

APPENDICES

APPENDIX 1

Relating policy and design guidance to the IHCA Priorities

The table below summarises the themes of the 42 guidance points (IHCA PDG1-42), and illustrates how each contributes towards the five Priorities for the conservation area(s).

Priority 1	<p>Preserve or enhance the legibility of historic settlement patterns, and minimise the erosion of visual distinction and physical separation between settlement groups / mill complexes.</p>	<ul style="list-style-type: none"> 1 Settlement patterns and urban grain. 2 Large developments and tall or bulky buildings. 3 Tall or bulky buildings and landmark historic structures. 4 Infilling of key roadside gap sides and breaks in development. 5 Landscape character. 6 Trees and significant green areas. 7 Planting and landscaping schemes. 8 Change of use and impact on landscape features and character. 17 Canals and canalside development: impact on the character of the canal fringes of the site. 18 Canals and canalside development: infilling of key canalside gap sites and breaks in development. 19 Canals and canalside development: boundary treatments. 22 Housing development in the valley bottoms. 35 Car parking, vehicular and pedestrian access
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Priority 2	<p>Minimise the visual impact of changes in industrial land uses, including the domestication and gentrification of the industrial environment, and the appearance and character of historic industrial buildings.</p>	<ul style="list-style-type: none"> 15 Canals and canalside development: redevelopment and enhancement of canalside industrial sites. 16 Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) 17 Canals and canalside development: impact on the character of the canal fringes of the site. 19 Canals and canalside development: boundary treatments 20 Canals and canalside development: Incremental canalside decking. 21 Changes of use of historic mill sites and historic industrial buildings. 22 Housing development in the valley bottoms 25 Permitted Development Rights and new residential development 29 Roofscape: dormers, rooflights and solar panels 30 Roofscape: new build proportions, scale, pitch and cladding 31 Doors and windows 32 Replacement windows and doors 34 Householder Permitted Development Rights: Article 4(2) Direction 35 Car parking, vehicular and pedestrian access 38 Boundary treatments and hard landscaping 39 Public realm and ground surfacing
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Priority 3	<p>Ensure that the characteristic prevalence of blank walls or undeveloped space along the canalsides, and the historic tradition for buildings to turn their backs on the canals, is not undermined by the disproportionate proliferation of development that has a strong positive frontage to the canals and the creation of conspicuous 'active edges'.</p>	<ul style="list-style-type: none"> 1 Settlement patterns and urban grain 4 Infilling of key roadside gap sides and breaks in development 9 Canals and canalside development: layout, landscaping and edge treatment 15 Canals and canalside development: redevelopment and enhancement of canalside industrial sites 16 Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) 17 Canals and canalside development: impact on the character of the canal fringes of the site 18 Canals and canalside development: infilling of key canalside gap sites and breaks in development 19 Canals and canalside development: boundary treatments 20 Canals and canalside development: Incremental canalside decking 22 Housing development in the valley bottoms 35 Car parking, vehicular and pedestrian access 36 Enclosure and urban grain 38 Boundary treatments and hard landscaping
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Priority 4	<p>Ensure that any development of the canalsides and valley bottoms reflects characteristic patterns, minimising the loss of open space and the proliferation and visual impact of large and/or visually conspicuous housing developments.</p>	<ul style="list-style-type: none"> 4 Infilling of key roadside gap sides and breaks in development 5 Landscape character 7 Planting and landscaping schemes 8 Change of use and impact on landscape features and character 9 Canals and canalside development: layout, landscaping and edge treatment 15 Canals and canalside development: redevelopment and enhancement of canalside industrial sites 16 Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) 17 Canals and canalside development: impact on the character of the canal fringes of the site 18 Canals and canalside development: infilling of key canalside gap sites and breaks in development 19 Canals and canalside development: boundary treatments 21 Changes of use of historic mill sites and historic industrial buildings 22 Housing development in the valley bottoms 23 General: materials 24 General: scale, proportions and detailing 25 Permitted Development Rights and new residential development 30 Roofscape: new build proportions, scale, pitch and cladding 35 Car parking, vehicular and pedestrian access 36 Enclosure and urban grain 37 Demolition or alteration of boundary features 38 Boundary treatments and hard landscaping
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<p>Priority 5</p> <p>Promote a sense of local distinctiveness</p> <ul style="list-style-type: none"> ▪ through the observation of locally typical and locally appropriate building characteristics in the design, massing, scale, detailing and materials used for new buildings and development sites, and ▪ through the preservation of locally characteristic details, historic buildings and structures already existing in the conservation area. 	<p>1 Settlement patterns and urban grain</p> <p>2 Large developments and tall or bulky buildings</p> <p>3 Tall or bulky buildings and landmark historic structures</p> <p>4 Infilling of key roadside gap sides and breaks in development</p> <p>5 Landscape character</p> <p>7 Planting and landscaping schemes</p> <p>8 Change of use and impact on landscape features and character</p> <p>9 Canals and canalside development: layout, landscaping and edge treatment</p> <p>10 Canals and canalside development: signage, street furniture and lighting</p> <p>11 Canals and canalside development: impact on the towpath character and safety</p> <p>12 Canals and canalside development: excavation of canal channel and creation of moorings</p> <p>13 Canals and canalside development: restoration of historic features</p> <p>14 Canals and canalside development: new bridges</p> <p>15 Canals and canalside development: redevelopment and enhancement of canalside industrial sites</p> <p>16 Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites)</p> <p>17 Canals and canalside development: impact on the character of the canal fringes of the site</p> <p>18 Canals and canalside development: infilling of key canalside gap sites and breaks in development</p> <p>19 Canals and canalside development: boundary treatments</p> <p>20 Canals and canalside development: Incremental canalside decking</p> <p>21 Changes of use of historic mill sites and historic industrial buildings</p> <p>22 Housing development in the valley bottoms</p> <p>23 General: materials</p> <p>24 General: scale, proportions and detailing</p> <p>25 Permitted Development Rights and new residential development</p> <p>26 Standard housetypes; locally distinctive design</p> <p>27 Roofscape and alterations to roofs</p> <p>28 Roofscape and roof coverings</p> <p>29 Roofscape: dormers, rooflights and solar panels</p> <p>30 Roofscape: new build proportions, scale, pitch and cladding</p> <p>31 Doors and windows</p> <p>32 Replacement windows and doors</p> <p>33 Porches</p> <p>34 Householder Permitted Development Rights: Article 4(2) Direction</p> <p>35 Car parking, vehicular and pedestrian access</p> <p>36 Enclosure and urban grain</p> <p>37 Demolition or alteration of boundary features</p> <p>38 Boundary treatments and hard landscaping</p> <p>39 Public realm and ground surfacing</p> <p>40 Public realm and street furniture: protection of historic features</p> <p>41 Public realm and signage</p> <p>42 Public realm and public art</p>
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APPENDIX 2

Saved and deleted Local Plan policies

This table may be useful when considering proposed development against a particular Local Plan policy. The column to the right indicates the topics covered by Policy and Design Guidelines in Chapter 6, which may be most directly relevant to certain Local Plan policies. (Where the Policy and Design Guidelines are set out in full in Chapter 3, each guideline is referenced back to the Issues and Pressures that have been identified through the conservation area review as affecting the character or appearance of the conservation area, so that an understanding of the issues that have fed into the production of the guidelines can help with their interpretation and application).

Not all of these Local Plan policies will be ‘saved’ for transition to the LDF. However, the supporting text contained in the adopted Local Plan for each of these policies will remain relevant reference material, until fully superseded by LDF documents.

Local Plan policy	Policy and Design Guidelines, which may be useful when applying key Local Plan policies in the IHCA and the other seven conservation areas covered by the SPD
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Urban design																																									
<p>BE1</p> <p>New development will be permitted where:</p> <ol style="list-style-type: none"> 1. it is physically integrated with its surroundings by preserving, extending and improving links with the existing public highway that provides safe, convenient and attractive through routes; 2. existing features which contribute to the area, landmark features, and views to them are retained in an appropriate manner or improved; 3. existing building frontage lines are maintained, or gaps result in benefits to the quality of the public space. Where there are no established building lines, streets and other public spaces, these should be defined by new building frontages; 4. the scale, location, use and landscaping of public spaces creates distinctive, attractive and safe areas; 5. there is a clear relationship and distinction between public and private space; and 6. the layout and design of new development takes account of the need to reduce crime. 	<table border="1"> <tbody> <tr><td>1</td><td>Settlement patterns and urban grain</td></tr> <tr><td>2</td><td>Large developments and tall or bulky buildings</td></tr> <tr><td>3</td><td>Tall or bulky buildings and landmark historic structures</td></tr> <tr><td>4</td><td>Infilling of key roadside gap sides and breaks in development</td></tr> <tr><td>5</td><td>Landscape character</td></tr> <tr><td>6</td><td>Trees and significant green areas</td></tr> <tr><td>7</td><td>Planting and landscaping schemes</td></tr> <tr><td>9</td><td>Canals and canalside development: layout, landscaping and edge treatment</td></tr> <tr><td>10</td><td>Canals and canalside development: signage, street furniture and lighting</td></tr> <tr><td>11</td><td>Canals and canalside development: impact on the towpath character and safety</td></tr> <tr><td>12</td><td>Canals and canalside development: excavation of canal channel and creation of moorings</td></tr> <tr><td>14</td><td>Canals and canalside development: new bridges</td></tr> <tr><td>15</td><td>Canals and canalside development: redevelopment and enhancement of canalside industrial sites</td></tr> <tr><td>16</td><td>Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites)</td></tr> <tr><td>17</td><td>Canals and canalside development: impact on the character of the canal fringes of the site</td></tr> <tr><td>18</td><td>Canals and canalside development: infilling of key canalside gap sites and breaks in development</td></tr> <tr><td>19</td><td>Canals and canalside development: boundary treatments</td></tr> <tr><td>21</td><td>Changes of use of historic mill sites and historic industrial buildings</td></tr> <tr><td>22</td><td>Housing development in the valley bottoms</td></tr> <tr><td>35</td><td>Vehicle and pedestrian access</td></tr> </tbody> </table>	1	Settlement patterns and urban grain	2	Large developments and tall or bulky buildings	3	Tall or bulky buildings and landmark historic structures	4	Infilling of key roadside gap sides and breaks in development	5	Landscape character	6	Trees and significant green areas	7	Planting and landscaping schemes	9	Canals and canalside development: layout, landscaping and edge treatment	10	Canals and canalside development: signage, street furniture and lighting	11	Canals and canalside development: impact on the towpath character and safety	12	Canals and canalside development: excavation of canal channel and creation of moorings	14	Canals and canalside development: new bridges	15	Canals and canalside development: redevelopment and enhancement of canalside industrial sites	16	Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites)	17	Canals and canalside development: impact on the character of the canal fringes of the site	18	Canals and canalside development: infilling of key canalside gap sites and breaks in development	19	Canals and canalside development: boundary treatments	21	Changes of use of historic mill sites and historic industrial buildings	22	Housing development in the valley bottoms	35	Vehicle and pedestrian access
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Urban design – the wider context		
BE2	<p>New development, will be permitted where the proposal represents a high quality urban design, and is compatible with its surroundings. Where this is not appropriate, the development should create a strong and distinctive urban design itself. In all proposals the following considerations should be addressed:</p> <ol style="list-style-type: none"> 1. the layout and form of existing and the proposed development, and where appropriate the historic pattern of the area; 2. the relationship of the proposed development with its wider landscape setting; 3. the scale and character of the existing and proposed townscape in terms of road and pavement width and alignment, building heights, building line, plot size, density, elevational design and materials; 4. any features or open spaces, buildings and/or structures of character on or adjoining the site; 5. the scale, use and landscaping of the spaces between and around buildings; 6. views/vistas afforded from within, over and out of the site; and 7. the roofscape/skyline, development form and boundaries of the existing and proposed development seen in long or medium distance views. 	1 Settlement patterns and urban grain
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Design of buildings		
BE3	<p>Proposals for street and infill development will be permitted where the proposal represents a high quality of urban design and is compatible with its surroundings. Where this is not appropriate, the development should create strong and distinctive design itself. In all proposals, the following considerations should be addressed:</p> <ol style="list-style-type: none"> 1. the building line, scale of the area, heights and massing of adjoining buildings and the characteristic building plot widths; 	1 Settlement patterns and urban grain
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		4 Infilling of key roadside gap sites and breaks in development
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26 Standard housetypes; locally distinctive design		

	<p>2. the architectural characteristics and the type, colour of the materials of the adjoining buildings; and</p> <p>3. the complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings and the new development proposes to replicate such richness.</p>	<p>29 Roofscape: dormers, rooflights, roof lights and solar panels</p> <p>30 Roofscape: new build proportions, scale, pitch and cladding</p> <p>31 Doors and windows</p> <p>35 Vehicular and pedestrian access</p> <p>36 Enclosure and urban grain</p>
Demolition in a conservation area		
BE4	<p>Applications involving the demolition of an unlisted building, buildings or other structure or structures, within a Conservation Area, will only be permitted if:</p> <p>1. either</p> <p>(a) the structure to be demolished makes no positive contribution to the character or appearance of the area; or</p> <p>(b) the condition of the building or structure is such that the cost of repairing and maintaining it outweighs its importance, and the value derived from its continued use;</p> <p>and</p> <p>2. detailed proposals have been approved for the re-use of the site, including any replacement building or other structure that retains or make a greater contribution to the character or appearance of the area than the building or structure to be demolished.</p>	<p>35 Vehicular and pedestrian access</p> <p>36 Enclosure and urban grain</p> <p>37 Demolition or alteration of boundary features</p>
New development in, or affecting the setting of, a conservation area		
BE5	<p>Development within, or affecting the setting of a Conservation Area, will only be permitted if all the following criteria are met:</p> <p>1. the siting of the development respects existing open spaces, patterns of building layout, trees, and boundary treatment and does not harm any positive contribution made to the character or appearance of the Conservation Area by any of these;</p> <p>2. the scale, design, proportions, detailing and materials used in the proposed development are sympathetic to the characteristic form in the area, and compatible with adjacent buildings and spaces;</p> <p>3. it does not cause the loss of features of historic or characteristic value; and</p> <p>4. important views within, into and out of the area are protected.</p>	<p>1 Settlement patterns and urban grain</p> <p>2 Large developments and tall or bulky buildings</p> <p>3 Tall or bulky buildings and landmark historic structures</p> <p>4 Infilling of key roadside gap sites and breaks in development</p> <p>5 Landscape character</p> <p>6 Trees and significant green areas</p> <p>7 Planting and landscaping schemes</p> <p>9 Canals and canalside development: layout, landscaping and edge treatment</p> <p>10 Canals and canalside development: signage, street furniture and lighting</p> <p>11 Canals and canalside development: impact on the towpath character and safety</p> <p>12 Canals and canalside development: excavation of canal channel and creation of moorings</p> <p>14 Canals and canalside development: new bridges</p> <p>15 Canals and canalside development: redevelopment and enhancement of canalside industrial sites</p> <p>16 Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites)</p> <p>17 Canals and canalside development: impact on the character of the canal fringes of the site</p> <p>18 Canals and canalside development: infilling of key canalside gap sites and breaks in development</p> <p>19 Canals and canalside development: boundary treatments</p> <p>21 Changes of use of historic mill sites and historic industrial buildings</p> <p>22 Housing development in the valley bottoms</p>

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Alterations and extensions to a building in a conservation area		
BE6	<p>Proposals to alter or extend an unlisted building in a Conservation Area will only be permitted if the proposal is sympathetic in design, scale, materials, detailing, colour and landscaping to the rest of the building and to the Conservation Area.</p>	<p>1 Settlement patterns and urban grain</p> <p>2 Large developments and tall or bulky buildings</p> <p>3 Tall or bulky buildings and landmark historic structures</p> <p>4 Infilling of key roadside gap sites and breaks in development</p> <p>13 Canals and canalside development: restoration of historic features</p> <p>14 Canals and canalside development: new bridges</p> <p>19 Canals and canalside development: boundary treatments</p> <p>21 Changes of use of historic mill sites and historic industrial buildings</p> <p>23 General: materials</p> <p>24 General: scale, proportions and detailing</p> <p>25 Permitted Development Rights and new residential development</p> <p>27 Roofscape and alterations to roofs</p> <p>28 Roofscape and roof coverings</p> <p>29 Roofscape: dormers, rooflights and solar panels</p> <p>30 Roofscape: new build proportions, scale, pitch and cladding</p> <p>31 Doors and windows</p> <p>32 Replacement windows and doors</p> <p>33 Porches</p> <p>34 Householder Permitted Development Rights: Article 4(2) Direction</p> <p>36 Enclosure and urban grain</p>
Changes of use within a conservation area		
BE7	<p>A change of use of a building in a Conservation Area will be permitted if both the following criteria are met:</p> <p>1. the new use will not require any changes in the appearance or setting of the building, other than those which will preserve or enhance its contribution to the character or appearance of the area;</p> <p>And</p> <p>2. any traffic generation, vehicle parking or noise can be catered for in a way that preserves or enhances the character or appearance of the area.</p>	<p>2 Large developments and tall or bulky buildings</p> <p>3 Tall or bulky buildings and landmark historic structures</p> <p>5 Landscape character</p> <p>6 Trees and significant green areas</p> <p>7 Planting and landscaping schemes</p> <p>8 Change of use and impact on landscape features and character</p> <p>9 Canals and canalside development: layout, landscaping and edge treatment</p> <p>11 Canals and canalside development: impact on the towpath character and safety</p> <p>13 Canals and canalside development: restoration of historic features</p> <p>15 Canals and canalside development: redevelopment and enhancement of canalside industrial sites</p> <p>16 Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites)</p> <p>17 Canals and canalside development: impact on the character of the canal fringes of the site</p> <p>18 Canals and canalside development: infilling of key canalside gap sites and breaks in development</p> <p>19 Canals and canalside development: boundary treatments</p> <p>21 Changes of use of historic mill sites and historic industrial buildings</p> <p>23 General: materials</p> <p>24 General: scale, proportions and detailing</p> <p>27 Roofscape and alterations to roofs</p> <p>28 Roofscape and roof coverings</p> <p>29 Roofscape: dormers, rooflights and solar panels</p>

