• “Shared access” roads for both pedestrians and vehicles in new development, to encourage children to play in street

4.4 Outlying Settlements of Monkham Thorns, New Mills, Chase Lane and Nind

4.4 a: Nind

Map of Nind showing Link to Kingswood via Hillesley Road and Baldwins Green, The Cemetery, Nind Nature Reserve and the Ash Path

I. **Related to the very local community**: A small rural hamlet which borders the parishes of Wotton-under-Edge and Alderley. A small residential settlement based immediately on either side of the narrow Nind Lane.

The settlement borders the Ozleworth Brook, a tributary of the Little Avon. Some of the properties have gardens down to the water.

There is a footpath which joins the hamlet to Kingswood via the Ash Path and in the other direction to a Gloucestershire Wildlife Trust Nature Reserve.

II. **Pattern and shape**: The residential properties are based on both sides of the single carriageway lane, as shown in the example below, and many border onto the Ozleworth Brook.
The majority of the residential properties are located around a small track leading off Nind Lane, as shown below.
Nind Lane links from Hillesley Road in Kingswood to Wortley Road, below Little Tor Hill in Wotton-under-Edge.

III. Nature of buildings and spaces:

There is a working farm, Nind Farm, on the lane and the views are to fields used for agriculture, mainly grazing pasture. The fields are bordered by hedgerows.
There is an industrial site owned by Wotton Tarpaving immediately next to Nind Lane, close to its crossing over Ozleworth Brook.

The views are out towards Wotton and Alderley and are of an open rural aspect backed by the Cotswold Escarpment.
Immediately on the junction of Nind Lane and Hillesley Road is a single residential property and smallholding, “Baldwins Green”.

Close to the junction on the opposite side of Hillesley Road, a public footpath leads towards Upper Barns Farm.

IV. Building Material: Render and reconstituted stone. A relatively high proportion of residential properties have solar panels fitted on their roofs, as shown below.
V. Distinctive Features:

The Ozleworth Brook and footpaths alongside.

- **Gloucestershire Wildlife Trust Nature Reserve** - Both the Nind Nature Reserve and the Ozleworth Brook (from the upstream boundary of the reserve down as far as Kingswood itself) form a Key Wildlife Site due to the water vole population which is legally protected.
- The Ash Path riverside walk
- Open public views
4.4 b: Monkham-Thorns, Charfield borders and New Mills

I. Related to the very local landscape:

The Monkham-Thorns settlement runs from the County boundary with South Gloucestershire to The New Mills roundabout and is located either side of the B4058.

New Mills is a small settlement of 4 houses and the head office of the international engineering company Renishaw. New Mills is on the parish border with Wotton-under-Edge as depicted by the blue line on the map.
II. Pattern and shape

A small residential settlement and a large, high-technology, industrial site.

A busy winding road linking Wotton with Charfield and the M5, connecting with traffic from Kingswood at a roundabout junction with Charfield Road.

Open green fields to the side of the road.

Extensive view of the Cotswold Escarpment, including Nibley Knoll and Wotton Hill.
The Roundhouse near the parish boundary in the foreground.

New Mills is based around a significant S-bend in the road. The residential settlement is on the right, when travelling towards Wotton, with the Renishaw business and industrial site on the left.

Bushford Bridge and the stream mark the parish boundary.

III. **Nature of buildings and spaces**

The New Mills building is a large red brick mill building set in extensive grounds with ponds.

The grounds have been landscaped with trees and planting and a line of Cedar/Spruce trees border the road. Currently under construction is a large factory building for Renishaw.
The residential properties include two semi-detached, rendered cottages set in their own ground. These properties have a substantial wooden railway sleeper fence to protect them from the vehicles on the road.

Alongside these cottages is a track leading to another property, set well off the road, and to the sewage treatment works. This forms a section of the footpath connecting to Wotton Road close to the centre of Kingswood.

There is a large detached property, Bushford Bridge Cottage, which is largely hidden from view by a high fence and conifer screen.

A large roundabout marks the entry road to Renishaw. This is quite urban in its design and has 11 street lamps. The lights are on continually from dusk until dawn giving rise to light pollution.

There is a line of telegraph poles from New Mills crossing the fields to Kingswood.

There is no pavement along the frontage of the Renishaw site, although a public footpath protected from the road by a metal-railing fence runs alongside the road on the grassed area maintained by Renishaw.
The Monkham Thorns settlement is a mixture of agricultural, residential, commercial and workshops.

