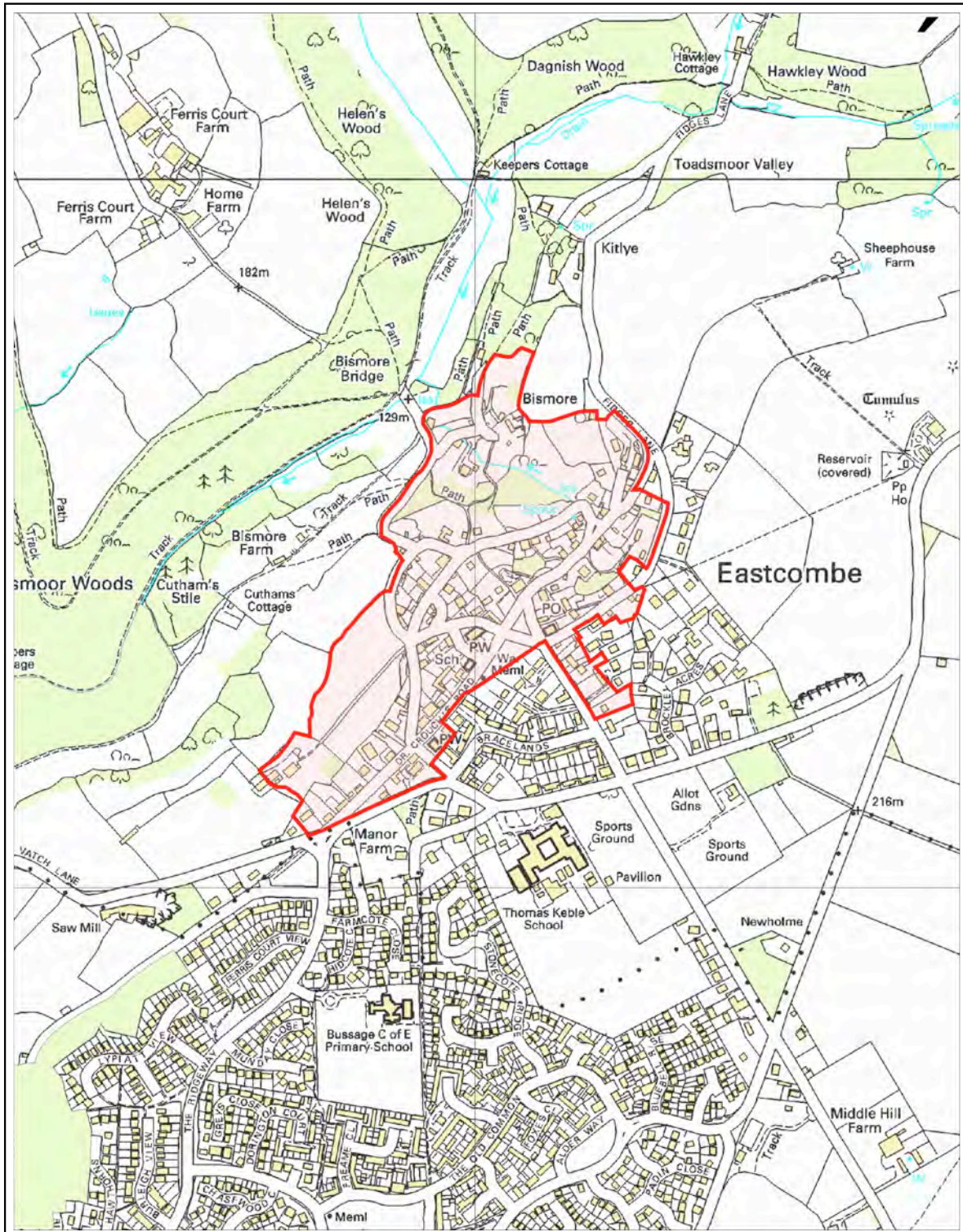
APPENDIX A: Designated Conservation Areas
 (Details from the Stroud District Local Plan)

A1. Bisley Conservation Area (Designated November 1975)