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Demolition of a listed building		
BE8	<p>Development involving the total demolition of a listed building will not be permitted unless there are very exceptional circumstances where all the following criteria are met:</p> <ol style="list-style-type: none"> 1. the listed building concerned is a Grade II Listed Building; 2. the condition of the building is such that the cost of repairing and maintaining the building outweigh its importance, and the value derived from its continued use; 3. there is no other viable use for the building; and the demolition of the building will not cause harm to the setting of any other listed building, the character of a Conservation Area, or the character of a street scene. 	<p>35 Vehicular and pedestrian access</p>
Partial demolition of a listed building or demolition of a curtilage listed structure		
BE9	<p>Development involving the partial demolition of a listed building, or the demolition of a curtilage listed building, will only be permitted where the demolition will achieve the preservation of the listed building and its setting.</p>	<p>19 Canals and canalside development: boundary treatments</p> <p>27 Roofscape and alterations to roofs</p> <p>35 Vehicular and pedestrian access</p> <p>37 Demolition or alteration of boundary features</p>
Extension or alteration of a listed building		
BE10	<p>Development involving proposals to extend or alter a listed building, or any feature of special architectural or historic interest that contributes to the reasons for its listing, will not be permitted unless it would preserve the building, its setting, and any features of special architectural or historic interest the building possesses.</p>	<p>1 Settlement patterns and urban grain</p> <p>2 Large developments and tall or bulky buildings</p> <p>3 Tall or bulky buildings and landmark historic structures</p> <p>4 Infilling of key roadside gap sides and breaks in development</p> <p>5 Landscape character</p> <p>13 Canals and canalside development: restoration of historic features</p> <p>19 Canals and canalside development: boundary treatments</p> <p>21 Changes of use of historic mill sites and historic industrial buildings</p> <p>23 General: materials</p> <p>24 General: scale, proportions and detailing</p> <p>27 Roofscape and alterations to roofs</p> <p>28 Roofscape and roof coverings</p> <p>29 Roofscape: dormers, rooflights and solar panels</p> <p>30 Roofscape: new build proportions, scale, pitch and cladding</p> <p>31 Doors and windows</p> <p>32 Replacement windows and doors</p> <p>33 Porches</p> <p>37 Demolition or alteration of boundary features</p> <p>38 Boundary treatments and hard landscaping</p>

Change of use of a listed building		
BE11	A change of use of all or part of a listed building will be permitted if it would preserve the building, its setting, and any features of special architectural or historic interest the building possesses.	2 Large developments and tall or bulky buildings
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35 Vehicular and pedestrian access		
Development affecting the setting of a listed building		
BE12	A proposal for development that affects the setting of a listed building will only be permitted where it preserves the setting of the affected listed building.	1 Settlement patterns and urban grain
		2 Large developments and tall or bulky buildings
		3 Tall or bulky buildings and landmark historic structures
		4 Infilling of key roadside gap sites and breaks in development
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		24 General: scale, proportions and detailing
		26 Standard housetypes; locally distinctive design
		28 Roofscape and roof coverings
		29 Roofscape: dormers, rooflights and solar panels
		30 Roofscape: new build proportions, scale, pitch and cladding
		35 Vehicular and pedestrian access
		36 Enclosure and urban grain
		38 Boundary treatments and hard landscaping
		39 Public realm and ground surfacing
40 Public realm and street furniture: protection of historic features		
41 Public realm and signage		
42 Public realm and public art		

Archaeological sites of National Importance		
BE13	Development will not be permitted where it would involve significant alteration or cause damage to nationally important archaeological remains (whether scheduled or not) or would have a significant impact on the setting of visible remains.	12 Canals and canalside development: excavation of canal channel and creation of moorings
		13 Canals and canalside development: restoration of historic features
		39 Public realm and ground surfacing
Archaeological sites of Local Importance		
BE14	Development that detrimentally affects archaeological remains of other than national significance will not be permitted unless the importance of the development outweighs the value of the remains.	12 Canals and canalside development: excavation of canal channel and creation of moorings
		13 Canals and canalside development: restoration of historic features
		39 Public realm and ground surfacing
Buildings in the countryside: Conversion to non-residential use		
BE16	The re-use and adaptation of a building in a rural area for a commercial, industrial or recreation use will be permitted if all the following criteria are met: 1. the building is of substantial, sound and permanent construction; 2. the form, bulk, and general design of the building is in keeping with its surroundings, and setting within the landscape; 3. the proposed conversion respects local building styles and materials; 4. the traffic to be generated by the new use can be safely accommodated by the site access and the local road system, and will not be detrimental to the rural character of the area; 5. appropriate levels of parking can be provided on site, without detriment to the rural character of the area; and 7. if the building is not in an identified settlement, it is capable of re-use and adaptation without major or complete reconstruction, or major extension.	8 Change of use and impact on landscape features and character
		21 Changes of use of historic mill sites and historic industrial buildings
		28 Roofscape and roof coverings
		29 Roofscape: dormers, rooflights and solar panels
		30 Roofscape: new build proportions, scale, pitch and cladding
Buildings in the countryside: Conversion into residential use		
BE17	The re-use and adaptation of a building in a rural area for residential use will not be permitted unless both the following criteria are met: 1. every reasonable attempt has been made to secure a suitable employment or community re-use for the building; and 2. all the criteria set out in Policy BE16 are met.	8 Change of use and impact on landscape features and character
		21 Changes of use of historic mill sites and historic industrial buildings
		25 Permitted Development Rights and new residential development
		28 Roofscape and roof coverings
		29 Roofscape: dormers, rooflights and solar panels
30 Roofscape: new build proportions, scale, pitch and cladding		

Advertisements		
BE19	<p>Consent for the display of an advertisement will be granted where the proposed advertisement meets all the following criteria:</p> <ol style="list-style-type: none"> 1. it is sympathetic in style, siting, materials, location and design and where appropriate, illumination, to the building or location on which it is displayed; 2. it relates satisfactorily to existing signs and does not result in a cluttered appearance; and 3. it does not prejudice public safety. 	10 Canals and canalside development: signage, street furniture and lighting
		41 Public realm and signage
Renewable energy		
BE21	<p>Proposals enabling the harnessing of renewable energy will be permitted provided the following criteria are met:</p> <ol style="list-style-type: none"> 1. there is no adverse visual impact on the Cotswold AONB; 2. there is no adverse effect on sites of nature conservation or heritage conservation interest, or areas or facilities of special importance for tourism and recreation; 3. there is no unacceptable adverse effect on the amenities of local residents. 4. the proposal is accompanied by adequate information to indicate the extent of possible environmental effects and how they can be satisfactorily mitigated. 	28 Roofscape and roof coverings
		29 Roofscape: dormers, rooflights and solar panels
Landscape features		
NE6	<p>In development proposals, important landscape features such as trees, hedges, shrubs, vegetation, green lanes, walls, woodland and unimproved pasture should be retained and managed to conserve and enhance biodiversity. The impact of development on such features should be minimised and will be controlled through the use of conditions and planning obligations.</p>	5 Landscape character
		6 Trees and significant green areas
		8 Change of use and impact on landscape features and character
		9 Canals and canalside development: layout, landscaping and edge treatment
		18 Canals and canalside development: infilling of key canalside gap sites and breaks in development
		19 Canals and canalside development: boundary treatments
		39 Public realm and ground surfacing
The Cotswold Area of Outstanding Natural Beauty (AONB)		
NE8	<p>Within the Cotswolds AONB, priority will be given to the conservation and enhancement of the natural beauty of the landscape over other considerations, whilst also having regard to the economic</p>	1 Settlement patterns and urban grain
		2 Large developments and tall or bulky buildings
		5 Landscape character
		8 Change of use and impact on landscape features and character
		18 Canals and canalside development: infilling of key canalside gap sites and breaks in development
		19 Canals and canalside development: boundary treatments

	<p>and social well-being of the AONB. Development within, or affecting the setting of the AONB will only be permitted if all the following criteria are met:</p> <ol style="list-style-type: none"> 1. The nature, siting and scale are sympathetic to the landscape; 2. The design and materials complement the character of the area; and 3. Important landscape features and trees are retained and appropriate landscaping measures are undertaken. <p>Major development will not be permitted unless it is demonstrated to be in the national interest and that there is a lack of alternative sites.</p>	<p>22 Housing development in the valley bottoms</p>
Landscape character		
<p>NE10</p>	<p>Development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District as identified in the Stroud District Landscape Assessment. Priority will be given to the protection of the quality and diversity of the landscape character. Development will only be permitted if all the following criteria are met:</p> <ol style="list-style-type: none"> 1. natural features and water features that contribute to the landscape setting are retained and managed; 2. there is no unacceptable impact on long distance views; and 3. the benefits of the proposed development outweigh any harmful effects on the landscape. 	<p>1 Settlement patterns and urban grain 5 Landscape character 8 Change of use and impact on landscape features and character 18 Canals and canalside development: infilling of key canalside gap sites and breaks in development 19 Canals and canalside development: boundary treatments 22 Housing development in the valley bottoms</p>
Trees and woodlands		
<p>NE11</p>	<p>Development will not be permitted if it would damage or destroy trees protected by a Tree Preservation Order, or identified as Ancient Woodland, or in a Conservation Area unless either:</p> <ol style="list-style-type: none"> 1. the removal of one or more trees would be in the interests of good arboricultural practice; or 2. the benefits of the proposed development outweighs the amenity or landscape value of the protected trees. 	<p>5 Landscape character 6 Trees and significant green areas 7 Planting and landscaping schemes 18 Canals and canalside development: infilling of key canalside gap sites and breaks in development</p>

Hedgerows		
NE12	Development that would destroy or significantly damage an 'important' hedgerow will not be permitted unless the benefits of the development outweigh the 'importance' of the hedgerow in terms of its contribution to landscape character or appearance, or its nature conservation, historical or archaeological interest.	5 Landscape character
		6 Trees and significant green areas
		7 Planting and landscaping schemes
New development - Landscaping		
NE13	New development will only be permitted where high quality landscaping (hard and soft, built and natural) appropriate to the area is proposed.	5 Landscape character
		6 Trees and significant green areas
		7 Planting and landscaping schemes
		11 Canals and canalside development: impact on the towpath character and safety
		15 Canals and canalside development: redevelopment and enhancement of canalside industrial sites
		17 Canals and canalside development: impact on the character of the canal fringes of the site
		18 Canals and canalside development: infilling of key canalside gap sites and breaks in development
		19 Canals and canalside development: boundary treatments
		38 Boundary treatments and hard landscaping
		39 Public realm and ground surfacing
	35 Car parking, vehicular and pedestrian access	
Ground and surface water resources		
NE15	Permission will not be granted to any development proposal that would unacceptably affect the water environment, including surface waters, groundwater levels and resources. Development proposals should incorporate the principles of 'Sustainable Drainage Systems' into the scheme.	39 Public realm and ground surfacing
Residential development within Urban Areas and Main Settlements		
HN8	Within settlement boundaries permission will be granted for residential	9 Canals and canalside development: layout, landscaping and edge treatment
		17 Canals and canalside development: impact on the character of the canal fringes of the site

	<p>development or redevelopment, provided all the following criteria are met:</p> <ol style="list-style-type: none"> 1. the proposed housing is of a scale, layout and design compatible with the part of the settlement in which it would be located, and would not cause harm to the character and appearance of that part of the settlement; 2. the density proposed is at as high a level as is acceptable in townscape and amenity terms; 3. the development includes dwellings of various sizes, both in respect of physical size and type; 4. it would not result in development between the settlement boundary and the existing built form of the settlement where this would appear as an intrusion into the countryside; 5. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement; 6. any natural or built features on the site and worthy of retention have been incorporated into the scheme; and 7. where dwellinghouses are proposed, an appropriate area of private amenity space is provided for the occupiers of each dwellinghouse. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided. 	<p>26 35</p>	<p>Standard housetypes; locally distinctive design Car parking, vehicular and pedestrian access</p>
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APPENDIX 3: Relating policy and design guidance to the issues and pressures that are affecting the conservation areas

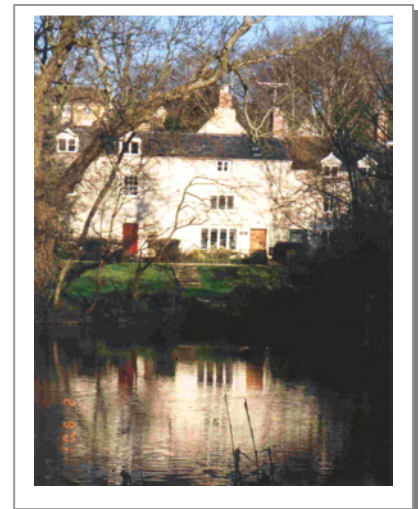
It is important to understand the Policy and Design guidance points contained in this SPD in the light of the Issues and Pressures that have shaped them. Guideline PDG1 – PDG42 are set out in Chapter 3, and each point is cross-referenced there against relevant Issues and Pressures. When considering or applying any of the 42 Policy and Design Guidance points, reference should be made to the Issues and Pressures, set out as follows, to ensure the emphasis and reasoning behind the guidance is properly understood.

This appendix also shows how the 42 Policy and Design Guidance points can work together, to achieve the SPD’s policy and design priorities for the IHCA and associated conservation areas.

1. Settlement patterns; open spaces and gaps; landscaping

Along the length of the IHCA, the occurrence of undeveloped green space, ranging from strips of woodland to open rural land, is very important to the character of the conservation area. It acts as a physical and visual buffer between historically isolated mill groups, industrial sites and domestic settlements, allowing an appreciation of the historic distinction and physical separation between these sites.

Furthermore, the rural land illustrates the nature of the historic economy of the Stroud valleys, with industry and agriculture existing side by side, forming a distinctive pattern of settlement, usually centred on crossing points over the watercourses and growing up around hubs of industry and transport infrastructure. The ‘gaps’ are as important to the interpretation of the historic environment as the built form, but are very vulnerable to erosion, particularly in close proximity to existing urban areas, where the spaces are perhaps all the more precious.



Above:
Arundell Mill, one of the dozens of small mill sites which were originally independently accessed by circuitous routes and were subsequently linked together by the C18th canals and the C19th roads. The distinct separation and the legibility of the historic settlement pattern is seriously threatened by encroaching development, infilling the roadside and canalside gaps.