It is rural with a mixture of employment areas and is dominated by the B4058 which is a main commuting route to and from the M5 and leads to Wotton-under-Edge and the village of Kingswood. Traffic on this road has a significant impact on the area.

Monkham Thorns is predominantly agricultural in character and is a mixture of residential and commercial.

The residential settlement is very small consisting of six properties: Grange Farm, Watsome Farm, Lower Barns Farm, Rose Cottage, and two cottages at Monkham Thorns Lane.

The Commercial settlement: Factory Building Renishaw, Offices and Workshops at Watsome Farm.

The facades of the new commercial buildings at Watsome Farm are green metal cladding. The Renishaw factory building is surfaced by grey cladding.
Monkham Thorns is affected visually by developments such as the new factory building at Renishaw’s New Mills site within the parish, and the floodlit Wotton Community Sports Foundation’s sports facilities adjacent to Katharine Lady Berkeley’s School (in the parish of Wotton-under-Edge).

The community is a mix of agricultural and residential.

As Monkham Thorns is on the parish border and is much closer to the centre of Charfield Village than Kingswood Village it has a paved footpath leading into Charfield but none through to Kingswood. Although this potentially could result in the community’s having a greater relationship with Charfield Parish than Kingswood, this was not reflected in consultation responses.

IV. Building Material

Residential - render and stone
Georgian windows
Red brick mill
Prefabricated industrial unit

V. Distinctive features:

Mill Building (now a head office)
Black metal railings
Winding, busy Road
Cedar trees bordering the engineering works
The roundabout
Hedging to one side
Substantial railway sleeper fencing to protect housing from vehicles
Cedar/spruce trees
4.4 c: Chase Lane

I. Related to the very local landscape: This settlement sits on the border with Wickwar and Hawkesbury parishes, coincident with the boundary of South Gloucestershire County. The county boundary is marked by two bridges over a watercourse. It is rural and agricultural with wide-ranging views. Irregular-shaped fields with many footpaths leading from the road.
II. Pattern and shape: The settlement is linear along the single track road and comprises a mixture of farms and outlying buildings.

The settlement is bordered by open space in the form of irregular-shaped agricultural fields.

III. Nature of Building and Space: At one end of Chase Lane on the Wickwar border the road is bordered by a stone wall and high banks. The trees provide a leafy canopy in the summer. The road from Wickwar towards Inglestone Common is winding and runs up hill. The road here is often wet and running with water. A bridge over the watercourse marks the parish boundary. There are no long views through the trees and the lane is quite shaded and dark at this point.

Once at the top of the hill, leading away from Wickwar, the road opens out and is bordered by a green verge, hedges and drainage ditches.

Two rows of telegraph poles stretch across the field to Kingswood and Charfield.

On the other side of the road the field slopes down towards ancient woodland nature reserve and an SSI (outside of the parish).
The views from here are far-reaching towards Wickwar. Wickwar Church, Charfield, Wotton Hill, the Tyndale Monument at North Nibley and the Somerset Monument at Hawkesbury Upton can all be easily seen.

The county and parish border with Hawkesbury is marked with a bridge and the watercourse.

IV. Building materials: The walls of the houses are mostly rendered. The farm buildings are predominantly stone, with clay tiles. Some modern metal-sheet barns are also in evidence. There is one large stone-built house with two red-brick chimneys and steps up onto the roof with metal railings around. There is also one bungalow.

V. Distinctive features

A mixture of stone and rendered farm buildings with clay tiles.

- Stone-built house
- Far-reaching public views from all sides
- Canopy of trees
- Stone walls
- Watercourse
- Steep-sided banks
- Running water
- Open fields
4.6 Special Considerations

4.6.1 Flooding

The extent of waterways and Flood Zones affecting the Parish
Waterways and central Flood zone main village

Map of Parish Designations

Kingswood is at risk from flooding from 2 sources from the waterway and from the risk of ground source flooding in relation to the type of soil that Kingswood is built on. The potential from flooding from the second source should not be underestimated. This has the potential to affect many properties in the parish particularly in the winter. The parish council has commissioned drainage surveys at two locations in the village along with a soil analysis see appendix 12.

Flooding from Waterways

The parish has an active team of waterway wardens who monitor and take action to prevent flooding on the waterways. The parish council keeps a stock of sand bags to hand out to vulnerable residents. The main areas of potential flooding are:
• Nind Lane
• Vineyard lane
• New Mills

The local authority properties in Vineyard Lane are built to allow the water to pass through below them. The residents have equipment to block up the air bricks and electrical sockets.