BISLEY STUDY AREA		MAP 1: STUDY AREA SHOWING CONSERVATION AREA BOUNDARY	
 <p>STROUD DISTRICT COUNCIL www.stroud.gov.uk</p>	Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office (c) Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.		<p>Key</p> <p> Conservation Area</p>
	This Map has been produced for Council purposes only. No further copies may be made. Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB. www.Stroud.gov.uk 100019682		

A2. Eastcombe Conservation Area (Designated January 1991)



Eastcombe with Conservation Area shown



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office (c) Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This Map has been produced for Council purposes only. No further copies may be made. Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB. www.Stroud.gov.uk 100019682

21/05/2010

APPENDIX B: Parks and Gardens Of Special Historic Interest
(Details from the Stroud District Local Plan)

Parish	Park or Garden	Grid Ref	Grade	EH Ref
Bisley-with-Lypiatt	Lypiatt Park	SO 890060	II*	1764

**APPENDIX C: List Of Monuments Scheduled Under The
Archaeological Areas Act**

(Details from the Stroud District Local Plan)

Parish	EH No	Monument Title	Grid Ref
Bisley-with-Lypiatt	32360	Bowl Barrow known as Money Tump	SO 9030 0478
Bisley-with-Lypiatt	32359	Eastcombe Bowl Barrows, 230m and 335m W of Nash End Farm	SO 8960 0470 SO 8970 0480
Bisley-with-Lypiatt	261	Lillyhorn Roman Villa, Bournes Green	SO 9130 0440
Bisley-with-Lypiatt	338	Lypiatt Cross	SO 8920 0660
Bisley-with-Lypiatt	31921	Poor Soul's Light at All Saints Church	SO 9034 0591
Bisley-with-Lypiatt	32361	Bowl Barrow, 530m SE of Nash End Farm	SO 9044 0454

APPENDIX D: Sites Of Nature Conservation Interest

(Details from the Stroud District Local Plan)

SSSI Sites of Special Scientific Interest designated by English Nature under the Wildlife and Countryside Act, 1981 as nationally important wildlife habitats and geological features.

KWS Key Wildlife Sites designated by the Gloucestershire Wildlife Trust as being of county-wide importance.

	Site (File Ref)	Grid Ref	Parish	Description	Designation
13	Abbey Wood and Proud Grove (SO80/013)	SO875062	Bisley-with-Lypiatt	Ancient Woodland	KWS
14	Baker's Mill Pond (SO90/015)	SO917029	Bisley-with-Lypiatt	Lakes and Reservoirs	KWS
15	Calves Mead Covert (SO90/043)	SO930078	Bisley-with-Lypiatt	Ancient Woodland	KWS
16	Daneway Banks (1001427)	SO938036	Bisley-with-Lypiatt	Limestone Grassland	SSSI
17	Frith Cottages Wood (SO90/027)	SO926044	Bisley-with-Lypiatt	Ancient Woodland	KWS
18	Frith Wood (SO90/028)	SO929051	Bisley-with-Lypiatt	Ancient Woodland	KWS
19	Hawkley Wood (SO80/039)	SO895052	Bisley-with-Lypiatt	Ancient Woodland	KWS
20	Highmeads and Dagnish Wood (SO80/036)	SO889055	Bisley-with-Lypiatt	Ancient Woodland	KWS
21	High Wood (SO90/022)	SO903082	Bisley-with-Lypiatt	Ancient Woodland	KWS
22	Hill House Wood (SO90/019)	SO933037	Bisley-with-Lypiatt	Ancient Woodland	KWS
23	Keensgrove Wood and catswood (SO80/038)	SO887077	Bisley-with-Lypiatt	Ancient Woodland	KWS
24	Litteridge Wood (SO90/026)	SO927041	Bisley-with-Lypiatt	Ancient Woodland	KWS
25	Lower Daneway Grassland (SO90/041)	SO954044	Bisley-with-Lypiatt	Limestone Grassland	KWS
26	Nashend Wood (SO80/040)	SO896050	Bisley-with-Lypiatt	Ancient Woodland	KWS
27	Oakridge Recreation Ground (SO90/052)	SO945076	Bisley-with-Lypiatt	Limestone Grassland	KWS