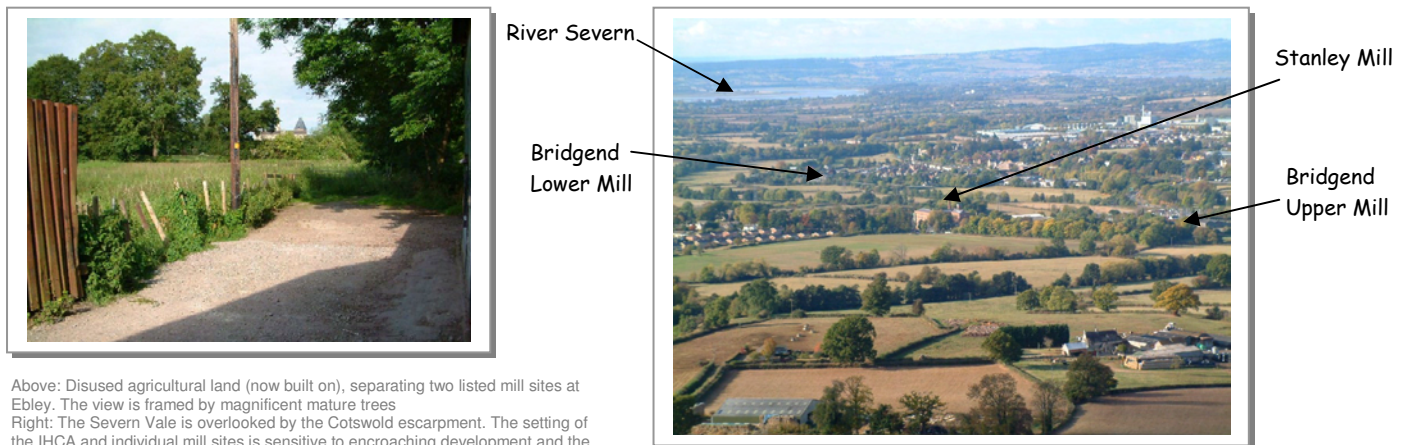
ISSUE/PRESSURE 1 (Settlement patterns; open spaces and gaps; landscaping)			
<p>The historic remoteness and characteristic sporadic pattern of mill development along the river corridors is being harmed by adjacent modern development and the intensification of links between sites, particularly along the Frome valley. The mills have an important visual and historic relationship to the rural river corridor landscape in which they sit. The setting of the mills is vulnerable through the erosion of the open space between and around them. Many mill sites were historically accessed via circuitous routes and were quite independent of each other. The canals and C19 improvements to road infrastructure linked some of these sites into a ‘string’, but many still retain a strong sense of their original isolation, which risks being eroded by intensifying linkages between them, whether through ‘ribbon’ built form or the construction/opening up of physical access routes (vehicular, pedestrian, cycles etc).</p>		<p>See policy guidelines 1, 2, 4, 17, 18, 35</p>	
<p>IHCA PDG1.</p>	<p>Settlement patterns and urban grain Development will be expected to reflect and respect existing settlement patterns. The choice of site, and the orientation, scale, density and proportions of the proposed development on that site, must be sympathetic to the historic form of the area and must not result in a loss of the legibility of historic settlement patterns.</p>	<p>Priority: 1, 3, 5 Refer to Issues & Pressures: 1, 2, 3, 15, 17, 18, 20, 23</p>	<p>BE1, BE2, BE3, BE5, BE6, BE10, BE12, NE8, NE10</p>

<p>IHCA PDG2</p>	<p>Large developments and tall or bulky buildings The full impact of large developments or individual bulky/tall buildings on long range views and the setting of existing historic buildings will be a consideration when assessing proposals for development. Particular attention will be given to the effect that such proposals would have on the transition between built form and rural land, especially on the fringes of existing historic mill sites and small settlement groups. Development which would cause harm to this aspect of the IHCA character will not normally be permitted.</p>	<p>Priority: 1, 5 Refer to Issues & Pressures: 1, 2, 3</p>	<p>BE1, BE2, BE3, NE8, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG4</p>	<p>Infilling of key roadside gap sides and breaks in development The development of vacant plots or open spaces along the main roads of the conservation area will be permitted only where a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings.</p>	<p>Priority: 1, 3, 4, 5 Refer to Issues & Pressures: 1, 2, 3, 4</p>	<p>BE3, BE1, BE2, BE5, BE6, BE10, BE12</p>
<p>IHCA PDG17</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
<p>IHCA PDG18</p>	<p>Canals and canalside development: infilling of key canalside gap sites and breaks in development The development of vacant plots or open spaces along the canals will be permitted only where a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings, and c) it would not result in uncharacteristic heavy enclosure on both banks of the canal Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD.</p>	<p>Priority: 1, 3, 4, 5 Refer to Issues & Pressures: 1, 4, 15, 17, 18, 20, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, NE12, NE8, NE10, NE11</p>
<p>IHCA PDG35</p>	<p>Car parking, vehicular and pedestrian access When considering development proposals, the impact of any associated new vehicular/pedestrian access points, alterations to existing means of access, or provision of car parking, will be a significant consideration. New development will not normally be permitted where parking or access arrangements would be achieved at the expense of historic fabric, characteristic enclosure and urban grain or the appearance of the conservation area.</p>	<p>Priority: 1, 2, 3, 4, 5 Issues & Pressures: 1, 29, 28, 31, 27</p>	<p>BE1, BE2, BE3, BE4, BE5, BE7, BE8, BE9, BE11, BE12, NE13, HN8</p>

<p>ISSUE/PRESSURE 2 (Settlement patterns; open spaces and gaps; landscaping)</p>		<p>Development pressure on highly visible landscape risks harming the character of the conservation area, potentially having an overbearing effect on the countryside, degrading the transition between historic built form and its rural setting and challenging the dominance of landmark buildings. Due to the topography of much of the IHCA and its setting, the landscape is highly visible from many vantage points. (e.g. the steeply sloping land of the valley, or the broad, flat water meadows, overlooked by the high ground of the Cotswold escarpment). The conservation area is particularly susceptible to inappropriate development in the form of tall or bulky buildings, or encroaching built form associated with the expansion of the Stroud and Stonehouse settlements. Both within and adjacent to its boundaries, such development can have a conspicuous and harmful effect on the character of the conservation area.</p>	<p>See policy guidelines 1, 2, 3, 4</p>
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<p>IHCA PDG1.</p>	<p>Settlement patterns and urban grain Development will be expected to reflect and respect existing settlement patterns. The choice of site, and the orientation, scale, density and proportions of the proposed development on that site, must be sympathetic to the historic form of the area and must not result in a loss of the legibility of historic settlement patterns.</p>	<p>Priority: 1, 3, 5 Refer to Issues & Pressures: 1, 2, 3, 15, 17, 18, 20, 23</p>	<p>BE1, BE2, BE3, BE5, BE6, BE10, BE12, NE8, NE10</p>
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<p>IHCA PDG2</p>	<p>Large developments and tall or bulky buildings The full impact of large developments or individual bulky/tall buildings on long range views and the setting of existing historic buildings will be a consideration when assessing proposals for development. Particular attention will be given to the effect that such proposals would have on the transition between built form and rural land, especially on the fringes of existing historic mill sites and small settlement groups. Development which would cause harm to this aspect of the IHCA character will not normally be permitted.</p>	<p>Priority: 1, 5 Refer to Issues & Pressures: 1, 2, 3</p>	<p>BE1, BE2, BE3, NE8, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG3</p>	<p>Tall or bulky buildings and landmark historic structures The full impact of large developments or individual bulky/tall structures on the hierarchy of buildings within a particular group will be a consideration when assessing proposals for development. Development which has an overbearing effect on a group or inhibits the dominant/landmark qualities of its principal historic building(s) will not normally be permitted.</p>	<p>Priority: 1, 5 Refer to Issues & Pressures: 2</p>	<p>BE1, BE2, BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG4</p>	<p>Infilling of key roadside gap sides and breaks in development The development of vacant plots or open spaces along the main roads of the conservation area will be permitted only where a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings.</p>	<p>Priority: 1, 3, 4, 5 Refer to Issues & Pressures: 1, 2, 3, 4</p>	<p>BE3, BE1, BE2, BE5, BE6, BE10, BE12</p>



Above: Disused agricultural land (now built on), separating two listed mill sites at Ebley. The view is framed by magnificent mature trees
Right: The Severn Vale is overlooked by the Cotswold escarpment. The setting of the IHCA and individual mill sites is sensitive to encroaching development and the infilling of spaces

<p>ISSUE/PRESSURE 3 (Settlement patterns; open spaces and gaps; landscaping)</p>			
<p>Along main roads, undeveloped land is particularly under pressure for development, risking the blurring of the historic distinction between settlements and clusters of built form. Often, even quite small green patches or open spaces provide a valuable break in built form along main roads. These can sometimes allow road travellers a glimpse of long range views and a sense of connection with the landscape. Most importantly, they prevent the impression of 'ribbon development', which tends to extend the dominance of urban character into rural land. These breaks often become vulnerable to infill development.</p>			<p>See policy guidelines 1, 2, 4, 6</p>
<p>IHCA PDG1.</p>	<p>Settlement patterns and urban grain Development will be expected to reflect and respect existing settlement patterns. The choice of site, and the orientation, scale, density and proportions of the proposed development on that site, must be sympathetic to the historic form of the area and must not result in a loss of the legibility of historic settlement patterns.</p>	<p>Priority: 1, 3, 5 Refer to Issues & Pressures: 1, 2, 3, 15, 17, 18, 20, 23</p>	<p>BE1, BE2, BE3, BE5, BE6, BE10, BE12, NE8, NE10</p>
<p>IHCA PDG2</p>	<p>Large developments and tall or bulky buildings The full impact of large developments or individual bulky/tall buildings on long range views and the setting of existing historic buildings will be a consideration when assessing proposals for development. Particular attention will be given to the effect that such proposals would have on the transition between built form and rural land, especially on the fringes of existing historic mill sites and small settlement groups. Development which would cause harm to this aspect of the IHCA character will not normally be permitted.</p>	<p>Priority: 1, 5 Refer to Issues & Pressures: 1, 2, 3</p>	<p>BE1, BE2, BE3, NE8, BE5, BE6, BE7, BE10, BE11, BE12</p>

<p>IHCA PDG4</p>	<p>Infilling of key roadside gap sides and breaks in development The development of vacant plots or open spaces along the main roads of the conservation area will be permitted only where</p> <ul style="list-style-type: none"> a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings. 	<p>Priority: 1, 3, 4, 5</p> <p>Refer to Issues & Pressures: 1, 2, 3, 4</p>	<p>BE3, BE1, BE2, BE5, BE6, BE10, BE12</p>
<p>IHCA PDG6</p>	<p>Trees and significant green areas Development will usually be permitted only where proposals do not entail the loss of existing trees and/or areas of vegetation that make a significant positive contribution to the character and appearance of the conservation area. Proposals for departures will only be acceptable in exceptional circumstances, where the impact of losing existing trees or areas of vegetation that make a positive contribution can be genuinely mitigated or compensated by planned re-planting in a manner which would enhance the character or appearance of the conservation area</p>	<p>Priority: 1</p> <p>Refer to Issues & Pressures: 3, 4, 5, 6, 7, 10</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12</p>
ISSUE/PRESSURE 4 (Settlement patterns; open spaces and gaps; landscaping)			
<p>The conservation area value of certain green spaces in the IHCA is vulnerable to being underestimated and hence eroded through lack of protection from inappropriate development. "Green space" does not exclusively comprise expanses of historically undeveloped open meadow: brownfield sites that have reverted to vegetated open space, the narrow artery of land that follows the canal and river corridor, and the tree-covered spine of railway cuttings and embankments all play their part in punctuating and balancing the built form and pattern of settlement in the conservation area.</p>			<p>See policy guidelines 4, 5, 6, 7, 8, 18</p>
<p>IHCA PDG4</p>	<p>Infilling of key roadside gap sides and breaks in development The development of vacant plots or open spaces along the main roads of the conservation area will be permitted only where</p> <ul style="list-style-type: none"> a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings. 	<p>Priority: 1, 3, 4, 5</p> <p>Refer to Issues & Pressures: 1, 2, 3, 4</p>	<p>BE3, BE1, BE2, BE5, BE6, BE10, BE12</p>
<p>IHCA PDG5</p>	<p>Landscape character Development proposals should seek to conserve the special features and diversity of the different landscape types found throughout the IHCA, particularly as set out in the Character Parts analysis in the IHCA Character Appraisal.</p>	<p>Priority: 1, 5, 4</p> <p>Refer to Issues & Pressures: 4, 5, 6, 7</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12, NE8, NE10</p>
<p>IHCA PDG6</p>	<p>Trees and significant green areas Development will usually be permitted only where proposals do not entail the loss of existing trees and/or areas of vegetation that make a significant positive contribution to the character and appearance of the conservation area. Proposals for departures will only be acceptable in exceptional circumstances, where the impact of losing existing trees or areas of vegetation that make a positive contribution can be genuinely mitigated or compensated by planned re-planting in a manner which would enhance the character or appearance of the conservation area</p>	<p>Priority: 1</p> <p>Refer to Issues & Pressures: 3, 4, 5, 6, 7, 10</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12</p>
<p>IHCA PDG7</p>	<p>Planting and landscaping schemes Where landscaping forms part of a development, the use of native species for planting schemes will normally be most appropriate. Where significant specimen trees, hedgerows or general tree cover cannot be retained, well planned and high quality re-planting will be expected, particularly where such natural features are important in creating enclosure.</p>	<p>Priority: 1, 4, 5</p> <p>Refer to Issues & Pressures: 4, 5, 6, 9,</p>	<p>BE1, BE2, BE5, BE7, BE12, NE13, NE11, NE12</p>
<p>IHCA PDG8</p>	<p>Change of use and impact on landscape features and character Where rural and/or agricultural character or appearance is important to the special architectural or historic interest of the conservation area, development proposals or applications for change of use will be expected to preserve or enhance natural landscape features and/or structures, spaces and surfaces which contribute to that character.</p>	<p>Priority: 1, 5, 4</p> <p>Issues & Pressures: 7, 4</p>	<p>BE7, BE11, BE16, BE17, NE6, NE8, NE10, NE11, NE13</p>

IHCA PDG18	<p>Canals and canalside development: infilling of key canalside gap sites and breaks in development</p> <p>The development of vacant plots or open spaces along the canals will be permitted only where</p> <ul style="list-style-type: none"> a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings, and c) it would not result in uncharacteristic heavy enclosure on both banks of the canal <p>Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 3, 4, 5</p> <p>Refer to Issues & Pressures: 1, 4, 15, 17, 18, 20, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, NE12, NE8, NE10, NE11</p>
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ISSUE/PRESSURE 5 (Settlement patterns; open spaces and gaps; landscaping)	
<p>Excessive tidying of redundant or underused green land, which can sometimes be perceived as scruffy, can have a surprisingly strong effect on character, transforming unassuming green patches into manicured places. Frequently green spaces occur in locations that have no obvious use, such as narrow, inaccessible or confined sites. These are often left unmaintained and overgrown, becoming traps for litter, and it is often difficult to strike a balance between prevention of perceived 'eyesores' and over gentrification of such spaces.</p>	<p>See policy guidelines 5, 6, 7</p>

IHCA PDG5	<p>Landscape character</p> <p>Development proposals should seek to conserve the special features and diversity of the different landscape types found throughout the IHCA, particularly as set out in the Character Parts analysis in the IHCA Character Appraisal.</p>	<p>Priority: 1, 5, 4</p> <p>Refer to Issues & Pressures: 4, 5, 6, 7</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12, NE8, NE10</p>
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IHCA PDG6	<p>Trees and significant green areas</p> <p>Development will usually be permitted only where proposals do not entail the loss of existing trees and/or areas of vegetation that make a significant positive contribution to the character and appearance of the conservation area. Proposals for departures will only be acceptable in exceptional circumstances, where the impact of losing existing trees or areas of vegetation that make a positive contribution can be genuinely mitigated or compensated by planned re-planting in a manner which would enhance the character or appearance of the conservation area</p>	<p>Priority: 1</p> <p>Refer to Issues & Pressures: 3, 4, 5, 6, 7, 10</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12</p>
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IHCA PDG7	<p>Planting and landscaping schemes</p> <p>Where landscaping forms part of a development, the use of native species for planting schemes will normally be most appropriate. Where significant specimen trees, hedgerows or general tree cover cannot be retained, well planned and high quality re-planting will be expected, particularly where such natural features are important in creating enclosure.</p>	<p>Priority: 1, 4, 5</p> <p>Refer to Issues & Pressures: 4, 5, 6, 9,</p>	<p>BE1, BE2, BE5, BE7, BE12, NE13, NE11, NE12</p>
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ISSUE/PRESSURE 6 (Settlement patterns; open spaces and gaps; landscaping)	
<p>The character of the conservation area is harmed by non-native planting and the loss of existing natural features. In particular, mature specimen trees and areas of tree cover are at risk from development and from the maintenance of transport infrastructure. Trees and native vegetation, including hedgerows, are important to the character of the Frome Rural corridor. The canal restoration threatens tree cover along the canal edge, particularly where extensive excavation is required or new canalside development is proposed. Similarly, improvements, widening or maintenance of highways and railway land can result in extensive tree loss. New planting and landscaping which introduces alien vegetation, particularly fast-growing screening species, can also be harmful to the locally distinctive character of the conservation area.</p>	<p>See policy guidelines 5, 6, 7, 9, 18, 19</p>

IHCA PDG5	<p>Landscape character</p> <p>Development proposals should seek to conserve the special features and diversity of the different landscape types found throughout the IHCA, particularly as set out in the Character Parts analysis in the IHCA Character Appraisal.</p>	<p>Priority: 1, 5, 4</p> <p>Refer to Issues & Pressures: 4, 5, 6, 7</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12, NE8, NE10</p>
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<p>IHCA PDG6</p>	<p>Trees and significant green areas Development will usually be permitted only where proposals do not entail the loss of existing trees and/or areas of vegetation that make a significant positive contribution to the character and appearance of the conservation area. Proposals for departures will only be acceptable in exceptional circumstances, where the impact of losing existing trees or areas of vegetation that make a positive contribution can be genuinely mitigated or compensated by planned re-planting in a manner which would enhance the character or appearance of the conservation area</p>	<p>Priority: 1 Refer to Issues & Pressures: 3, 4, 5, 6, 7, 10</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12</p>
<p>IHCA PDG7</p>	<p>Planting and landscaping schemes Where landscaping forms part of a development, the use of native species for planting schemes will normally be most appropriate. Where significant specimen trees, hedgerows or general tree cover cannot be retained, well planned and high quality re-planting will be expected, particularly where such natural features are important in creating enclosure.</p>	<p>Priority: 1, 4, 5 Refer to Issues & Pressures: 4, 5, 6, 9,</p>	<p>BE1, BE2, BE5, BE7, BE12, NE13, NE11, NE12</p>
<p>IHCA PDG9</p>	<p>Canals and canalside development: layout, landscaping and edge treatment Canal restoration (and development adjacent to the canals, which impacts on the immediate canalside) will be expected to make use of materials and forms for landscaping and layout which</p> <ul style="list-style-type: none"> a) reflect the historic and locally distinctive character of the two Cotswold Canals and b) preserve or enhance the predominantly rural and naturalistic character of the Cotswold Canals, as distinct from the sporadic historic wharf locations. <p>In particular, the construction of hard 'wharf style' edges to the canal should be avoided, including expanses of paving or hard ground surfacing along the immediate canalside.</p> <p>Proposals for departures will be acceptable only in exceptional circumstances, where either</p> <ul style="list-style-type: none"> a) there is historical or archaeological justification; or b) there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD. <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority 5, 3, 4 Refer to Issues & Pressures: 8, 9, 31, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, HN8</p>
<p>IHCA PDG18</p>	<p>Canals and canalside development: infilling of key canalside gap sites and breaks in development The development of vacant plots or open spaces along the canals will be permitted only where</p> <ul style="list-style-type: none"> a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings, and c) it would not result in uncharacteristic heavy enclosure on both banks of the canal <p>Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 3, 4, 5 Refer to Issues & Pressures: 1, 4, 15, 17, 18, 20, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, NE12, NE8, NE10, NE11</p>

ISSUE/PRESSURE 7 (Settlement patterns; open spaces and gaps; landscaping)

Wildlife and agriculture, including grazing livestock, is important to the character of large stretches of the IHCA. However, the implications of seemingly minor development proposals or changes of use on this aspect of the IHCA character are sometimes overlooked. Alterations to the canal or to field patterns and watercourse vegetation, which can erode wildlife habitats, as well as changes of use on agricultural land or to agricultural buildings, can have profound effects on the character and appearance of the conservation area. Not least through altering the sounds and smells, which contribute to the rural ambience of the IHCA; the juxtaposition of this with more industrial character is one of the most distinctive aspects of the IHCA environment.