Flooding in these areas was extensive in these areas in 2012/13 see pictures below depicting flooding at the outlying settlement of Nind. Vineyard Lane also flooded at this time.
The waterways need to be managed throughout the area with changes taking in place at areas higher up the stream such as Kilcot and downstream at New Mills having a devastating effect on Kingswood. This is especially true with regard to the management of the weir gates and the opening and closing of them. This needs to be managed and co-ordinated so as not to cause extensive flooding and damage to residents on the waterway in Kingswood. The weir at new Mills is electronic and automated and acts on water pressure and should open and close the weir gates as required, therefore managing the flow of water.

**Ground source Flooding**

The main settlement of the parish is built on clay which is impermeable to water. The ground is often saturated especially in winter as the water does not drain away. There is evidence of many springs within the parish. Changes in the landscape results in capping of the springs and eventually leads to the springs forming in other locations.

The ditch system within the parish needs to be managed and cleaned regularly of undergrowth. This is to ensure that there is the capacity within the ditch system to accommodate the water that will be standing for most of the winter. Once the ditches get full beyond capacity, flooding on the roads and on the land occurs. The following areas are particularly vulnerable:

- Hillesley Road
- Charfield Road
- B4058 New Mills
- B4058 Charfield Borders
- Nind
- Vineyard Lane
- The Playing Field
• Chestnut Park
• Wickwar Road

This problem has been made worse by ditches at the rear of Chestnut Park being filled in by current landowners when the properties were sold by the local authority into private ownership. The ditches that form part of the field and highway system regularly overflow on to the highways. This is in the main due to lack of maintenance and cleaning of the ditch system by land owners.

**Land Drainage**

Generally the topography has an overall slope, but at a low angle, dropping away to the north-west. The village lies on clay, which absorbs water but does not let it pass through so it can become saturated, especially where slopes level out. Springs appear over a wide area of the parish. The main drains are inadequate and cannot sustain the amount of water flowing into them with heavy rain.

Septic tanks are found particularly in the outlying hamlets, but also in parts of the village.

Consultation responses indicate that the drainage system is not able to cope, leading to flooding; this may also be due to some deterioration of the drainage system.

**4.6.2 Highway Drains**

Highway drains are full to capacity and frequently over flow especially if they are required to take the excess water flooding from the field ditch system. Currently the drain at Chestnut Park/Rectory Road has been overflowing for the last 4/5 years. This has caused extensive road flooding and flooding to properties on Rectory Road. Highways have carried out surveys and it is due to be repaired in 2014. The drain on the junction to Hillesley Road and Wickwar Road is frequently unable to cope causing extensive flooding and difficulty to pedestrians crossing the road at this point. The drains on Walkmill Lane along its length frequently flood and there is an issue with standing water at the top of this road with the junction with Hillesley Road. The drains on Wickwar Road with the junction of the playing field also seem unable to cope with the quantity of rainwater.
Overflowing drain in Rectory Road

Summary
When considering development within the parish the following matters are important to the community. The design of any development should take the following into account.

- Public views into and out of the village towards the Cotswold Escarpment and Tyndale Monument
- Preserve and enhance the environment specially hedges and trees
- The community areas such as Tubbs Turf and the Playing Field, the importance of the amenity use and the value of the public views to the whole community
- The importance of the history of Kingswood and the need to carry out archaeological surveys to uncover a potential Roman Villa and the whereabouts of the Abbey ruins
- The importance of balancing the needs of modern day living such as the need for a car does not detract from the distinctive historic and rural nature of the parish as defined by the subareas
- To ensure the easy access through the parish for all pedestrians with particular consideration to be given to the elderly and disabled. Ageing population
- To ensure consideration is given in the design of any development; the risk of ground source flooding.

The following are issues within the parish and the design of any developments should aim to minimise the impact on the following concerns:
• Parking provision is minimal especially at Chestnut Park, Rectory Road, Walk Mill Lane and Wickwar Road and therefore the provision for new homes should be greater to relieve the issues.
• Level of traffic through the village.
• Speed of traffic through the village.
• Type of traffic through village such as large buses, commercial vehicles and heavy lorries.

Environmental concerns are important and designs should encompass the following measures on buildings for drainage and reuse of water and environmental concerns:

• Decrease light pollution.
• Brown water to be reused.
• Bat boxes.
5.0 Draft Policies and Guidelines

NB For all Policy tables, policies are grouped in accordance with each Guideline section (eg Natural Environment): references are made to SDC current Local Plan saved policies (BOLD); new Submission Draft Local Plan policies (ITALICS) and the NPPF paragraph.