28	Strawberry Bank (1001737)	SO910032	Bisley-with-Lypiatt	Limestone Grassland	SSSI
29	Penny Grove and Peytons Grove (SO90/020)	SO933035	Bisley-with-Lypiatt	Ancient Woodland	KWS
30	Siccaridge Wood (SO90/012)	SO933033	Bisley-with-Lypiatt	Ancient Woodland (GWT Reserve)	KWS
31	Tanners Wood (SO90/025)	SO924031	Bisley-with-Lypiatt	Ancient Woodland	KWS
32	Toadsmoor Wood (SO80/044)	SO883045	Bisley-with-Lypiatt	Ancient Woodland	KWS
33	Tunley Farm Wood (SO90/032)	SO934045	Bisley-with-Lypiatt	Ancient Woodland	KWS
34	Snows Farm (SO80/011)	SO888081	Bisley-with-Lypiatt	Semi Natural Grassland with Specific Plant Interest	KWS
35	Toadsmoor Valley Slopes (SO80/070)	SO884042	Bisley-with-Lypiatt	Semi Natural Grassland	KWS
36	Sapperton Valley (SO90/008)	SO935032	Bisley-with-Lypiatt	Marsh, Bog, Swamp, Mire and Tall Herb Fern (GWT Reserve)	KWS
37	Frampton and Sapperton Commons (SO90/013)	SO935030	Bisley-with-Lypiatt	Ancient Woodlands	KWS
38	Limbricks Farm Wood (SO90/029)	SO929051	Bisley-with-Lypiatt	Ancient Woodlands	KWS
39	Madams Grove (SO90/030)	SO929055	Bisley-with-Lypiatt	Ancient Woodlands	KWS
40	Fox Wood (SO90/031)	SO931072	Bisley-with-Lypiatt	Ancient Woodlands	KWS
41	Ford Wood (SO90/042)	SO954044	Bisley-with-Lypiatt	Ancient Woodland	KWS
42	Ile's Green Meadow (SO90/051)	SO923036	Bisley-with-Lypiatt	Semi Natural Grassland	KWS
43	Tunley Farm Bank (SO90/054)	SO937047	Bisley-with-Lypiatt	Semi Natural Grassland	KWS
44	Juniper Hill (1001694)	SO928058	Bisley-with-Lypiatt	Limestone Grassland	SSSI
45	Redding Wood and Steanbridge Wood (SO80/032)	SO881077	Bisley-with-Lypiatt	Ancient Woodland	KWS

APPENDIX E: Protected Outdoor Play Spaces
(Details from the Stroud District Local Plan)

Grid Ref	Parish	Site name	Site Area (ha)
SO 906061	Bisley-with-Lypiatt	King George V Playing Field + Play Area	2.10
SO 892040	Bisley-with-Lypiatt	Eastcombe Pleasure Ground	3.00
SO 918037	Bisley-with-Lypiatt	Oakridge Recreation Ground	2.30
SO 891038	Bisley-with-Lypiatt	Thomas Keble School	4.10
SO 922046	Bisley-with-Lypiatt	Waterlane Play Area	0.21

APPENDIX F: Allotments

Bisley:

The Chestergate Allotments site is a 4.5 acre field leased to the Parish Council from the Charities of the Ancient Parish of Bisley mainly for the purposes of allotments. It is a roughly triangular field lying to the north of the village (Grid Ref. SO902065). Until the late 1960's the whole field was allotments. Many allotment holders then kept small livestock such as chickens, rabbits and pigs. Older residents recall this time. In the 1980's and 1990's allotment holdings declined dramatically. The field became virtually empty so was part-leased to a local farmer.

In 2003 the Parish Council initiated an Allotment Revitalisation Scheme. A group of volunteers spent two weekends clearing the allotments of old metal and rubbish. A grant awarded from the District Council facilitated hire of skips, ploughing and dividing the originally huge allotment to more manageable family size plots. Allotment usage has increased so much that there are now 32 holders and 40 allotments in use. There is a well-attended annual Allotment Holder's meeting that suggests ideas and improvements. A Children's Allotment will start in 2010.

To encourage the revitalisation programme and in response to ideas from the allotment holders a community composting scheme was initiated in 2004/5 with grants from Stroud District Council, Gloucestershire County Council and Awards for All Big Lottery. This is the first community composting scheme in Stroud District and is regarded as an exemplar scheme with its founders giving voluntary talks and demonstrations around the County. The scheme has 110 Members and is self sustaining from landfill tax waste credits. This scheme was the main reason Bisley won the Environmental Village of the Year Calor Gas Award 2008.