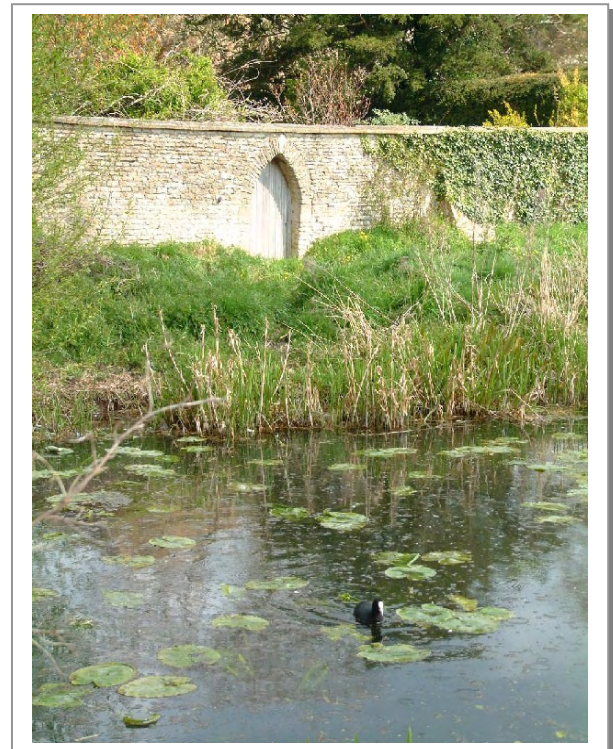
See policy guidelines 5, 6, 8

<p>IHCA PDG5</p>	<p>Landscape character Development proposals should seek to conserve the special features and diversity of the different landscape types found throughout the IHCA, particularly as set out in the Character Parts analysis in the IHCA Character Appraisal.</p>	<p>Priority: 1, 5, 4 Refer to Issues & Pressures: 4, 5, 6, 7</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12, NE8, NE10</p>
<p>IHCA PDG6</p>	<p>Trees and significant green areas Development will usually be permitted only where proposals do not entail the loss of existing trees and/or areas of vegetation that make a significant positive contribution to the character and appearance of the conservation area. Proposals for departures will only be acceptable in exceptional circumstances, where the impact of losing existing trees or areas of vegetation that make a positive contribution can be genuinely mitigated or compensated by planned re-planting in a manner which would enhance the character or appearance of the conservation area</p>	<p>Priority: 1 Refer to Issues & Pressures: 3, 4, 5, 6, 7, 10</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12</p>
<p>IHCA PDG8</p>	<p>Change of use and impact on landscape features and character Where rural and/or agricultural character or appearance is important to the special architectural or historic interest of the conservation area, development proposals or applications for change of use will be expected to preserve or enhance natural landscape features and/or structures, spaces and surfaces which contribute to that character.</p>	<p>Priority: 1, 5, 4 Issues & Pressures: 7, 4</p>	<p>BE7, BE11, BE16, BE17, NE6, NE8, NE10, NE11, NE13</p>

2. The Canals: restoration; excavation; materials; edging; and hard landscaping/street furniture on the towpath

The vast majority of the canals corridor, both along the Stroudwater and the Thames & Severn, has a naturalistic informality, even when passing by quite urban areas. The soft, green edges and rural or semi-rural character of the canal and towpath is threatened by an increasing suburbanisation or urbanisation. Inappropriate towpath surfacing, widening and edging, the addition of barriers or railings and the impact of adjacent development can all have a profoundly harmful effect on the character of the canal and conservation area.

The Cotswold Canals in Stroud District are predominantly bordered by soft, natural edges – thriving habitats for flora and fauna. Even through the most urbanised stretches of the IHCA, historic wharves and sections of hard canal edging are limited. The naturalistic character of the tow path and canal corridor is vulnerable to uncharacteristic urbanisation, through inappropriate surfacing, hard landscaping, embankment and widening.



ISSUE/PRESSURE 8 (The Canals: restoration; excavation; materials; edging; and hard landscaping/street furniture on the towpath)			
<p>Pressure to widen the towpath, together with safety barriers, bollards, signage and other typical paraphernalia, can have a significant harmful effect on the character of an historic area. At certain points along the canal, the towpath is used for vehicular access to canalside industrial/commercial sites and private dwellings. In these situations, the intersection may potentially be viewed as a conflict between vehicular and pedestrian users, especially if the volume of use intensifies (e.g. with the creation of additional residential units on a particular site or increased canal traffic following restoration). Plans to develop a cycle network along the canals route would also result in intensified use and traffic.</p>		<p>See Policy guidelines 9, 10, 11, 15, 16, 17, 19, 38, 39, 41, 42</p>	
IHCA PDG9	<p>Canals and canalside development: layout, landscaping and edge treatment Canal restoration (and development adjacent to the canals, which impacts on the immediate canalside) will be expected to make use of materials and forms for landscaping and layout which</p> <ul style="list-style-type: none"> a) reflect the historic and locally distinctive character of the two Cotswold Canals and b) preserve or enhance the predominantly rural and naturalistic character of the Cotswold Canals, as distinct from the sporadic historic wharf locations. <p>In particular, the construction of hard 'wharf style' edges to the canal should be avoided, including expanses of paving or hard ground surfacing along the immediate canalside.</p> <p>Proposals for departures will be acceptable only in exceptional circumstances, where either</p> <ul style="list-style-type: none"> a) there is historical or archaeological justification; or b) there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD. <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority 5, 3, 4</p> <p>Refer to Issues & Pressures: 8, 9, 31, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, HN8</p>
IHCA PDG10	<p>Canals and canalside development: signage, street furniture and lighting The District Council will support a coherent, co-ordinated approach to signage and 'street furniture' along the canal and at access points to it, with the aim of minimising discordant paraphernalia, and the suburbanising effect of excessive clutter, and uncharacteristically high levels of street lighting. Where such works fall within Planning controls, the erection of railings (and other means of canalside enclosure), bollards, signs or lamp posts should be kept to a minimum and will be permitted only where</p> <ul style="list-style-type: none"> a) there is a demonstrable need for the function they would perform, which could not be met by existing facilities; and b) the design and materials would preserve or enhance the predominant character and local distinctiveness of that stretch of the canal, or the conservation area Character Part through which it passes. <p>Please also refer to PDG41.</p>	<p>Priority: 5</p> <p>Refer to Issues & Pressures: 8, 32</p>	<p>BE1, BE2, BE5, BE12, BE19</p>
IHCA PDG11	<p>Canals and canalside development: impact on the towpath character and safety Development requiring intensified use of the canal towpath by vehicles and/or increased conflict between towpath users, will be permitted only where the physical alterations that would be necessary to cater for the use, or to mitigate hazards, would preserve or enhance the character or appearance of that stretch of the canal and towpath, and the conservation area Character Part through which it passes.</p> <p>The creation of a multi-user path, providing improved access and facilities for cyclists and other non vehicular users, will be supported, where alterations are designed to be in keeping with the character and appearance of the conservation area.</p>	<p>Priority: 5</p> <p>Refer to Issues & Pressures: 8, 9, 31</p>	<p>BE1, BE2, BE5, BE7, BE12, NE13</p>
IHCA PDG15	<p>Canals and canalside development: redevelopment and enhancement of canalside industrial sites Where industrial sites present poor quality or historically uncharacteristic edges to the canal, redevelopment which would enhance the character and appearance of the conservation area will be viewed favourably. The merits of redevelopment will be fully assessed against all relevant Development Plan policies.</p>	<p>Priority: 2, 3, 4, 5</p> <p>Issues & Pressures: 14, 30, 16, 13, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>

<p>IHCA PDG16</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) Proposals for development which would entail harmful alterations to the canal fringes of historic mills and modern industrial sites, including the loss of historic enclosing features, the creation/exposure of large car parking/ lorry loading areas, the construction of poor quality or uncharacteristic boundary treatments or uncharacteristic built form, will not normally be permitted.</p>	<p>Priority: 2, 3, 4, 5 Refer to Issues & Pressures: 14, 27, 30, 17, 16, 15, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
<p>IHCA PDG17</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
<p>IHCA PDG19</p>	<p>Canals and canalside development: boundary treatments Where the erection or alteration of boundary treatments adjacent to the canals falls under planning controls, it will be expected that they will reflect the precedent of traditional forms of canalside enclosure in the conservation area. In particular, the preservation or reinstatement of stone walls (or where appropriate the construction of new walls), which are typical of the character of the Thames & Severn, will be encouraged. Where feasible and appropriate to the character and appearance of the conservation area, soft landscaping and tree screening will be encouraged as a form of boundary treatment on the canal edge of new development sites; this should be designed to reflect the natural vegetated breaks in built form along the canals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 6, 8, 14, 15, 16, 17, 18, 19, 30</p>	<p>BE1, BE2, BE5, BE6, BE7, BE9, BE10, BE11, BE12, NE6, NE13, NE12, NE8, NE10</p>
<p>IHCA PDG38</p>	<p>Boundary treatments and hard landscaping Proposals to erect fences, railings or walls will only be allowed where they are incorporated in a similar way to those already existing and where they are sympathetic to the site and surroundings. Conspicuous use of alien materials such as concrete blocks, reconstituted stone and close boarded fence panels will not usually be permitted, where such works fall within planning controls. New development will be expected to make use of locally distinctive, high quality boundary treatments and hard landscaping, especially where an historic precedent exists nearby; this can help to integrate new buildings into their surroundings and create a sense of place. (see also IHCA PDG19)</p>	<p>Priority: 5, 3, 4, 2 Refer to Issues & Pressures: 30, 31, 19, 18, 14, 8</p>	<p>BE1, BE2, BE5, BE10, BE12, NE13</p>
<p>IHCA PDG39</p>	<p>Public realm and ground surfacing Where historic ground surfaces survive, they should be retained wherever possible, or reintroduced where there is historic evidence for them. Attention must be paid to edging treatments, ensuring the chosen treatment is appropriate to the context and character of the site; the loss of soft grassy verges on roads and paths should be resisted. Where new development schemes are proposed, new surfaces and hard landscaping should reflect the historic character of the site. The use of concrete paving will only be acceptable if of an appropriate shape and colour and if a traditional laying pattern is proposed. The use of concrete block paving over large expanses can have a suburbanising effect, which would be incongruous to many contexts in this conservation area. Care should be taken to allow sustainable ground surface water drainage, but alternatives to visually inappropriate 'permeable' concrete block paving should be sought.</p>	<p>Priority: 5, 2, Refer to Issues & Pressures: 31, 8</p>	<p>BE1, BE2, BE5, BE12, BE13, BE14, NE15, BE7, NE6, NE13</p>
<p>IHCA PDG41</p>	<p>Public realm and signage Signage and advertising which fails to preserve or enhance the character and appearance of the conservation area will not be permitted. Signage should be of a scale and design which is appropriate to its location, and should not cause harm to the character or architectural balance of a building on which it is sited. Signage and advertising for multiple-occupancy buildings or sites should be co-ordinated and uncluttered. Illuminated advertisements will generally be unacceptable, although there may be some flexibility to accept internally illuminated signs, where they would not harm the character or appearance of the conservation area. A very high design standard will be required. New signs should observe historic signage traditions and convention in the conservation area wherever possible, to reinforce local distinctiveness and character. (Please also refer to IHCA PDG10)</p>	<p>Priority: 5, 2, Refer to Issues & Pressures: 31, 8</p>	<p>BE1, BE2, BE5, BE12, BE13, BE14, NE15, BE7, NE6, NE13</p>

IHCA PDG 42	<p>Public realm and public art Public art should contribute positively to the character and appearance of the conservation area; it should be sensitively scaled and sited and it should be appropriate to its context in terms of content and appearance. Public art will be expected to be executed to a high standard and well manufactured, thus providing an impression of quality and care, as well as ensuring that the item is durable and easy to maintain. Not all public art 'adds value' to an historic environment and, where subject to planning controls, inappropriate or sub-standard public art will be refused planning permission.</p>	<p>Priority: 5 Refer to Issues & Pressures: 32, 8</p>	<p>BE1, BE5, BE12</p>
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ISSUE/PRESSURE 9 (The Canals: restoration; excavation; materials; edging; and hard landscaping/street furniture on the towpath)			
<p>The choice of materials used for canal infrastructure and edging, and the places where they are used, is very distinctive to the Stroudwater and the Thames and Severn respectively. Inappropriate, non-historic 'restoration', together with landscaping schemes associated with new development, runs the risk of eroding this distinctiveness - particularly the proliferation of brick canal edging.</p>			<p>See Policy guidelines 7, 9, 11, 13, 14, 17</p>