NATURAL ENVIRONMENT (KNE)

Key objective

The village, Kingswood, and the surrounding parish is rural with a distinctive natural environment which abuts the Cotswold AONB, and from which Kingswood gains. This adds to the distinctive character (see Section 2.1 and Kingswood Environmental Character Assessment within the Supplementary Information Document for this VDS). This naturally distinctive character varies more in certain subareas and these micro-landscapes particularly need to be conserved.

Issues

The views out toward the Cotswold Hills and the Vale are important locally, as is the view of Kingswood from the Hills and inappropriate development would have an impact in both directions which would diminish the rural landscape.

At a subarea level (Section 4) Nind has status and a mature biodiversity and shape which is very distinctive and related strongly to the clay and water bodies. New Mills is a possible new Key Wildlife Site currently under consideration by Gloucestershire Wildlife Trust, this gives particular sensitivity to change.

The flooding regime also needs to be considered (see Section 4.6)

Within the parish the following are of great value, so mitigation is of great importance

- open green spaces within the village and gaps where the views can be seen between buildings (see Photos)
- remaining orchards (See Map 8, Kingswood Environmental Character Assessment, (see Kingswood Village Design Statement Supplementary Information)
- boundaries and ways between houses which are hedges/paths providing wildlife corridors

NATURAL ENVIRONMENT Guidelines, justification and reference to policies

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Evidence/Justification</th>
<th>Policy/Reference</th>
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</thead>
<tbody>
<tr>
<td>KNE1</td>
<td>Protecting and enhancing valued landscapes</td>
<td>NPPF 109,115</td>
</tr>
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<td></td>
<td>Conserving landscape and scenic beauty in AONB’s.</td>
<td>SDLP NE8</td>
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<td></td>
<td>Kingswood Environment and Character Assessment Map appendix 1&amp;2</td>
<td>SO6</td>
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<tr>
<td></td>
<td>Stroud District Landscape Assessment, 2000</td>
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</table>
### KNE2
Public views from the village centre to the escarpment and surrounding landscapes should be maintained to preserve the unique character of the settlement in its setting.

Wotton Hill, Tyndale Monument, and open views of Kingswood Vale should be conserved when viewed from public areas in the village centre, village hall and playing fields, Charfield Road, Wotton Road, Hillesley Road and Wickwar Road. Also conserve views from public footpaths including the Ash Path. Views from New Mills, Views from Nind.

Protecting and enhancing valued landscapes

See Kingswood Environment and Character Assessment Map Appendix 1 & 2 for important public views.

See photo album.

NPPF 109
SDLP NE8
SO6:ES6-9
Stroud District Landscape Assessment

### KNE3
Important habitats must be conserved and enhancement opportunities should be considered where this presents appropriate wildlife mitigation:

1. Rivers, streams, brooks (Strategic Nature Areas)
2. Nind Key Wildlife Site
3. New Mills Unconfirmed Wildlife site
4. Priority Habitats:
   - Arable field margin
   - Hedgerow
   - Traditional Orchards
   - Wet Woodland
   - Lowland Mixed Deciduous Woodland
   - Ponds
   - Rivers

Landscape scale features must be protected for their importance in the countywide strategy to create ecological networks and provide ecosystem services for the future.

Key Wildlife Sites (KWS) are specifically recognised to enable protection through the planning system as they receive no legal protection.

Priority Habitats provide historical, distinct, diverse and characteristic landscape features. Conserving them minimises biodiversity impacts and provides net gains in biodiversity

NPPF 109,117
SDLP NE3, NE5, NE6, NE7, NE11, NE12, RL4, RL5
ES4;ES6-9, especiallyES7;
Stroud District Landscape Assessment, 2000

### KNE4
Any development in the more rural, patchwork, agricultural landscape should demonstrate that it respects and fits in with the distinctive character of that local

The patchwork quality of the landscape, hedgerows and agriculture around and between settlements, which is valued by