The above award was a prize of £400. Bisley residents voted on a number of environmental initiatives on which to spend the money. The idea of a Community Orchard (an idea that had been around for some 10 years or so) got most votes. A community orchard workshop was held during Bisley's Zero Waste Week in January 2009. In February 2010 with additional money awarded from the O2 Fund the lively Bisley Community Orchard Group planted 18 indigenous apple and perry pear trees on the north end of the Chestergate Allotment Field.

In 2010 the Bisley Community Composting Scheme (BCCS) won the prestigious Queens Award for Voluntary Service.

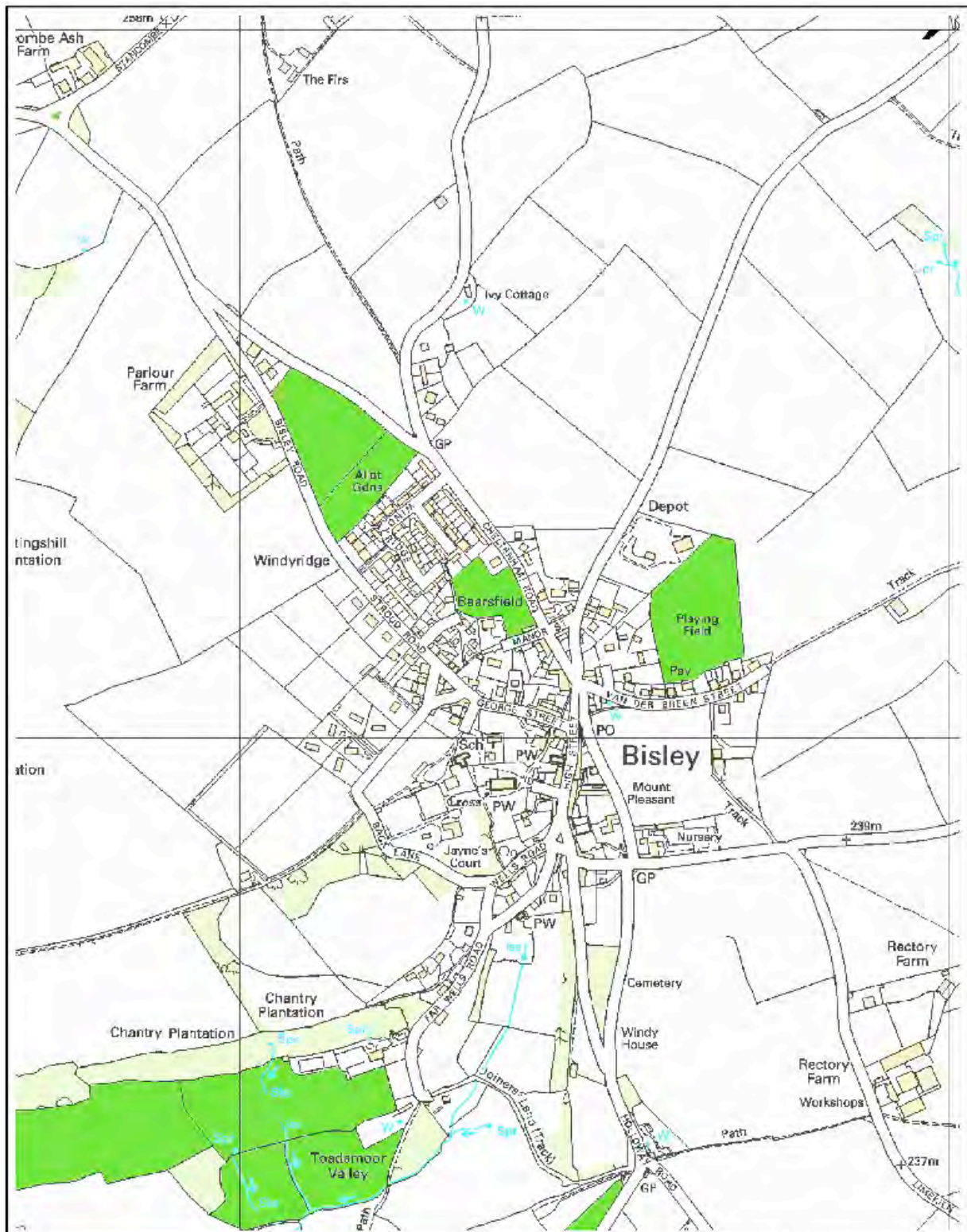
Eastcombe:

OS Reference: SO892040 - 1ha

Oakridge:

Oakridge: 51 degrees 43'53.3" N, 2 degrees 7'01.7" W
Far Oakridge: 51 degrees 43'56.2" N, 2 degrees 6'32.5" W
Waterlane: 51 degrees 44'29.4" N, 2 degrees 6'50.9" W

APPENDIX G: Village Green Spaces



Bisley - Green Spaces

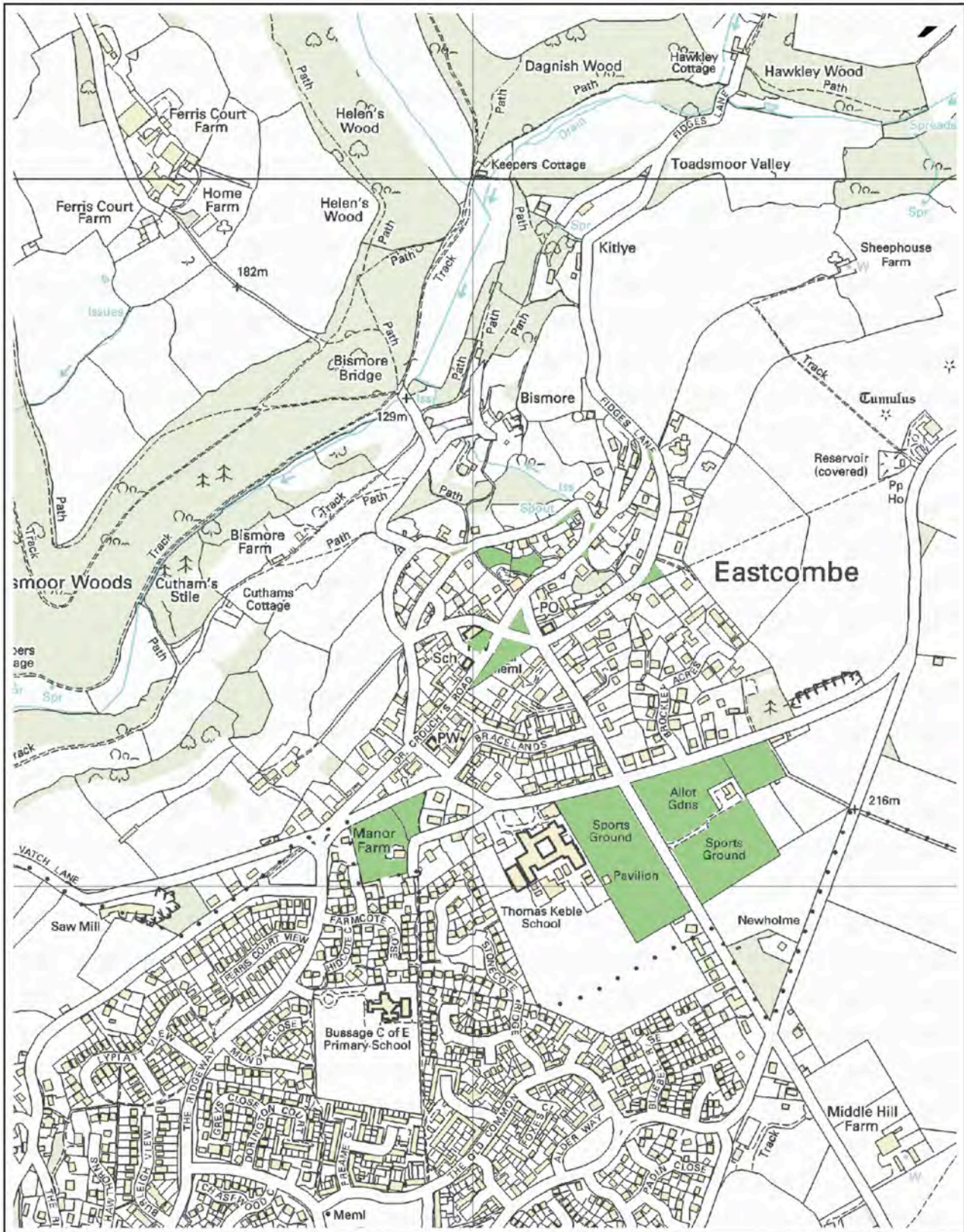


**STROUD
DISTRICT
COUNCIL**
www.stroud.gov.uk

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office (c) Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This Map has been produced for Council purposes only. No further copies may be made. Stroud District Council, Ebby Mill, Westward Road, Stroud, GL5 4UB. www.Stroud.gov.uk 100019832