IHCA PDG7	<p>Planting and landscaping schemes Where landscaping forms part of a development, the use of native species for planting schemes will normally be most appropriate. Where significant specimen trees, hedgerows or general tree cover cannot be retained, well planned and high quality re-planting will be expected, particularly where such natural features are important in creating enclosure.</p>	<p>Priority: 1, 4, 5 Refer to Issues & Pressures: 4, 5, 6, 9,</p>	<p>BE1, BE2, BE5, BE7, BE12, NE13, NE11, NE12</p>
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IHCA PDG9	<p>Canals and canalside development: layout, landscaping and edge treatment Canal restoration (and development adjacent to the canals, which impacts on the immediate canalside) will be expected to make use of materials and forms for landscaping and layout which</p> <ul style="list-style-type: none"> a) reflect the historic and locally distinctive character of the two Cotswold Canals and b) preserve or enhance the predominantly rural and naturalistic character of the Cotswold Canals, as distinct from the sporadic historic wharf locations. <p>In particular, the construction of hard 'wharf style' edges to the canal should be avoided, including expanses of paving or hard ground surfacing along the immediate canalside.</p> <p>Proposals for departures will be acceptable only in exceptional circumstances, where either</p> <ul style="list-style-type: none"> a) there is historical or archaeological justification; or b) there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD. <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority 5, 3, 4 Refer to Issues & Pressures: 8, 9, 31, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, HN8</p>
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IHCA PDG11	<p>Canals and canalside development: impact on the towpath character and safety Development requiring intensified use of the canal towpath by vehicles and/or increased conflict between towpath users, will be permitted only where the physical alterations that would be necessary to cater for the use, or to mitigate hazards, would preserve or enhance the character or appearance of that stretch of the canal and towpath, and the conservation area Character Part through which it passes.</p> <p>The creation of a multi-user path, providing improved access and facilities for cyclists and other non vehicular users, will be supported, where alterations are designed to be in keeping with the character and appearance of the conservation area.</p>	<p>Priority: 5 Refer to Issues & Pressures: 8, 9, 31</p>	<p>BE1, BE2, BE5, BE7, BE12, NE13</p>
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IHCA PDG13	<p>Canals and canalside development: conservation and restoration of historic features Restoration of the canal and any associated historic structures, including bridges, locks, wharf edges and associated dwellings and warehouses, will be expected to be carried out using sound conservation principles. Speculative reconstruction, without good evidence of the form/detailing which once existed, should be resisted. Repairs should be carried out using like-for-like materials and techniques, and having minimum intervention in the historic fabric. Physical evidence of historic alterations/repairs must not be obscured or reversed and the distinction between historic fabric and new interventions should be clear.</p>	<p>Priority: 5 Refer to Issues & Pressures: 11, 9</p>	<p>BE6, BE9, BE10, BE7, BE11, BE13, BE14</p>
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	<p>Archaeological potential should be assessed, and features of archaeological importance (whether scheduled or unscheduled) should be protected and recorded in accordance with section 7.6 of the Stroud District Local Plan.</p> <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>		
IHCA PDG14	<p>Canals and canalside development: new bridges</p> <p>Where new canal bridges are proposed, the opportunity should be taken to reinforce local distinctiveness wherever possible. Generic 'traditional' designs will be discouraged: where traditional styling is proposed, the distinctive characteristics of historic Stroudwater or Thames & Severn bridges must be observed, in terms of design, materials, proportion and detailing.</p> <p>Where traditional design is inappropriate or infeasible, honest, high quality, contemporary design will be favoured. New designs should seek to make a positive modern contribution to the canals' architecture and infrastructure.</p> <p>The reinstatement of swing bridges on the Stroudwater will be encouraged, wherever feasible. New, functioning swing bridges will only be acceptable where the road crossing the canal is a minor route with low traffic flow. Opportunities to re-route traffic or provide alternative access to a site, as a means of enabling the construction or reinstatement of a working swing bridge or traditional bridge, will be viewed favourably, providing</p> <ol style="list-style-type: none"> appropriate Highway standards can be met, and proposals would be acceptable when assessed against all relevant Development Plan policies, and the works could be provided for in a way which would preserve or enhance the conservation area's character or appearance. <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority: 5</p> <p>Refer to Issues & Pressures: 9, 12</p>	<p>BE1, BE2, BE5, BE6, BE12</p>
IHCA PDG17	<p>Canals and canalside development: impact on the character of the canal fringes of the site</p> <p>Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5</p> <p>Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
ISSUE/PRESSURE 10 (The Canals: restoration; excavation; materials; edging; and hard landscaping/street furniture on the towpath)			
	<p>Excavation of the infilled canals is having a profound, transforming effect on the existing character and appearance of the conservation area – with some negative as well as positive results. At certain points, the canals are completely infilled or were subject to narrowing in the 1960s, and restoration will involve excavation, effects of which sometimes include loss of trees and vegetative enclosure. Some parts are simply very over grown, and clogged up with vegetation – which does little for the character of the conservation area or the biodiversity that could be supported by a properly restored canal. Excavation and widening has also tended to happen incrementally in association with new canalside development, at intervals along the canals corridor. Some of the incremental work carried out so far, which has not previously had the benefit of a planned restoration strategy for the entire canals length, has not enhanced the character of the conservation area and has had harmful impacts on surviving archaeology. There have been instances where there has been insufficient control over, or sensitivity to, appropriate forms of hard and soft landscaping on the canal edge. Moreover, there is likely to be developer desire to create moorings in conjunction with new development, risking the distortion of the historic canal channel.</p>		<p>See Policy guidelines 6, 9, 12</p>
IHCA PDG6	<p>Trees and significant green areas</p> <p>Development will usually be permitted only where proposals do not entail the loss of existing trees and/or areas of vegetation that make a significant positive contribution to the character and appearance of the conservation area. Proposals for departures will only be acceptable in exceptional circumstances, where the impact of losing existing trees or areas of vegetation that make a positive contribution can be genuinely mitigated or compensated by planned re-planting in a manner which would enhance the character or appearance of the conservation area</p>	<p>Priority: 1</p> <p>Refer to Issues & Pressures: 3, 4, 5, 6, 7, 10</p>	<p>BE1, BE2, BE5, BE7, BE12, NE6, NE13, NE11, NE12</p>

<p>IHCA PDG9</p>	<p>Canals and canalside development: layout, landscaping and edge treatment Canal restoration (and development adjacent to the canals, which impacts on the immediate canalside) will be expected to make use of materials and forms for landscaping and layout which</p> <ul style="list-style-type: none"> a) reflect the historic and locally distinctive character of the two Cotswold Canals and b) preserve or enhance the predominantly rural and naturalistic character of the Cotswold Canals, as distinct from the sporadic historic wharf locations. <p>In particular, the construction of hard 'wharf style' edges to the canal should be avoided, including expanses of paving or hard ground surfacing along the immediate canalside.</p> <p>Proposals for departures will be acceptable only in exceptional circumstances, where either</p> <ul style="list-style-type: none"> a) there is historical or archaeological justification; or b) there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD. <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority 5, 3, 4</p> <p>Refer to Issues & Pressures: 8, 9, 31, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, HN8</p>
<p>IHCA PDG12</p>	<p>Canals and canalside development: excavation of canal channel and creation of moorings Proposals for excavation and restoration will be expected to follow the historic route and dimensions of the canals and speculative, non-historic restoration or excavation, which results in significant broadening of the watercourse (for moorings etc), must be avoided. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD, and will be assessed against the Cotswold Canals Management Plan</p> <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority: 5</p> <p>Refer to Issues & Pressures: 10</p>	<p>BE1, BE2, BE5, BE12, BE13, BE14</p>

3. The Canals: restoration; infrastructure; canal-related buildings

The restoration of the Stroudwater and Thames & Severn canals is a project which will stretch over many years. In addition to the miles of canal channel, the restoration will involve repairs and reinstatement of canal structures, as well as newly built features, particularly bridges.

The two canals both have their own highly distinctive character, with fairly standard designs adopted for many of their early structures and associated buildings (cottages, warehouses, etc) – an early form of ‘corporate identity’. The distinction between the two can easily be eroded through the loss of typical historic features or the creation of new structures which do not acknowledge the respective architectural vocabularies of the Stroudwater and the Thames & Severn.

There is a risk that, however well intentioned, restoration or maintenance work to the canals will be undertaken without full regard to their heritage significance, and thereby diminish their value as a heritage asset.

In the past works have sometimes proceeded without a thorough understanding of the historical/archaeological significance of the feature to be restored, and some restoration and repair work has not been carried out to appropriate standards. Where changes have been made to structures, these have not always been adequately recorded. This applies both to work undertaken by volunteers and contractors, and to work carried out as part of planning gain agreements with Local Authorities. The risk of damage applies equally to standing historic structures and to buried archaeology uncovered during restoration work.

Although the main volunteer organisations working on the canal restoration projects have instigated formal training in heritage management and the use of traditional craft skills, some volunteers have limited experience in these areas. Successful restoration of the canals demands informed management and adequate skills training and this must also apply to the subsequent maintenance and management of the waterway.

ISSUE/PRESSURE 11 (The Canals: restoration; infrastructure; canal-related buildings)	
<p>Restoration works to the canals and associated structures poses a risk to the historic fabric and historic identity of the Cotswold Canals. Several bridges and locks along the course of the Stroudwater and the Thames & Severn are listed for their special architectural or historic interest. Any works of alteration or extensive repair to listed structures will be subject to approval through listed building consent. The vast majority, however, are not listed and hence may be vulnerable to inappropriate forms of restoration, repair or alteration. During the course of canal restoration, it is likely that remains or footings of historic structures, currently buried and possibly not known about, will be exposed. These structures, too, are vulnerable to damage or destruction.</p>	See Policy guideline 13

<p>IHCA PDG13</p>	<p>Canals and canalside development: conservation and restoration of historic features</p> <p>Restoration of the canal and any associated historic structures, including bridges, locks, wharf edges and associated dwellings and warehouses, will be expected to be carried out using sound conservation principles. Speculative reconstruction, without good evidence of the form/detailing which once existed, should be resisted. Repairs should be carried out using like-for-like materials and techniques, and having minimum intervention in the historic fabric. Physical evidence of historic alterations/repairs must not be obscured or reversed and the distinction between historic fabric and new interventions should be clear. Archaeological potential should be assessed, and features of archaeological importance (whether scheduled or unscheduled) should be protected and recorded in accordance with section 7.6 of the Stroud District Local Plan.</p> <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority: 5</p> <p>Refer to Issues & Pressures: 11, 9</p>	<p>BE6, BE9, BE10, BE7, BE11, BE13, BE14</p>
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ISSUE/PRESSURE 12 (The Canals: restoration; infrastructure; canal-related buildings)	
<p>Inappropriately designed replacement bridges would harm the character of the conservation area, but a large number of existing canal bridges will need to be rebuilt or replaced in order to render the canal navigable – especially since many bridges are now low-level, flat slab structures, having replaced traditional swing bridges. New or replacement bridges are likely to face pressures which translate as design constraints, making it virtually impossible to build new traditionally-styled bridges. (e.g.: desire to allow boats to pass conveniently with minimum obstacles and disruption; demands on gradient, span and towpath access for highways and disabled access reasons).</p>	See Policy guideline 14

<p>IHCA PDG14</p>	<p>Canals and canalside development: new bridges</p> <p>Where new canal bridges are proposed, the opportunity should be taken to reinforce local distinctiveness wherever possible. Generic 'traditional' designs will be discouraged: where traditional styling is proposed, the distinctive characteristics of historic Stroudwater or Thames & Severn bridges must be observed, in terms of design, materials, proportion and detailing.</p> <p>Where traditional design is inappropriate or infeasible, honest, high quality, contemporary design will be favoured. New designs should seek to make a positive modern contribution to the canals' architecture and infrastructure.</p> <p>The reinstatement of swing bridges on the Stroudwater will be encouraged, wherever feasible. New, functioning swing bridges will only be acceptable where the road crossing the canal is a minor route with low traffic flow. Opportunities to re-route traffic or provide alternative access to a site, as a means of enabling the construction or reinstatement of a working swing bridge or traditional bridge, will be viewed favourably, providing</p> <ol style="list-style-type: none"> a) appropriate Highway standards can be met, and b) proposals would be acceptable when assessed against all relevant Development Plan policies, and c) the works could be provided for in a way which would preserve or enhance the conservation area's character or appearance. <p>The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority: 5</p> <p>Refer to Issues & Pressures: 9, 12</p>	<p>BE1, BE2, BE5, BE6, BE12</p>
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(right)
A beautifully reinstated iron swing bridge on the Stroudwater Navigation at Ryeford. Although swing bridges of this type were not original to the canal construction, there are a handful of bridges with this highly distinctive lattice design parapet at intervals along the course of the two canals – although the Thames & Severn features fixed, raised bridges, rather than the distinctive low-level swing bridges of the Stroudwater. The bridge makes an important contribution to the character and appearance of the conservation area and is a charming feature in this cluster of canalside buildings.



ISSUE/PRESSURE 13 (The Canals: restoration; infrastructure; canal-related buildings)			
<p>Several key historic sites on the canal also have good development potential, which could act as a real enhancement to the conservation area - in particular, Wallbridge Basin and Brimscombe Port. However, enthusiasm for development and the desire to maximise regeneration potential is sometimes viewed as being at odds with the heritage assets and the statutory requirement to preserve or enhance the character or appearance of the conservation area. This need not be the case, but a clear understanding and respect for the historic character, context and surviving fabric and archaeology of these sites is essential.</p>			<p>See Policy guidelines 15, 17, 21, 22</p>
IHCA PDG15	<p>Canals and canalside development: redevelopment and enhancement of canalside industrial sites Where industrial sites present poor quality or historically uncharacteristic edges to the canal, redevelopment which would enhance the character and appearance of the conservation area will be viewed favourably. The merits of redevelopment will be fully assessed against all relevant Development Plan policies.</p>	<p>Priority: 2, 3, 4, 5 Issues & Pressures: 14, 30, 16, 13, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
IHCA PDG17	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
IHCA PDG21	<p>Changes of use of historic mill sites and historic industrial buildings Where a proposal for change of use on an historic mill site would be acceptable in principle (having been assessed against all relevant Development Plan policies) the merits of the proposal will be considered favourably where a) key historic buildings have become redundant and may be unsuitable for modern industrial usage, and where the proposed change of use would ensure the preservation of the historic buildings b) the new use could be accommodated without alterations or associated development which would result in a significant 'domesticating' impact or the erosion of the robust, utilitarian, industrial character of the individual buildings or the site as a whole. In this respect employment based or employment-led mixed use schemes, including office, commercial, leisure or other employment uses can often be catered for in a way that is less intrusive than purely residential uses.</p>	<p>Priority: 2, 5, 4 Refer to Issues & Pressures: 14, 16, 18, 19, 13</p>	<p>BE1, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, EM4</p>
IHCA PDG22	<p>Housing development in the valley bottoms Medium- and large-scale housing development on the flood plains and valley bottoms is uncharacteristic of the IHCA, but in exceptional circumstances, where such new housing schemes are considered acceptable when assessed against all relevant Development Plan policies, they will be permitted only if the visual impact of domestic colonisation can be minimised through contextual and site-specific design. In general, traditionally designed houses should be avoided, since no appropriate historic precedent exists for valley-bottom housing on a large scale. Such exceptional situations present opportunities for high quality contemporary design, aimed at avoiding misplaced pastiche and the blurring of clear historic patterns of development. Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 13, 15, 16, 17, 18, 19, 20, 21, 23</p>	<p>BE1, BE2, BE3, BE5, BE12, NE8, NE10</p>

4. The Canals: canalside development; re-use and adaptation of historic buildings; canal frontage; open space and ‘gaps’ along the canal corridor

Just as canalside development can profoundly affect the character of the canal corridor, the way that we perceive the character of each of the existing mills and industrial sites along the route is strongly influenced (for better or worse) by what we can see from the canal and tow path. The canals are a crucial public viewpoint in the conservation area and, as a through route, the face that is presented to the canal is the face of a whole slice of Stroud District.



below:
Whilst this mill complex is characteristic of the lack of positive canal frontage or canal orientation in the conservation area, the image it presents to the tow path is not a good setting for the historic buildings on the site. Large expanses of tarmac, modern industrial sheds, a lack of enclosure and wire fencing all leave plenty of scope for enhancement

left:
Industrial buildings in desperate need of a new use.



ISSUE/PRESSURE 14 (The Canals: canalside development; re-use and adaptation of historic buildings; canal frontage; open space and ‘gaps’ along the canal corridor)	
<p>The canal frontage was historically one of the most important faces of any industrial or commercial site, and remains so today. Industrial sites along both the Stroudwater and the Thames & Severn are frequently bounded by long, high walls or the blank elevations of buildings. However, these are not just featureless structures: they often feature high quality materials and detailing, while access points to the towpath from the mills are often marked by decorative gateways or piers. Conversely, however, poor quality boundary treatments, overbearing, poorly maintained or uncharacteristic buildings, and large visible expanses of tarmac all have a harmful effect on public impressions of the conservation area.</p>	<p>See Policy guidelines 15, 16, 17, 19, 21, 37, 38</p>

<p>IHCA PDG15</p>	<p>Canals and canalside development: redevelopment and enhancement of canalside industrial sites Where industrial sites present poor quality or historically uncharacteristic edges to the canal, redevelopment which would enhance the character and appearance of the conservation area will be viewed favourably. The merits of redevelopment will be fully assessed against all relevant Development Plan policies.</p>	<p>Priority: 2, 3, 4, 5 Issues & Pressures: 14, 30, 16, 13, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
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<p>IHCA PDG16</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) Proposals for development which would entail harmful alterations to the canal fringes of historic mills and modern industrial sites, including the loss of historic enclosing features, the creation/exposure of large car parking/ lorry loading areas, the construction of poor quality or uncharacteristic boundary treatments or uncharacteristic built form, will not normally be permitted.</p>	<p>Priority: 2, 3, 4, 5 Refer to Issues & Pressures: 14, 27, 30, 17, 16, 15, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
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<p>IHCA PDG17</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
<p>IHCA PDG19</p>	<p>Canals and canalside development: boundary treatments Where the erection or alteration of boundary treatments adjacent to the canals falls under planning controls, it will be expected that they will reflect the precedent of traditional forms of canalside enclosure in the conservation area. In particular, the preservation or reinstatement of stone walls (or where appropriate the construction of new walls), which are typical of the character of the Thames & Severn, will be encouraged. Where feasible and appropriate to the character and appearance of the conservation area, soft landscaping and tree screening will be encouraged as a form of boundary treatment on the canal edge of new development sites; this should be designed to reflect the natural vegetated breaks in built form along the canals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 6, 8, 14, 15, 16, 17, 18, 19, 30</p>	<p>BE1, BE2, BE5, BE6, BE7, BE9, BE10, BE11, BE12, NE6, NE13, NE12, NE8, NE10</p>
<p>IHCA PDG37</p>	<p>Demolition or alteration of boundary features The demolition of, or alteration of, historic walls, railings or fences will not normally be permitted. The creation of hard standings for domestic car parking or other purposes will not normally be allowed where this involves loss of enclosure or historic fabric on boundaries which front public roads, open spaces or rights of way.</p>	<p>Priority: 5, 4 Issues & Pressures: 29, 30, 14</p>	<p>BE1, BE2, BE4, BE5, BE9, BE10, BE7,</p>
<p>IHCA PDG38</p>	<p>Boundary treatments and hard landscaping Proposals to erect fences, railings or walls will only be allowed where they are incorporated in a similar way to those already existing and where they are sympathetic to the site and surroundings. Conspicuous use of alien materials such as concrete blocks, reconstituted stone and close boarded fence panels will not usually be permitted, where such works fall within planning controls. New development will be expected to make use of locally distinctive, high quality boundary treatments and hard landscaping, especially where an historic precedent exists nearby; this can help to integrate new buildings into their surroundings and create a sense of place. (see also IHCA PDG19)</p>	<p>Priority: 5, 3, 4, 2 Refer to Issues & Pressures: 30, 31, 19, 18, 14, 8</p>	<p>BE1, BE2, BE5, BE10, BE12, NE13</p>



The Thames & Severn at Thrupp. Industry on the tow path side and open fields on the offside.