NPPF 109, 117
SDLP NE5, NE10
| KNE5 | Where opportunities arise, maintenance/enhancement of existing orchards and creation of new orchards should be encouraged. | Re-establishment of this regionally characteristic feature.  
Protecting and enhancing valued landscapes.  
Preservation, restoration and re-creation of Gloucestershire/UK priority habitat.  
Mitigate loss of aged trees. | NPPF 109, 117, 118  
SDLP NE6, NE11  
ES8  
Stroud District Landscape Assessment, 2000 |
| KNE6 | Any development should note and incorporate the good practice in Kingswood’s Habitat Management for Wildlife. These include, for example:  
- Native fruiting species in planting schemes/boundary hedges  
- Garden ponds (other than ornamental ponds and those with fish) provide breeding habitat for amphibians, water source for birds, animals and insects  
- Bird boxes and bat boxes in appropriate locations | These plans are being prepared by the local community/Parish Council with guidance from Gloucestershire Wildlife Trust.  
Minimising impacts on biodiversity and providing net gains in biodiversity  
Mitigating ecological harm associated with development | NPPF 109,117  
ES3  
SDLP NE5,NE6,NE7,NE11,NE 12,RL4, RL5 |
| KNE7 | In support of policy regarding flooding and drainage, mitigation measures should be employed as follows with regard to new development:  
- Manage and maintain ditches,  
- SUDS and/or other mitigation should be undertaken to minimise impact from any existing or new | Guidelines included in response to comment from SDC Land Drainage Officer that guidance is helpful at Parish level.  
Protecting and enhancing valued landscapes. | NPPF 99, 100 109  
CP14  
SDLP GE4,NE5,NE6,NE7  
PPS 1 PPS 25 |
development
- Sustainable drainage techniques to include the following: soakaways, infiltration trenches, permeable pavements, green roofs, grassed swales, ponds and wetlands.
- Include above-ground attenuation systems, such as balancing ponds and swales in preference to below ground attenuation.
- Avoid the use of culverting of an ordinary watercourse or the building over of any culverts.

Techniques should reduce flood risk by attenuating the rate and quantity of surface water run-off, promoting groundwater recharge and improving water quality. Above ground attenuation offers biodiversity and amenity benefits while culverts have detrimental effects including potential to become blocked and difficulty of maintenance/repair.

| KNE8 | Features such as offset gully pots and underpasses for wildlife should be encouraged to reduce amphibian fatalities where appropriate and necessary. | See Kingswood Environment and Character assessment | ES6 NPPF 118 |

**BUILT ENVIRONMENT (KBE)**

**Key objective**

To assist in helping any future development in the parish of Kingswood enhance the locality and contribute positively to the distinctive, rural, character and heritage. This rural character of Kingswood is valued by residents who feel it makes the settlement such a good place to live and work in (See response to consultation events). Future developments to reflect the scale and identity of the parish and its subareas as identified in the Village Design Statement (and Conservation Area Statement, as appropriate). It must also pay attention to the public views in and out of the parish. (For building materials see KBM later).

Any developments should enhance this inclusive community, be of high quality design, and take into consideration environmental aspects such as the natural environment of note including valued green spaces, cycle/foot paths and energy efficiency.

However the inclusion of innovative designs and materials may be incorporated to keep up with evolving trends and policies to provide sustainable, ecological and carbon neutral homes in line with the Stroud District Council Environment Strategy 2007-2027

http://www.stroud.gov.uk/docs/environment/environment.asp#s=sectioncontent6&p=carbon

**Issue**

Kingswood is rural, varying within the parish from the village to differing subareas such as the outlying settlement of Nind and the scattered surrounding farms. As more people have come into the parish in various developments, to live in a rural parish, so the impact of development has been to alter the balance of that rural-ness. Yet this distinctive character remains, and is valued by all. (See response to consultation events)
There are still local needs to address with a desire to keep the vitality of the village, as well as the distinctive character of the parish as a whole. Recent developments have brought a different look and impact on this settlement. This Design Statement sets out the distinctive character so that any future development can take it into consideration.

The Conservation Area is a key focal point but has issues relating to modern use, especially by cars, in an area built prior to the car’s existence. Getting the right balance here is essential to manage the balance of modern life and preserving the historic character.