21/05/2010



Eastcombe - Green Spaces

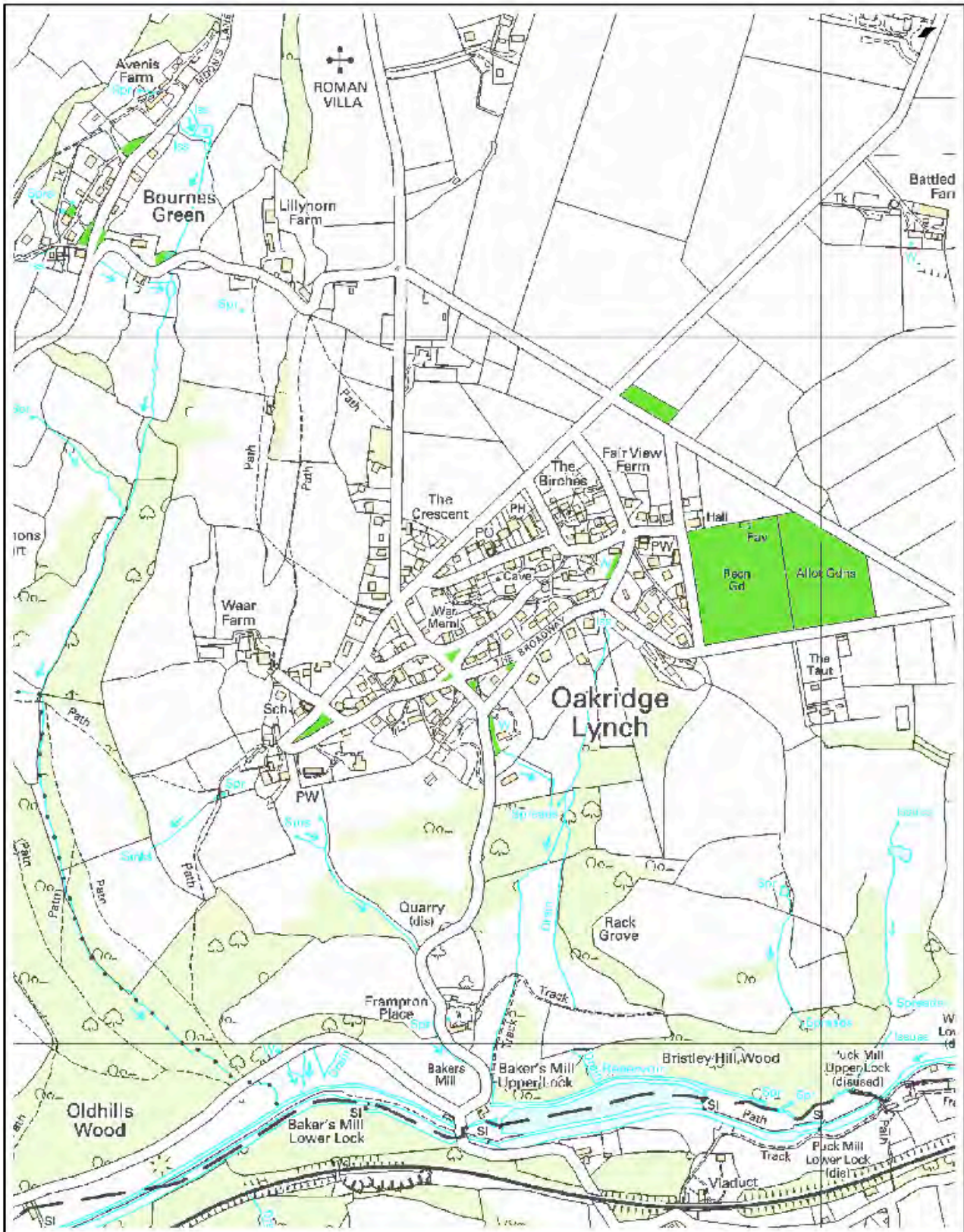


**STROUD
DISTRICT
COUNCIL**
www.stroud.gov.uk

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office (c) Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This Map has been produced for Council purposes only. No further copies may be made. Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB. www.Stroud.gov.uk 100019682

21/05/2010



Oakridge - Green Spaces



**STROUD
DISTRICT
COUNCIL**

www.stroud.gov.uk

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office (c) Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This Map has been produced for Council purposes only. No further copies may be made. Stroud District Council, Edley Mill, Westward Road, Stroud, GL5 4UB. www.Stroud.gov.uk 100019632

21/05/2010

APPENDIX H: Policy Context For The Guidelines

The policies quoted below are from the Adopted SDC Local Plan 2005, now the planning guidance is evolving into the Local development Framework (LDF). This document is informed by national Planning Policy Statements (PPS) and the Regional Spatial Strategy (RSS), from these a Local Framework specific to our area is being developed. The new structure will allow for a more flexible and adaptable approach to planning. Our guideline linkages and policy context will be reviewed and updated in line with policies adopted as part of the Stroud District Local Development Framework.

Guideline	National Planning Statements	Stroud District Local Plan saved policies	Other Planning Advice Documents
S1	PPS7	HN8, HN10, EM2, NE8 & BE16	
S2	PPS1, PPS5 & PPS7	HN8 & BE5	