The canal is heavily populated by industry along this stretch. But thick vegetation, plenty of green 'gaps' between the industrial sites and the fact that buildings (both traditional and modern) tend to back on to the towpath, mean that the presence of dense built form is rarely overbearing and often very inconspicuous.

ISSUE/PRESSURE 15 (The Canals: canalside development; re-use and adaptation of historic buildings; canal frontage; open space and 'gaps' along the canal corridor)			
<p>The proliferation of the 'canyon' effect, with heavy enclosure on both sides of the canal, would be highly damaging to the character of the conservation area and should be resisted in most circumstances. Almost without exception, mills have historically remained confined to one side only of the canals (usually the tow-path site). Historically, the built-up industrial edges of canalside mill sites were almost always balanced by largely undeveloped open land on the opposite bank. Double-sided development is distinctly uncharacteristic of the conservation area. However, this balance (in places quite a stark contrast between industry and rurality) has begun to be eroded, with the creation of new business parks, superstores or, more often, housing development.</p>			<p>See Policy guidelines 1, 16, 17, 18, 19, 22</p>
IHCA PDG1.	<p>Settlement patterns and urban grain Development will be expected to reflect and respect existing settlement patterns. The choice of site, and the orientation, scale, density and proportions of the proposed development on that site, must be sympathetic to the historic form of the area and must not result in a loss of the legibility of historic settlement patterns.</p>	<p>Priority: 1, 3, 5 Refer to Issues & Pressures: 1, 2, 3, 15, 17, 18, 20, 23</p>	<p>BE1, BE2, BE3, BE5, BE6, BE10, BE12, NE8, NE10</p>
IHCA PDG16	<p>Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) Proposals for development which would entail harmful alterations to the canal fringes of historic mills and modern industrial sites, including the loss of historic enclosing features, the creation/exposure of large car parking/ lorry loading areas, the construction of poor quality or uncharacteristic boundary treatments or uncharacteristic built form, will not normally be permitted.</p>	<p>Priority: 2, 3, 4, 5 Refer to Issues & Pressures: 14, 27, 30, 17, 16, 15, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
IHCA PDG17	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
IHCA PDG18	<p>Canals and canalside development: infilling of key canalside gap sites and breaks in development The development of vacant plots or open spaces along the canals will be permitted only where</p> <ul style="list-style-type: none"> a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings, and c) it would not result in uncharacteristic heavy enclosure on both banks of the canal <p>Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 3, 4, 5 Refer to Issues & Pressures: 1, 4, 15, 17, 18, 20, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, NE12, NE8, NE10, NE11</p>
IHCA PDG19	<p>Canals and canalside development: boundary treatments Where the erection or alteration of boundary treatments adjacent to the canals falls under planning controls, it will be expected that they will reflect the precedent of traditional forms of canalside enclosure in the conservation area. In particular, the preservation or reinstatement of stone walls (or where appropriate the construction of new walls), which are typical of the character of the Thames & Severn, will be encouraged. Where feasible and appropriate to the character and appearance of the conservation area, soft landscaping and tree screening will be encouraged as a form of boundary treatment on the canal edge of new development sites; this should be designed to reflect the natural vegetated breaks in built form along the canals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 6, 8, 14, 15, 16, 17, 18, 19, 30</p>	<p>BE1, BE2, BE5, BE6, BE7, BE9, BE10, BE11, BE12, NE6, NE13, NE12, NE8, NE10</p>
IHCA PDG22	<p>Housing development in the valley bottoms Medium- and large-scale housing development on the flood plains and valley bottoms is uncharacteristic of the IHCA, but in exceptional circumstances, where such new housing schemes are considered acceptable when assessed against all relevant Development Plan policies, they will be permitted only if the visual impact of domestic colonisation can be</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues &</p>	<p>BE1, BE2, BE3, BE5, BE12, NE8, NE10</p>

	<p>minimised through contextual and site-specific design. In general, traditionally designed houses should be avoided, since no appropriate historic precedent exists for valley-bottom housing on a large scale. Such exceptional situations present opportunities for high quality contemporary design, aimed at avoiding misplaced pastiche and the blurring of clear historic patterns of development.</p> <p>Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Pressures: 13, 15, 16, 17, 18, 19, 20, 21, 23</p>	
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<p>ISSUE/PRESSURE 16 (The Canals: canalside development; re-use and adaptation of historic buildings; canal frontage; open space and 'gaps' along the canal corridor)</p>			
	<p>The proliferation of canalside development, together with changes in the use and activity on historic mill sites, is leading to a gradual shift towards domestication and gentrification of the industrial environment, particularly along what is seen as prime canal frontage. It is important that the canals retain the sense of passing through an industrial environment. The sounds and smells of industry bring the conservation area to life. In this respect, the working industry (though not always the built form) on modern industrial parks abutting the canal often contributes to the character of the conservation area. The loss of active employment uses on historic mill sites, meanwhile, would erode something of the spirit and robust character of the IHCA.</p>		<p>See Policy guidelines 15, 16, 17, 19, 20, 21, 22</p>

<p>IHCA PDG15</p>	<p>Canals and canalside development: redevelopment and enhancement of canalside industrial sites Where industrial sites present poor quality or historically uncharacteristic edges to the canal, redevelopment which would enhance the character and appearance of the conservation area will be viewed favourably. The merits of redevelopment will be fully assessed against all relevant Development Plan policies.</p>	<p>Priority: 2, 3, 4, 5 Issues & Pressures: 14, 30, 16, 13, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
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<p>IHCA PDG16</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) Proposals for development which would entail harmful alterations to the canal fringes of historic mills and modern industrial sites, including the loss of historic enclosing features, the creation/exposure of large car parking/ lorry loading areas, the construction of poor quality or uncharacteristic boundary treatments or uncharacteristic built form, will not normally be permitted.</p>	<p>Priority: 2, 3, 4, 5 Refer to Issues & Pressures: 14, 27, 30, 17, 16, 15, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
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<p>IHCA PDG17</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
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<p>IHCA PDG19</p>	<p>Canals and canalside development: boundary treatments Where the erection or alteration of boundary treatments adjacent to the canals falls under planning controls, it will be expected that they will reflect the precedent of traditional forms of canalside enclosure in the conservation area. In particular, the preservation or reinstatement of stone walls (or where appropriate the construction of new walls), which are typical of the character of the Thames & Severn, will be encouraged. Where feasible and appropriate to the character and appearance of the conservation area, soft landscaping and tree screening will be encouraged as a form of boundary treatment on the canal edge of new development sites; this should be designed to reflect the natural vegetated breaks in built form along the canals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 6, 8, 14, 15, 16, 17, 18, 19, 30</p>	<p>BE1, BE2, BE5, BE6, BE7, BE9, BE10, BE11, BE12, NE6, NE13, NE12, NE8, NE10</p>
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<p>IHCA PDG20</p>	<p>Canals and canalside development: Canalside decking Where such works are subject to planning control, the erection of canalside decking will not normally be permitted.</p>	<p>Priority: 2, 5, 3 Issues & Pressures: 19, 16</p>	<p>BE5, BE12</p>
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<p>IHCA PDG21</p>	<p>Changes of use of historic mill sites and historic industrial buildings Where a proposal for change of use on an historic mill site would be acceptable in principle (having been assessed against all relevant Development Plan policies) the merits of the proposal will be considered favourably where</p> <ul style="list-style-type: none"> a) key historic buildings have become redundant and may be unsuitable for modern industrial usage, and where the proposed change of use would ensure the preservation of the historic buildings b) the new use could be accommodated without alterations or associated development which would result in a significant 'domesticating' impact or the erosion of the robust, utilitarian, industrial character of the individual buildings or the site as a whole. <p>In this respect employment based or employment-led mixed use schemes, including office, commercial, leisure or other employment uses can often be catered for in a way that is less intrusive than purely residential uses.</p>	<p>Priority: 2, 5, 4</p> <p>Refer to Issues & Pressures: 14, 16, 18, 19, 13</p>	<p>BE1, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, EM4</p>
<p>IHCA PDG22</p>	<p>Housing development in the valley bottoms Medium- and large-scale housing development on the flood plains and valley bottoms is uncharacteristic of the IHCA, but in exceptional circumstances, where such new housing schemes are considered acceptable when assessed against all relevant Development Plan policies, they will be permitted only if the visual impact of domestic colonisation can be minimised through contextual and site-specific design. In general, traditionally designed houses should be avoided, since no appropriate historic precedent exists for valley-bottom housing on a large scale. Such exceptional situations present opportunities for high quality contemporary design, aimed at avoiding misplaced pastiche and the blurring of clear historic patterns of development.</p> <p>Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 1, 2, 3, 4, 5</p> <p>Refer to Issues & Pressures: 13, 15, 16, 17, 18, 19, 20, 21, 23</p>	<p>BE1, BE2, BE3, BE5, BE12, NE8, NE10</p>

<p>ISSUE/PRESSURE 17 (The Canals: canalside development; re-use and adaptation of historic buildings; canal frontage; open space and 'gaps' along the canal corridor)</p>			
<p>The creation of canal fronting buildings is an uncharacteristic but highly pressing trend in new development in the IHCA. New canalside development and the redevelopment of existing canalside sites tends to make uncharacteristic use of the sites' canal edge, constructing buildings which are orientated towards the canal. The vast majority of canalside built form in the conservation area consists of industrial and historic mill sites. Historically, whilst this type of built form provides canalside enclosure, it has tended to turn its back on the canals, or else is screened behind long tow-path boundary walls. Historic canal-fronting buildings are limited, and include some odd, sporadic dwellings and canal-related warehouses, etc. Large stretches of canal-fronting new build is highly damaging to the character and appearance of the IHCA.</p>			<p>See Policy guidelines 1, 16, 17, 18, 19, 22</p>

<p>IHCA PDG1.</p>	<p>Settlement patterns and urban grain Development will be expected to reflect and respect existing settlement patterns. The choice of site, and the orientation, scale, density and proportions of the proposed development on that site, must be sympathetic to the historic form of the area and must not result in a loss of the legibility of historic settlement patterns.</p>	<p>Priority: 1, 3, 5</p> <p>Refer to Issues & Pressures: 1, 2, 3, 15, 17, 18, 20, 23</p>	<p>BE1, BE2, BE3, BE5, BE6, BE10, BE12, NE8, NE10</p>
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<p>IHCA PDG16</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) Proposals for development which would entail harmful alterations to the canal fringes of historic mills and modern industrial sites, including the loss of historic enclosing features, the creation/exposure of large car parking/ lorry loading areas, the construction of poor quality or uncharacteristic boundary treatments or uncharacteristic built form, will not normally be permitted.</p>	<p>Priority: 2, 3, 4, 5</p> <p>Refer to Issues & Pressures: 14, 27, 30, 17, 16, 15, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
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<p>IHCA PDG17</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the</p>	<p>Priority: 1, 2, 3, 4, 5</p> <p>Refer to</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
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	canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD	Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19	HN8
IHCA PDG19	Canals and canalside development: boundary treatments Where the erection or alteration of boundary treatments adjacent to the canals falls under planning controls, it will be expected that they will reflect the precedent of traditional forms of canalside enclosure in the conservation area. In particular, the preservation or reinstatement of stone walls (or where appropriate the construction of new walls), which are typical of the character of the Thames & Severn, will be encouraged. Where feasible and appropriate to the character and appearance of the conservation area, soft landscaping and tree screening will be encouraged as a form of boundary treatment on the canal edge of new development sites; this should be designed to reflect the natural vegetated breaks in built form along the canals.	Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 6, 8, 14, 15, 16, 17, 18, 19, 30	BE1, BE2, BE5, BE6, BE7, BE9, BE10, BE11, BE12, NE6, NE13, NE12, NE8, NE10
IHCA PDG22	Housing development in the valley bottoms Medium- and large-scale housing development on the flood plains and valley bottoms is uncharacteristic of the IHCA, but in exceptional circumstances, where such new housing schemes are considered acceptable when assessed against all relevant Development Plan policies, they will be permitted only if the visual impact of domestic colonisation can be minimised through contextual and site-specific design. In general, traditionally designed houses should be avoided, since no appropriate historic precedent exists for valley-bottom housing on a large scale. Such exceptional situations present opportunities for high quality contemporary design, aimed at avoiding misplaced pastiche and the blurring of clear historic patterns of development. Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.	Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 13, 15, 16, 17, 18, 19, 20, 21, 23	BE1, BE2, BE3, BE5, BE12, NE8, NE10

5. The Canals: housing development; extensions; householder permitted development rights; boundary treatments; planting and landscaping.

Traditionally, canalside dwellings are extremely rare along both the Stroudwater and the Thames & Severn. Surveying the length of the two Cotswold Canals in Stroud District, the number of historic houses and cottages which address the canal, or even have a genuine proximity to it, is remarkably few.

Almost all of those that do exist have a strong functional and physical relationship to the historic operation of the canal or canal-related/canal-reliant industries and commercial activities (wharfs, coal yards etc). Canalside houses tend to be individual, isolated buildings, or form small, tight groups, clustered on roadsides where historic routes cross the water (i.e. oriented around the road and bridge, rather than the canal). Many houses positively turn their backs on the canal, while others now simply happen to have found themselves adjacent to the canal, having existed before it.

ISSUE/PRESSURE 18 (The Canals: housing development; extensions; householder permitted development rights; boundary treatments; planting and landscaping)	
<p>There is no tradition at all for large swathes of canalside housing, even in the most urban areas of this conservation area. This pattern of settlement – or rather, lack of it – is one of the most misunderstood characteristics of the conservation area, and it translates as one of the most serious threats to the character and appearance of the IHCA today.</p> <p>There is an extremely high level of development pressure for housing to be built on canalside sites. Not only is the construction of large numbers of dwellings uncharacteristic, but the associated hard landscaping, loss of trees and open space and increasing enclosure of the canal corridor with built form is a harmful erosion of the character and appearance of the industrial environment.</p> <p>Historically, most canal-related dwellings were built to house those who operated the infrastructure and so are sited not only at the busiest locks and wharves, but also the most remote. By their nature they are often quite isolated, functional and sparse, a characteristic which can be easily eroded by encroaching development. Similarly, by the introduction of new buildings or extensions within a group, which could add to the mass and density of the cluster, or bestow an uncharacteristic sense of grandeur and scale (gentrification).</p>	<p>See Policy guidelines 1, 17, 18, 19, 21, 23, 26, 38</p>

<p>IHCA PDG1.</p>	<p>Settlement patterns and urban grain Development will be expected to reflect and respect existing settlement patterns. The choice of site, and the orientation, scale, density and proportions of the proposed development on that site, must be sympathetic to the historic form of the area and must not result in a loss of the legibility of historic settlement patterns.</p>	<p>Priority: 1, 3, 5 Refer to Issues & Pressures: 1, 2, 3, 15, 17, 18, 20, 23</p>	<p>BE1, BE2, BE3, BE5, BE6, BE10, BE12, NE8, NE10</p>
<p>IHCA PDG17</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
<p>IHCA PDG18</p>	<p>Canals and canalside development: infilling of key canalside gap sites and breaks in development The development of vacant plots or open spaces along the canals will be permitted only where a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings, and c) it would not result in uncharacteristic heavy enclosure on both banks of the canal Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 3, 4, 5 Refer to Issues & Pressures: 1, 4, 15, 17, 18, 20, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, NE12, NE8, NE10, NE11</p>
<p>IHCA PDG19</p>	<p>Canals and canalside development: boundary treatments Where the erection or alteration of boundary treatments adjacent to the canals falls under planning controls, it will be expected that they will reflect the precedent of traditional forms of canalside enclosure in the conservation area. In particular, the preservation or reinstatement of stone walls (or where appropriate the construction of new walls), which are typical of the character of the Thames & Severn, will be encouraged. Where feasible and appropriate to the character and appearance of the conservation area, soft landscaping and tree screening will be encouraged as a form of boundary treatment on the canal edge of new development sites; this should be designed to reflect the natural vegetated breaks in built form along the canals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 6, 8, 14, 15, 16, 17, 18, 19, 30</p>	<p>BE1, BE2, BE5, BE6, BE7, BE9, BE10, BE11, BE12, NE6, NE13, NE12, NE8, NE10</p>
<p>IHCA PDG21</p>	<p>Changes of use of historic mill sites and historic industrial buildings Where a proposal for change of use on an historic mill site would be acceptable in principle (having been assessed against all relevant Development Plan policies) the merits of the proposal will be considered favourably where a) key historic buildings have become redundant and may be unsuitable for modern industrial usage, and where the proposed change of use would ensure the preservation of the historic buildings b) the new use could be accommodated without alterations or associated development which would result in a significant 'domesticating' impact or the erosion of the robust, utilitarian, industrial character of the individual buildings or the site as a whole. In this respect employment based or employment-led mixed use schemes, including office, commercial, leisure or other employment uses can often be catered for in a way that is less intrusive than purely residential uses.</p>	<p>Priority: 2, 5, 4 Refer to Issues & Pressures: 14, 16, 18, 19, 13</p>	<p>BE1, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, EM4</p>
<p>IHCA PDG23</p>	<p>General: materials Materials for extensions and new-build should accord with the type and mix traditionally used in the immediate surroundings, or for comparable traditional buildings or groups elsewhere in the IHCA. Attention should be paid to quality and craftsmanship. The use of modern materials may also be appropriate, providing it is combined with high quality design, which is sensitive to context.</p>	<p>Priority: 5, 4 Issues & Pressures: 21, 22, 23, 24, 25, 26, 30, 18,</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG26</p>	<p>Standard housetypes; locally distinctive design Where new development is proposed, the use of standard house types and 'anywhere' architectural designs will not be acceptable. Arbitrary detailing and cosmetic alterations to</p>	<p>Priority: 5, 2, 4</p>	<p>BE2, BE3, BE5, BE12, HN8</p>