**Guidelines, justification and reference to policies**

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Evidence/Justification</th>
<th>Policy/Reference</th>
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</table>
| KBE1 | Any new development should be of appropriate design and scale for a rural village/parish, and help to address the needs of the parish, whilst fitting in with its distinctive character. | In order to maintain the characteristic rural and agricultural character of the area and its distinctive character. | NPPF 109  
SDLP HN8;RL5  
HC1  
Stroud District Landscape Assessment |
| KBE2 | Development should reflect, conserve and enhance the distinctive architectural styles of existing buildings in the subarea, and adjacent properties. | See section 4.0 Key Design Characteristics of subareas within the parish. | HN8  
HC1  
Code for Sustainable Homes Level 3  
Conservation Area Statement. |
| KBE2a | For any new development, or improvements in the Conservation Area, please also see specific guidelines in the Conservation Area Statement as well as these for the parish as a whole. | See Conservation Area Statement. | Conservation Area Statement an  
ES10  
Kingswood Conservation Area Statement  
BE4,BE5,BE6,BE7,BE9, BE10,BE11,BE12 |
| KBE3 | The design of any development should not affect the significance of a heritage asset or people’s experience of such a heritage asset, particularly in and around Kingswood’s Conservation Area. | See Conservation Area Statement. | NPPF section12 Conserving and Enhancing the historic environment.  
PPSS Historic Environment Planning Practice Guide  
Conservation Area |
| KBE4 | Where any new 3 Storey properties are proposed, especially in the Conservation Area, they should/might reflect the terraced 3 storey mill cottages which are part of the distinctive character of the parish and minimise urban designs such as a Townhouse. | To fit with distinctive character of subareas. | Statement. BE4,BE5,BE6,BE9,BE10 BE11,BE12 CP8 including HC1,HC3,HC5,HC6 and HC8 ES10 |
| KBE5 | Gardens and green infrastructure can play a role in supporting wildlife in association with built environments and should be incorporated wherever possible, and to harmonise with the subarea/adjacent properties. See map of significant green infrastructure:  
- The Chipping & Land between Chestnut Park and Old Rectory Road.  
- Land between Tyndale View and Charfield Road,  
- Traditional Village Centre and focal point.  
- Playing fields  
- Ash Path & buffer  
- Community Orchard  
- Allotment area (Wild Life Great Crested newt area) | Developments should facilitate wildlife movement and strongly support habitat connectivity, particularly in regard to priority habitats. Well planned landscaping can also provide and conserve connectivity for wildlife with the wider landscape. | NPPF 117 SDLP RL5 ES6-8 |
| KBE6 | The design of any development should include features that seek to reduce the carbon footprint of the development and the day-to-day energy requirements of the residents. Potential features which such a development should be providing include: | CHP important due to the pressure on the exiting electricity capacity for the parish. | ES1 |

Discussed and agreed with SDC.
**CONSERVATION AREA (KCA)**

**Key objectives**

To prevent the destruction of the inherent character of the area through neglect or indifference and to ensure that any redevelopment or alterations do not detract from its appearance.

To ensure that any new development is designed not as a separate entity but as a part of the Conservation Area in sympathy with and enhancing its character.

To heighten where possible and desirable, the character of the area by improvement and emphasis of the features of merit.

To protect the significant views through the Conservation Area.

To encourage the removal or lessen the impact of eyesores within the area which at present detract from its character.

**ISSUE**

The Conservation Area lies at the heart of the built settlement and contributes strongly to the distinctive character of Kingswood. Many well-frequented public and religious buildings lie within its boundaries leading to heightened issues in relation to modern use and infrastructure, most notably concerning the use and parking of cars in an area built prior to the car’s existence. Getting the right balance here is essential to support the needs of modern life while conserving the distinctive, historic character.
### Guidelines, justification and reference to policies

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<tbody>
<tr>
<td><strong>KCA1</strong></td>
<td>Any new buildings or infilling should be in sympathy with the character of the area, and should reflect this through appropriate siting, form, height (number of storeys), design, scale and materials. Maintaining the building line fronting onto a road or footpath is particularly important. This does not mean that old styles must be copied or that new materials should not be used, but that any new development should reflect and continue the existing character of the area.</td>
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<tr>
<td><strong>KCA2</strong></td>
<td>The replacement of buildings in the Conservation Area, particularly if they are of individual merit or part of an important group, should not generally be permitted unless it is impossible for them to be retained for a suitable use.</td>
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<tr>
<td><strong>KCA3</strong></td>
<td>When considering proposals for development in the Conservation Area, particular attention should be given to the amount and type of vehicular traffic which that use generates to ensure that it does not exacerbate the current problems. Industrial development and other inappropriate uses should be precluded. Any uses which generate unreasonable noise, nuisance or untidiness should be precluded and any existing uses of this nature should not normally be allowed to expand.</td>
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<tr>
<td><strong>KCA4</strong></td>
<td>The contribution made to the Conservation Area by private gardens should be protected by control of development.</td>
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<tr>
<td><strong>KCA5</strong></td>
<td>Open areas and significant natural features forming an essential part of the character of the Conservation Area should not be subject to development.</td>
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<tr>
<td><strong>KCA6</strong></td>
<td>Advertisements, signs and notice boards should only be permitted if they are considered to be essential and are well-sited and designed to harmonise within the area generally.</td>
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</tbody>
</table>
KCA7  In order to protect the Abbey Gateway and its setting, no significant changes should take place in High Street, Abbey Street and The Walk. These three roads make up the prime part of the Conservation Area. In particular no development should take place which would be to the detriment of established views of the Abbey Gateway and the Parish Church.