S3		RL4	
S4	PPS1 & PPS7		
S5		NE10	
L1		NE5, NE8 & NE10	
L2	PPS1 & Companion Guide		
L3		GE2	CPRE Light Pollution & Tranquility http://www.cpre.org.uk/campaigns/landscape/light-pollution http://www.cpre.org.uk/campaigns/landscape/tranquillity/national-and-regional-tranquillity-maps
L4		RL9	
L5	PPS9	NE6, NE7 & NE8	Gloucestershire Nature Map http://www.gloucestershirebap.org.uk/projects/nature-map.php Natural England Green Infrastructure http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/green/infrastructure/default.aspx
L6	PPS9	NE5 & NE8	County Highways Biodiversity Plan http://gloucestershire.gov.uk/index.cfm?articleid=13190
L7	PPS7 & PPS9	RL8, NE5 & NE8	
L8	PPS5	BE8 to 12 inclusive	
L9	PPS7, PPG17 & Companion Guide		
L10	PPG17 & Companion Guide	RL1	Supplementary Planning Guidance http://www.stroud.gov.uk/info/plan_strat/outdoor_play_space_provision.pdf
L11	PPS1 & PPS10	Waste Local Plan Policies	
L12	PPS1		
B1	PPS1	HN16 & HN17	
B2	PPS1	HN8 & HN16	
B3	PPS1 & PPS7		
B4	PPS1, PPS5, PPS7 & PPS22		
B5	PPS1 & PPS22		Renewable Energy SPA http://www.stroud.gov.uk/info/plan_strat/renewable_energy.pdf

B6	PPS7		Cotswolds Management Plan http://www.cotswoldsaonb.org.uk/management_plan/
B7	PPS5	BE5, BE6 & BE7	SDC Conservation Area Statements http://www.stroud.gov.uk/docs/planning/conservation_area_appraisal.asp
B8	PPS5	BE5, BE6 & BE7	
H1	PPG13	TR1	
E1		BE16, EM6, EM7, EM8, NE8 & RL7	
E2		BE16, EM7 & EM8	
E3	PPS1 & PPS7		
E4	PPS7 & PPG8		
E5	PPS7 & PPG19	NE8, EM9 & EM10	Outdoor Advertisement Control http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicyguidance/ppg19/