	<p>standard designs in an attempt to make them superficially 'fit in' will also usually be inappropriate. New housing will be expected to play close attention to locally distinctive building traditions. However, where no clear precedent/model of traditional built form is found to be appropriate, imaginative, innovative design, which is appropriate to the site and context, will be encouraged.</p> <p>Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Refer to Issues & Pressures: 23, 24, 21, 22, 20, 18</p>	
<p>IHCA PDG38</p>	<p>Boundary treatments and hard landscaping Proposals to erect fences, railings or walls will only be allowed where they are incorporated in a similar way to those already existing and where they are sympathetic to the site and surroundings. Conspicuous use of alien materials such as concrete blocks, reconstituted stone and close boarded fence panels will not usually be permitted, where such works fall within planning controls.</p> <p>New development will be expected to make use of locally distinctive, high quality boundary treatments and hard landscaping, especially where an historic precedent exists nearby; this can help to integrate new buildings into their surroundings and create a sense of place. (see also IHCA PDG19)</p>	<p>Priority: 5, 3, 4, 2</p> <p>Refer to Issues & Pressures: 30, 31, 19, 18, 14, 8</p>	<p>BE1, BE2, BE5, BE10, BE12, NE13</p>

<p>ISSUE/PRESSURE 19 (The Canals: housing development; extensions; householder permitted development rights; boundary treatments; planting and landscaping)</p>	
<p>Paraphernalia associated with domestic gardens, including the increasing trend for waterside decking, is harming the appearance of the conservation area and domesticating the character of the canals. Today, there is a premium placed on waterside frontage, among both new-build and existing houses. However, the very natural desire to make the most of the location, including a reluctance to screen views to or from the dwelling, can have harmful repercussions. Decking, sheds, alien boundary treatments and non-native planting, together with uncharacteristic siting and orientation of new-build homes, are all adding to a general suburbanisation of the canal corridor, sometimes having a very overbearing effect. The right balance between frontage, back gardens, enclosure or openness is difficult to achieve and highly site-specific.</p>	<p>See Policy guidelines 17, 19, 20, 21, 22, 25, 34, 38</p>



Above:
Canal-fronting built form, particularly housing, is historically uncommon in the Industrial Heritage Conservation Area. Canalside housing threatens to increase enclosure and domestic presence in ways which are uncharacteristic of the IHCA. But back gardens can have an equally harmful effect.

Right:
Two houses in Chalford: an interesting and site-specific way of tackling the dilemma. The sparsity of windows, particularly at ground floor, avoids the effect of uncharacteristic canalside frontage. The building does not have an overly domestic character and the detailing and materials are locally distinctive, vaguely reminiscent of Thames & Severn warehouses. Their siting on the back of the towpath, with good separation from other built form, acknowledges the linear form of the canal, while avoiding the effects of 'ribbon development' along it.

<p>IHCA PDG17</p>	<p>Canals and canalside development: impact on the character of the canal fringes of the site Proposals for development along the canal corridor will be expected to reflect historic and traditional patterns of settlement in the IHCA. Large scale domestic colonisation of the canal frontage and the creation of overtly active edges to development sites should generally be avoided, or mitigated in accordance with the IHCA Design Guide. Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 1, 6, 8, 9, 13, 14, 15, 16, 17, 18, 19</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13, HN8</p>
<p>IHCA PDG19</p>	<p>Canals and canalside development: boundary treatments Where the erection or alteration of boundary treatments adjacent to the canals falls under planning controls, it will be expected that they will reflect the precedent of traditional forms of canalside enclosure in the conservation area. In particular, the preservation or reinstatement of stone walls (or where appropriate the construction of new walls), which are typical of the character of the Thames & Severn, will be encouraged. Where feasible and appropriate to the character and appearance of the conservation area, soft landscaping and tree screening will be encouraged as a form of boundary treatment on the canal edge of new development sites; this should be designed to reflect the natural vegetated breaks in built form along the canals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 6, 8, 14, 15, 16, 17, 18, 19, 30</p>	<p>BE1, BE2, BE5, BE6, BE7, BE9, BE10, BE11, BE12, NE6, NE13, NE12, NE8, NE10</p>
<p>IHCA PDG20</p>	<p>Canals and canalside development: Canalside decking Where such works are subject to planning control, the erection of canalside decking will not normally be permitted.</p>	<p>Priority: 2, 5, 3 Issues & Pressures: 19, 16</p>	<p>BE5, BE12</p>
<p>IHCA PDG21</p>	<p>Changes of use of historic mill sites and historic industrial buildings Where a proposal for change of use on an historic mill site would be acceptable in principle (having been assessed against all relevant Development Plan policies) the merits of the proposal will be considered favourably where <ul style="list-style-type: none"> a) key historic buildings have become redundant and may be unsuitable for modern industrial usage, and where the proposed change of use would ensure the preservation of the historic buildings b) the new use could be accommodated without alterations or associated development which would result in a significant 'domesticating' impact or the erosion of the robust, utilitarian, industrial character of the individual buildings or the site as a whole. <p>In this respect employment based or employment-led mixed use schemes, including office, commercial, leisure or other employment uses can often be catered for in a way that is less intrusive than purely residential uses.</p> </p>	<p>Priority: 2, 5, 4 Refer to Issues & Pressures: 14, 16, 18, 19, 13</p>	<p>BE1, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, EM4</p>
<p>IHCA PDG22</p>	<p>Housing development in the valley bottoms Medium- and large-scale housing development on the flood plains and valley bottoms is uncharacteristic of the IHCA, but in exceptional circumstances, where such new housing schemes are considered acceptable when assessed against all relevant Development Plan policies, they will be permitted only if the visual impact of domestic colonisation can be minimised through contextual and site-specific design. In general, traditionally designed houses should be avoided, since no appropriate historic precedent exists for valley-bottom housing on a large scale. Such exceptional situations present opportunities for high quality contemporary design, aimed at avoiding misplaced pastiche and the blurring of clear historic patterns of development. Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 13, 15, 16, 17, 18, 19, 20, 21, 23</p>	<p>BE1, BE2, BE3, BE5, BE12, NE8, NE10</p>
<p>IHCA PDG25</p>	<p>Permitted Development Rights and new residential development Where new domestic developments are proposed, which successfully incorporate locally distinctive design and detailing into the scheme, the merits of removing the Permitted Development (PD) Rights of the new dwellings will be considered. PD rights may be removed as a Condition of granting Planning Permission for a development scheme. The aim of removing Permitted Development Rights will be to ensure that the enhancement value of any new development is not eroded through subsequent incremental alterations (e.g. window replacements, poorly designed porches, etc). This removal of PD rights would be targeted only at buildings which would have a strong impact on the character and appearance of the IHCA.</p>	<p>Priority: 5, 4, 2 Refer to Issues & Pressures: 19, 23, 25</p>	<p>BE6, BE17</p>

<p>IHCA PDG34</p>	<p>Householder Permitted Development Rights: Article 4(2) Direction Where appropriate, Article 4 Directions will be placed on residential properties in order to prevent the cumulative harm caused by permitted development e.g. unsympathetic window replacements, the addition of porches, cladding etc. (see 'The Protection of Unlisted Buildings', Chapter 4)</p>	<p>Priority: 5, 2 Issues & Pressures: 25, 19</p>	<p>BE6</p>
<p>IHCA PDG38</p>	<p>Boundary treatments and hard landscaping Proposals to erect fences, railings or walls will only be allowed where they are incorporated in a similar way to those already existing and where they are sympathetic to the site and surroundings. Conspicuous use of alien materials such as concrete blocks, reconstituted stone and close boarded fence panels will not usually be permitted, where such works fall within planning controls. New development will be expected to make use of locally distinctive, high quality boundary treatments and hard landscaping, especially where an historic precedent exists nearby; this can help to integrate new buildings into their surroundings and create a sense of place. (see also IHCA PDG19)</p>	<p>Priority: 5, 3, 4, 2 Refer to Issues & Pressures: 30, 31, 19, 18, 14, 8</p>	<p>BE1, BE2, BE5, BE10, BE12, NE13</p>

6. Housing development in valley bottoms; settlement patterns; water meadows; brownfield re-development

Historically, the water meadows that border the river Frome and parts of the Nailsworth Stream have remained undeveloped, with only sporadic agricultural or river-related buildings, such as mills. These often relied on the water for power or, in some cases, transport. The lack of built form on the broad, flat water meadows (and further east and south, the more confined valley bottom) makes sense historically. In particular, housing has traditionally tended to be sited on higher ground and on the valley sides, thus avoiding flood risk and leaving the fertile river corridor to agriculture and clusters of industry.



Right: Housing in the IHCA typically clings to the sloping ground, set slightly above the valley bottom. This cluster, which has developed over many years, responds directly to the steep, curving lane.

<p>ISSUE/PRESSURE 20 (Housing development in valley bottoms; settlement patterns; water meadows; brownfield redevelopment)</p>	
<p>The valley floors of the IHCA are under increasing pressure from medium- and large-scaled housing development. Extensive numbers of domestic buildings in the valley bottoms are historically uncommon and very uncharacteristic of the IHCA. Whether proposed on green field or brown field sites, such schemes go against the historic grain, lack precedent in design terms, and face controversy and obstacles due to pressure on the flood plains.</p>	<p>See Policy guidelines 1, 18, 22, 26</p>

<p>IHCA PDG1.</p>	<p>Settlement patterns and urban grain Development will be expected to reflect and respect existing settlement patterns. The choice of site, and the orientation, scale, density and proportions of the proposed development on that site, must be sympathetic to the historic form of the area and must not result in a loss of the legibility of historic settlement patterns.</p>	<p>Priority: 1, 3, 5 Refer to Issues & Pressures: 1, 2, 3, 15, 17, 18, 20, 23</p>	<p>BE1, BE2, BE3, BE5, BE6, BE10, BE12, NE8, NE10</p>
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<p>IHCA PDG18</p>	<p>Canals and canalside development: infilling of key canalside gap sites and breaks in development The development of vacant plots or open spaces along the canals will be permitted only where</p> <ul style="list-style-type: none"> a) key views would be preserved or enhanced, and b) the development would not result in the infilling of significant breaks in built form or the merging of visually and/or historically distinct settlements / groups of buildings, and c) it would not result in uncharacteristic heavy enclosure on both banks of the canal <p>Proposals for departures will only be acceptable in exceptional circumstances, where there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD</p>	<p>Priority: 1, 3, 4, 5</p> <p>Refer to Issues & Pressures: 1, 4, 15, 17, 18, 20, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, NE12, NE8, NE10, NE11</p>
<p>IHCA PDG22</p>	<p>Housing development in the valley bottoms Medium- and large-scale housing development on the flood plains and valley bottoms is uncharacteristic of the IHCA, but in exceptional circumstances, where such new housing schemes are considered acceptable when assessed against all relevant Development Plan policies, they will be permitted only if the visual impact of domestic colonisation can be minimised through contextual and site-specific design. In general, traditionally designed houses should be avoided, since no appropriate historic precedent exists for valley-bottom housing on a large scale. Such exceptional situations present opportunities for high quality contemporary design, aimed at avoiding misplaced pastiche and the blurring of clear historic patterns of development.</p> <p>Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 1, 2, 3, 4, 5</p> <p>Refer to Issues & Pressures: 13, 15, 16, 17, 18, 19, 20, 21, 23</p>	<p>BE1, BE2, BE3, BE5, BE12, NE8, NE10</p>
<p>IHCA PDG26</p>	<p>Standard housetypes; locally distinctive design Where new development is proposed, the use of standard house types and 'anywhere' architectural designs will not be acceptable. Arbitrary detailing and cosmetic alterations to standard designs in an attempt to make them superficially 'fit in' will also usually be inappropriate. New housing will be expected to play close attention to locally distinctive building traditions. However, where no clear precedent/model of traditional built form is found to be appropriate, imaginative, innovative design, which is appropriate to the site and context, will be encouraged.</p> <p>Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 5, 2, 4</p> <p>Refer to Issues & Pressures: 23, 24, 21, 22, 20, 18</p>	<p>BE2, BE3, BE5, BE12, HN8</p>

7. Materials and detailing; contextual design and local distinctiveness; natural stone; extensions; roofs, chimneys and dormers

One of the main characteristics of the IHCA is the mix of materials and architectural styles. These often appear jumbled up together, creating a distinctive variety of colours, textures and forms. The appearance of buildings can sometimes mark out a particular corner of the conservation area as being very much of one period of historic development, but more commonly areas display 'layers' of evolving building traditions and styles, side by side with each other.

The occurrence of particular building types, styles or materials in any given location is very rarely arbitrary, however. New building, whether a large-scale new development, or a minor domestic alteration, must respect the context and historic character of the site. Otherwise the intricacies of historic evolution and features of local distinctiveness risk being obscured or overwhelmed.

<p>ISSUE/PRESSURE 21 (Materials and detailing; contextual design and local distinctiveness; natural stone; extensions; roofs, chimneys and dormers)</p>	
<p>Although the conservation area is characterised by its mix of materials, particularly limestone and brick, the delicate balance of this mix is being eroded. This is partly as a result of the quantity of new red brick housing development that has been constructed in recent years. Red brick with contrasting brick or stone detailing has become a sort of shorthand for "Stroud-ish" and, whilst this combination is indeed characteristic of 19th century roadside development, it is increasingly used in quantities and locations where that architectural vocabulary is historically uncharacteristic and out of context (for example, along the canals).</p>	<p>See Policy guidelines 22, 23, 24, 26</p>

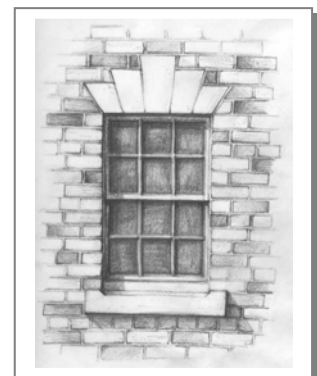
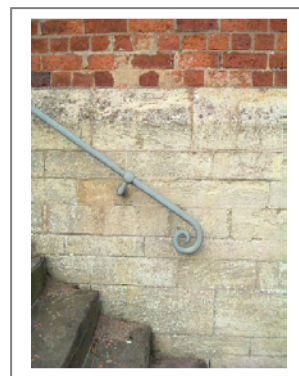
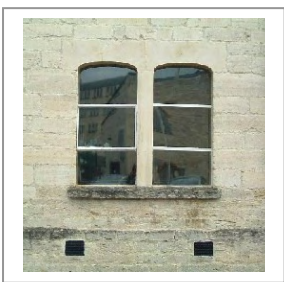
<p>IHCA PDG22</p>	<p>Housing development in the valley bottoms Medium- and large-scale housing development on the flood plains and valley bottoms is uncharacteristic of the IHCA, but in exceptional circumstances, where such new housing schemes are considered acceptable when assessed against all relevant Development Plan policies, they will be permitted only if the visual impact of domestic colonisation can be minimised through contextual and site-specific design. In general, traditionally designed houses should be avoided, since no appropriate historic precedent exists for valley-bottom housing on a large scale. Such exceptional situations present opportunities for high quality contemporary design, aimed at avoiding misplaced pastiche and the blurring of clear historic patterns of development.</p> <p>Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 1, 2, 3, 4, 5</p> <p>Refer to Issues & Pressures: 13, 15, 16, 17, 18, 19, 20, 21, 23</p>	<p>BE1, BE2, BE3, BE5, BE12, NE8, NE10</p>
<p>IHCA PDG23</p>	<p>General: materials Materials for extensions and new-build should accord with the type and mix traditionally used in the immediate surroundings, or for comparable traditional buildings or groups elsewhere in the IHCA. Attention should be paid to quality and craftsmanship. The use of modern materials may also be appropriate, providing it is combined with high quality design, which is sensitive to context.</p>	<p>Priority: 5, 4</p> <p>Issues & Pressures: 21, 22, 23, 24, 25, 26, 30, 18,</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG24</p>	<p>General: scale, proportions and detailing New build, whether in the form of large new developments or small private extensions, will be expected to observe locally distinctive proportions and scale and (where the design is 'traditional') very close attention to locally distinctive details and craftsmanship. The scale, proportions and detailing must be appropriately to the particular context (the site or the host building) within the conservation area, and should seek to preserve or enhance the character and appearance of the IHCA 'Character Part' in which the site lies.</p>	<p>Priority: 5, 4</p> <p>Issues & Pressures: 21, 22, 23, 24, 25, 26, 30</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG26</p>	<p>Standard housetypes; locally distinctive design Where new development is proposed, the use of standard house types and 'anywhere' architectural designs will not be acceptable. Arbitrary detailing and cosmetic alterations to standard designs in an attempt to make them superficially 'fit in' will also usually be inappropriate. New housing will be expected to play close attention to locally distinctive building traditions. However, where no clear precedent/model of traditional built form is found to be appropriate, imaginative, innovative design, which is appropriate to the site and context, will be encouraged.</p> <p>Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 5, 2, 4</p> <p>Refer to Issues & Pressures: 23, 24, 21, 22, 20, 18</p>	<p>BE2, BE3, BE5, BE12, HN8</p>