KCA8  Extensions should only be made to existing buildings when demonstrated to be absolutely necessary (e.g. for domestic care arrangements), suitably located (typically to the rear of properties) and of good design.

KCA9  The walls defining a) the High Street, b) the southern side of Golden Lane, and c) the eastern side of Old Rectory Road are very important to the distinctive character and should not be demolished, breached or altered in any way. All repairs and restorations should be carried out in matching brick or stone and to a suitable form.

KCA10  The comprehensive footpath system traversing the Conservation Area should be maintained and improved where possible.

KCA11  Subject to practicability and financial provision, the overhead wirescape in the Conservation Area should be removed and replaced by buried transmission cables.

COMMUNITY and FACILITIES (KCF)

Key Objectives

The historical and archaeological value of Kingswood is central to the distinctive character and to the cohesive nature of the community. The settlement may have limited services, but people care about the place and their neighbours. This self-sufficiency, apart from employment, is what makes people feel part of the local environment and what they want retained or enhanced.

Issues

With recent development, the parish has extended its community facilities, particularly green spaces for increased leisure activities, recreational land, planned allotments and community orchard. These add to the existing green space at the playing field and The Chipping. Further development in the parish signals increased roll for Kingswood Primary School, yet it is an important building in the Conservation Area, where there is no space to extend further. (At some point, there will be a need
for a new school.) As and when this happens, the existing building must be treated with great care in its redesign – see also Conservation area Statement.

The Chipping is focus for services, but given its road layout and green areas, it is also the heart of the community. As part of the Conservation Area, it is a vital area, where any surrounding new development is likely to impact, but it is also a very sensitive micro-landscape.

One of the key aspects in the settlement and not just in the Conservation Area, is the Abbey. The exact position of the Abbey is not known, and wherever development occurs it is vital that archaeological surveys are undertaken in accord with Gloucestershire Archaeology and local people to ascertain the archaeological record in those positions. One might reveal the original Abbey location, but such recording will give extra information toward that end.

Recent excavations have already uncovered other significant finds.

<table>
<thead>
<tr>
<th>Guideline</th>
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<tbody>
<tr>
<td>KCF1</td>
<td>Prior to any new development, applicants should be encouraged to partake in the Stroud pre-application protocol and discuss community priorities with the Parish Council.</td>
<td></td>
</tr>
<tr>
<td>KCF2</td>
<td>Any new development to recognise the need to consider an environmental and archaeological assessment. This could be inside and outside the Conservation Area, with reference to the potential of finding the Kingswood Abbey site possible Roman Villa and other potential historic settlements.</td>
<td>The Abbey Gateway and important Roman finds at CHP CP14; ES10 NPPF Section 12 Conserving and Enhancing the historic environment especially 132-4 Refer to Gloucestershire County Archaeology</td>
</tr>
<tr>
<td>KCF3</td>
<td>The design of any new development should take into account its character and setting. Including any land and landscapes of community value.</td>
<td>Consideration to use of community space and the importance of public views to the community. Consultation events.</td>
</tr>
<tr>
<td>KCF4</td>
<td>Existing allotments and land already designated for this purpose must be protected or converted to another form of green infrastructure/community use if demand for allotments is insufficient.</td>
<td>Protection of allotment land SDLP RL9 CP14</td>
</tr>
</tbody>
</table>
KCF5  | Where opportunities arise through CIL/Section 106/private agreements and there is local demand, further allotment provision should be considered through discussion with the Parish Council and the community. | Protection of allotment land | SDLP RL9 CP14

KCF6  | Where opportunities arise, maintenance/enhancement of existing orchards and creation of new orchards should be encouraged to re-establish this regionally characteristic feature and Gloucestershire/UK priority habitat. | Protecting and enhancing valued landscapes  
Preservation, restoration and re-creation of priority habitat  
Loss of aged trees | NPPF 109, 117, 118  
SDLP NE6, NE11  
Stroud District Landscape Assessment, 2000

BUILDING MATERIALS (KBM)

Key objective

To ensure any future development in and around the parish of Kingswood enhances the locality and contributes positively to the distinctive character and heritage. Future developments must reflect the identity of local and surrounding materials as identified in the Village Design Statement.

However the inclusion of innovative designs and materials may be incorporated to keep up with evolving trends and policies to provide sustainable, ecological and carbon neutral homes in line with the Stroud District Council Environment Strategy 2007-2027

http://www.stroud.gov.uk/docs/environment/environment.asp#s=sectioncontent6&p=carbon

Any developments should promote an inclusive community, be of high quality design and take into consideration environmental aspects such as valued green spaces, cycle/foot paths and energy efficiency.

Issue

In recent years there has been a diversity of building styles and alterations throughout the Parish with little consideration to the appropriateness of the rural setting and local character of the subarea.

Guidelines, justification and reference to policies

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<tr>
<td>KBM1</td>
<td>Appropriate materials, textures and colours should be used to blend with existing buildings and to enhance the distinctive character of the settlement.</td>
<td></td>
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</tbody>
</table>
KBM2 | Bricks, render and the local ragstone are the main materials used to reflect the distinctive character in different subareas of the parish. New development should aim to use similar materials to enhance the character of the very local settlement. |  |

KBM3 | Roofing materials vary according to subarea (and within the Conservation Area in particular). Materials, textures and colours should be used to blend in with existing buildings/roof scapes. (Not Red) |  |

KBM4 | Dropped kerbs and tactile paving to be used to ensure all pedestrian have easy access to cross roads. |  |

KBM5 | Low level lighting on a Passive Infrared (PIR) system to be used. Lighting should be on a timer and only on when required. | Kingswood Environmental Character Assessment. Dark skies are an important part of the parish. See consultation comments. |

**ROADS AND PATHS (KRP)**

**Key Objective**

To improve the highways provision and to lessen the impact on the rural character and quality of life of the local community by the traffic that travels through the parish.

To improve the provision provided for the pedestrian and to improve the safety of all members of the community.

To improve the parking provision within the parish particularly in the central village and the conservation area.

**Issue**

Traffic speeds and parking issues are already a major part of Kingswood’s Parish Council work. It is critical to mitigate the impact which would arise from further development by careful consideration to the design of any development, especially at key nodes.

Speeding traffic on the B4058, B4060 Wotton Road, Charfield Road, Wickwar Road and Hillesley Road.

Lack of parking provisions within the parish.
It is vital that Gloucestershire Highways and the Parish Council are consulted on the design of those key junctions to ensure that the design of any new development does not worsen the exiting situation and for both authorities to participate fully.

Vehicles causing an obstruction to pedestrians when parked on the pavement due to lack of parking within the main village. Pedestrians forced to walk in the road in conflict with speeding traffic.

**Guidelines, justification and reference to policies**

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<td>KRP1</td>
<td>The design of new development should provide access to a wide variety of transport. The design should encourage cycling and walking. The design of the development to take into account the needs of both the cyclist and the pedestrian and to ensure safe access.</td>
<td>Consulted with Gloucestershire Highway officer 4/08/14</td>
</tr>
<tr>
<td>KRP2</td>
<td>The design of any new development should include ways to manage traffic speed throughout the layout and design.</td>
<td>Kingswood Parish Plan 2010</td>
</tr>
<tr>
<td>KRP3</td>
<td>The design of any new development should ensure adequate parking and not have a negative impact on adjacent access roads spoiling the rural and historic quality of the settlement.</td>
<td>Kingswood Parish Plan 2010</td>
</tr>
<tr>
<td>KRP4</td>
<td>The design of parking provision on any new development to take into account the reliance on vehicles within the parish.</td>
<td>Kingswood Parish Plan 2010 Due to lack of public transport and jobs being distant from place of residents.</td>
</tr>
<tr>
<td>KRP5</td>
<td>To maintain the rural character of the parish the inclusion of Highways and traffic management plans should be critical aspects of the design of any development which might increase traffic especially HGVs throughout the parish.</td>
<td></td>
</tr>
<tr>
<td>KRP6</td>
<td>Urbanising features such as kerbstones, road markings &amp; other street furniture should be kept to a minimum &amp; be sensitive to their specific location.</td>
<td></td>
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<tr>
<td>KRP7</td>
<td>Road shape and size should be in keeping with the rural nature of the parish.</td>
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</table>
EMPLOYMENT AND INFRASTRUCTURE (KEI)

Key objective

To protect existing employment within the parish thus maintaining the economic sustainability of the parish.

Issue

To balance the needs of employment with the needs of the natural and rural environment. To take into account the general effectiveness of the infrastructure, including road safety.

Guidelines, justification and reference to policies

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<td>KE1</td>
<td>The effects on the existing infrastructure should be considered when designing any upgrades to employment sites. In particular the increase of vehicle movements and the provision of traffic calming and parking.</td>
<td>See consultation responses.</td>
</tr>
</tbody>
</table>
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