<p>ISSUE/PRESSURE 22 (Materials and detailing; contextual design and local distinctiveness; natural stone; extensions; roofs, chimneys and dormers)</p>		
<p>Extensive use of reconstituted stone – or badly-matched natural stone – on extensions, new-buildings and large or conspicuous developments, can have a harmful effect on the character and appearance of the conservation area, devaluing the high quality built environment. The Stroud valleys have benefited for centuries from an abundance of high quality, easily accessible building stone, which has had a strong formative effect on the character of the conservation area. Stone walling and roofing is particularly characteristic of the most ancient points of settlement (early river-based industry and hubs or crossing points along the Frome). Modern substitutes for natural stone compare very poorly to the variety, texture and patina of the real thing; reconstituted stone does not have the same weathering qualities.</p>	<p>See Policy guidelines 23, 24, 26</p>	

<p>IHCA PDG23</p>	<p>General: materials Materials for extensions and new-build should accord with the type and mix traditionally used in the immediate surroundings, or for comparable traditional buildings or groups elsewhere in the IHCA. Attention should be paid to quality and craftsmanship. The use of modern materials may also be appropriate, providing it is combined with high quality design, which is sensitive to context.</p>	<p>Priority: 5, 4</p> <p>Issues & Pressures: 21, 22, 23, 24, 25, 26, 30, 18,</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
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<p>IHCA PDG24</p>	<p>General: scale, proportions and detailing New build, whether in the form of large new developments or small private extensions, will be expected to observe locally distinctive proportions and scale and (where the design is 'traditional') very close attention to locally distinctive details and craftsmanship. The scale, proportions and detailing must be appropriately to the particular context (the site or the host building) within the conservation area, and should seek to preserve or enhance the character and appearance of the IHCA 'Character Part' in which the site lies.</p>	<p>Priority: 5, 4 Issues & Pressures: 21, 22, 23, 24, 25, 26, 30</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG26</p>	<p>Standard housetypes; locally distinctive design Where new development is proposed, the use of standard house types and 'anywhere' architectural designs will not be acceptable. Arbitrary detailing and cosmetic alterations to standard designs in an attempt to make them superficially 'fit in' will also usually be inappropriate. New housing will be expected to play close attention to locally distinctive building traditions. However, where no clear precedent/model of traditional built form is found to be appropriate, imaginative, innovative design, which is appropriate to the site and context, will be encouraged. Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 5, 2, 4 Refer to Issues & Pressures: 23, 24, 21, 22, 20, 18</p>	<p>BE2, BE3, BE5, BE12, HN8</p>

<p>ISSUE/PRESSURE 23 (Materials and detailing; contextual design and local distinctiveness; natural stone; extensions; roofs, chimneys and dormers)</p>	
<p>The detailing of buildings, particularly houses and cottages, varies enormously from one end of the conservation area to the other. Even something as simple as the construction and detailing of a brick arch for a window- or door-head can vary from village to village. The use of standard developer house-types, non-native or non-traditional building materials and a failure to observe basic details on new buildings and extensions can erode the character of the conservation area and make these highly localised building traditions less pronounced.</p>	<p>See Policy guidelines 1, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31</p>



Whilst brick and stone are undoubtedly the most characteristic materials in the IHCA, the ways in which they are used and their range of textures and colours is far more subtle and complex than the ubiquitous "Stroudish" Red Brick With Stone Dressings.

<p>IHCA PDG1.</p>	<p>Settlement patterns and urban grain Development will be expected to reflect and respect existing settlement patterns. The choice of site, and the orientation, scale, density and proportions of the proposed development on that site, must be sympathetic to the historic form of the area and must not result in a loss of the legibility of historic settlement patterns.</p>	<p>Priority: 1, 3, 5 Refer to Issues & Pressures: 1, 2, 3, 15, 17, 18, 20, 23</p>	<p>BE1, BE2, BE3, BE5, BE6, BE10, BE12, NE8, NE10</p>
<p>IHCA PDG22</p>	<p>Housing development in the valley bottoms Medium- and large-scale housing development on the flood plains and valley bottoms is uncharacteristic of the IHCA, but in exceptional circumstances, where such new housing schemes are considered acceptable when assessed against all relevant Development Plan policies, they will be permitted only if the visual impact of domestic colonisation can be minimised through contextual and site-specific design. In general, traditionally designed houses should be avoided, since no appropriate historic precedent exists for valley-bottom housing on a large scale. Such exceptional situations present opportunities for high quality contemporary design, aimed at avoiding misplaced pastiche and the blurring of clear historic patterns of development. Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 13, 15, 16, 17, 18, 19, 20, 21, 23</p>	<p>BE1, BE2, BE3, BE5, BE12, NE8, NE10</p>
<p>IHCA PDG23</p>	<p>General: materials Materials for extensions and new-build should accord with the type and mix traditionally used in the immediate surroundings, or for comparable traditional buildings or groups elsewhere in the IHCA. Attention should be paid to quality and craftsmanship. The use of modern materials may also be appropriate, providing it is combined with high quality design, which is sensitive to context.</p>	<p>Priority: 5, 4 Issues & Pressures: 21, 22, 23, 24, 25, 26, 30, 18,</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG24</p>	<p>General: scale, proportions and detailing New build, whether in the form of large new developments or small private extensions, will be expected to observe locally distinctive proportions and scale and (where the design is 'traditional') very close attention to locally distinctive details and craftsmanship. The scale, proportions and detailing must be appropriately to the particular context (the site or the host building) within the conservation area, and should seek to preserve or enhance the character and appearance of the IHCA 'Character Part' in which the site lies.</p>	<p>Priority: 5, 4 Issues & Pressures: 21, 22, 23, 24, 25, 26, 30</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG25</p>	<p>Permitted Development Rights and new residential development Where new domestic developments are proposed, which successfully incorporate locally distinctive design and detailing into the scheme, the merits of removing the Permitted Development (PD) Rights of the new dwellings will be considered. PD rights may be removed as a Condition of granting Planning Permission for a development scheme. The aim of removing Permitted Development Rights will be to ensure that the enhancement value of any new development is not eroded through subsequent incremental alterations (e.g. window replacements, poorly designed porches, etc). This removal of PD rights would be targeted only at buildings which would have a strong impact on the character and appearance of the IHCA.</p>	<p>Priority: 5, 4, 2 Refer to Issues & Pressures: 19, 23, 25</p>	<p>BE6, BE17</p>
<p>IHCA PDG26</p>	<p>Standard housetypes; locally distinctive design Where new development is proposed, the use of standard house types and 'anywhere' architectural designs will not be acceptable. Arbitrary detailing and cosmetic alterations to standard designs in an attempt to make them superficially 'fit in' will also usually be inappropriate. New housing will be expected to play close attention to locally distinctive building traditions. However, where no clear precedent/model of traditional built form is found to be appropriate, imaginative, innovative design, which is appropriate to the site and context, will be encouraged. Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 5, 2, 4 Refer to Issues & Pressures: 23, 24, 21, 22, 20, 18</p>	<p>BE2, BE3, BE5, BE12, HN8</p>
<p>IHCA PDG27</p>	<p>Roofscape and alterations to roofs The roof is nearly always a dominant feature of a building and the alteration of its original structure, shape, pitch, cladding and ornament will be considered inappropriate in most circumstances. Alterations to roofs which have been previously compromised or altered will be expected to enhance the character or appearance of the conservation area.</p>	<p>Priority: 5 Issues & Pressures: 23, 24, 25</p>	<p>BE2, BE6, BE7, BE9, BE10, BE11</p>

<p>IHCA PDG28</p>	<p>Roofscape and roof coverings Where traditional roof coverings exist in the conservation area, they should generally be retained and repaired or replaced in a like-for-like manner. The replacement of stone slate or Welsh slate roofs with modern substitutes would cause incremental harm to the character and appearance of the conservation area and will not normally be permitted where such work falls under planning controls. Stone slate repairs and replacements should always make use of newly quarried slates, to discourage the cannibalising of other buildings for traditional materials. New roofs will be expected to reflect locally distinctive building traditions, appropriate to the style of the building and the surrounding area. In exceptional circumstances, high quality modern materials (including Photovoltaic tiles or similar) and contemporary detailing <i>may</i> be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location.</p>	<p>Priority: 5 Issues & Pressures: 23, 24, 25,</p>	<p>BE3, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, BE21</p>
<p>IHCA PDG29</p>	<p>Roofscape: dormers, rooflights, solar panels and domestic wind turbines Any decision as to whether new dormers, solar panels, domestic wind turbines or rooflights can be added to a roof will be carefully considered where such works fall under planning controls. The impact on the building and the wider street scene will be considered, and this applies equally to existing and new-build situations. The installation of solar panels, dormers or rooflights on buildings which have a strongly unified character (such as terraces or pairs of houses) should be handled with care, particularly where there is a risk of cumulative harm to a group of buildings. These additions should not generally be sited on principal elevations, unless in a genuinely unsighted or inconspicuous location. New dormers should not upset a symmetrical design of either an individual building or a terrace. Enlargement of existing dormers on principal elevations will not normally be permitted. Regions and periods have differing traditional types of dormer and these traditions should be respected: new dormers should be scaled and detailed appropriately for the age and style of the host building. Where dormers would be inappropriate to the type of building or proposed position, new rooflights, preferably flush fitting and 'conservation' styled, may be acceptable, but not on prominent roof slopes.</p>	<p>Priority: 5, 2 Issues & Pressures: 23, 24, 25,</p>	<p>BE3, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, BE21</p>
<p>IHCA PDG30</p>	<p>Roofscape: new build proportions, scale, pitch and cladding The impact of new development on the roofscape of the IHCA will be carefully considered. New development will be expected to reflect the proportion, pitch, cladding and variety of its context and to create a roofscape which is characteristic of groups of traditional buildings in the conservation area. Deep plan forms, which necessitate wide roof spans (resulting either in uncharacteristically tall ridge heights or slack roof pitches) should be avoided, unless they can be accommodated in a locally distinctive way, appropriate to the style of the building and the character and appearance of the surrounding area.</p>	<p>Priority: 5, 4, 2 Issues & Pressures: 23, 24</p>	<p>BE3, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17</p>
<p>IHCA PDG31</p>	<p>Doors and windows Door and window openings establish the character of an elevation. The formation of new openings for windows and doors shall accord with the scale, proportions and style of the building (and/or surrounding buildings), particularly on principal and publicly visible elevations. Windows and doors shall usually be constructed in locally distinctive materials, detailing and design. In exceptional circumstances, high quality modern materials and detailing may be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location. The use of UPVC will not normally be permitted and the use of timber stains and varnishes will be resisted. A painted finish is most appropriate for timber. However, some design concepts may suit a finish which allows the timber to weather naturally.</p>	<p>Priority: 5, 2 Issues & Pressures: 23, 25, 26</p>	<p>BE5, BE6, BE10, BE3, BE7</p>

<p>ISSUE/PRESSURE 24 (Materials and detailing; contextual design and local distinctiveness; natural stone; extensions; roofs, chimneys and dormers)</p>	
<p>The roofscape in the conservation area often makes a key contribution to its character and appearance, which may be harmed by insensitive alterations or lack of attention to the form and design of roofs on new buildings. This is partly to do with the local topography – in sloping areas, buildings may be viewed from vantage points which give a greater emphasis to the roofscape. Features such as traditional roof coverings, the pitch and span of the roof, and whether particular details (including dormer windows, roof lights, chimneys and decorative bargeboards) do or do not traditionally appear on a certain building or cluster of buildings, can have a great impact on their character. One particular roofscape issue arises from modern housing development, which places a premium on maximum accommodation on minimum unit footprint, as well as home improvement loft conversions. Increasingly, the roof space is being exploited, leading to a dramatic proliferation of dormer windows, which is not always appropriate or characteristic of the conservation area.</p>	<p>See Policy guidelines 24, 26, 27, 28, 29, 30</p>

<p>IHCA PDG24</p>	<p>General: scale, proportions and detailing New build, whether in the form of large new developments or small private extensions, will be expected to observe locally distinctive proportions and scale and (where the design is 'traditional') very close attention to locally distinctive details and craftsmanship. The scale, proportions and detailing must be appropriately to the particular context (the site or the host building) within the conservation area, and should seek to preserve or enhance the character and appearance of the IHCA 'Character Part' in which the site lies.</p>	<p>Priority: 5, 4 Issues & Pressures: 21, 22, 23, 24, 25, 26, 30</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG26</p>	<p>Standard housetypes; locally distinctive design Where new development is proposed, the use of standard house types and 'anywhere' architectural designs will not be acceptable. Arbitrary detailing and cosmetic alterations to standard designs in an attempt to make them superficially 'fit in' will also usually be inappropriate. New housing will be expected to play close attention to locally distinctive building traditions. However, where no clear precedent/model of traditional built form is found to be appropriate, imaginative, innovative design, which is appropriate to the site and context, will be encouraged. Further advice can be found in the IHCA Design Guide, which may be referred to for development control purposes when assessing such proposals.</p>	<p>Priority: 5, 2, 4 Refer to Issues & Pressures: 23, 24, 21, 22, 20, 18</p>	<p>BE2, BE3, BE5, BE12, HN8</p>
<p>IHCA PDG27</p>	<p>Roofscape and alterations to roofs The roof is nearly always a dominant feature of a building and the alteration of its original structure, shape, pitch, cladding and ornament will be considered inappropriate in most circumstances. Alterations to roofs which have been previously compromised or altered will be expected to enhance the character or appearance of the conservation area.</p>	<p>Priority: 5 Issues & Pressures: 23, 24, 25</p>	<p>BE2, BE6, BE7, BE9, BE10, BE11</p>
<p>IHCA PDG28</p>	<p>Roofscape and roof coverings Where traditional roof coverings exist in the conservation area, they should generally be retained and repaired or replaced in a like-for-like manner. The replacement of stone slate or Welsh slate roofs with modern substitutes would cause incremental harm to the character and appearance of the conservation area and will not normally be permitted where such work falls under planning controls. Stone slate repairs and replacements should always make use of newly quarried slates, to discourage the cannibalising of other buildings for traditional materials. New roofs will be expected to reflect locally distinctive building traditions, appropriate to the style of the building and the surrounding area. In exceptional circumstances, high quality modern materials (including Photovoltaic tiles or similar) and contemporary detailing may be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location.</p>	<p>Priority: 5 Issues & Pressures: 23, 24, 25,</p>	<p>BE3, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, BE21</p>
<p>IHCA PDG29</p>	<p>Roofscape: dormers, rooflights, solar panels and domestic wind turbines Any decision as to whether new dormers, solar panels, domestic wind turbines or rooflights can be added to a roof will be carefully considered where such works fall under planning controls. The impact on the building and the wider street scene will be considered, and this applies equally to existing and new-build situations. The installation of solar panels, dormers or rooflights on buildings which have a strongly unified character (such as terraces or pairs of houses) should be handled with care, particularly where there is a risk of cumulative harm to a group of buildings. These additions should not generally be sited on principal elevations, unless in a genuinely unsighted or inconspicuous location. New dormers should not upset a symmetrical design of either an individual building or a terrace. Enlargement of existing dormers on principal elevations will not normally be permitted. Regions and periods have differing traditional types of dormer and these traditions should be respected: new dormers should be scaled and detailed appropriately for the age and style of the host building. Where dormers would be inappropriate to the type of building or proposed position, new rooflights, preferably flush fitting and 'conservation' styled, may be acceptable, but not on prominent roof slopes.</p>	<p>Priority: 5, 2 Issues & Pressures: 23, 24, 25,</p>	<p>BE3, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, BE21</p>
<p>IHCA PDG30</p>	<p>Roofscape: new build proportions, scale, pitch and cladding The impact of new development on the roofscape of the IHCA will be carefully considered. New development will be expected to reflect the proportion, pitch, cladding and variety of its context and to create a roofscape which is characteristic of groups of traditional buildings in the conservation area. Deep plan forms, which necessitate wide roof spans (resulting either in uncharacteristically tall ridge heights or slack roof pitches) should be avoided, unless they can be accommodated in a locally distinctive way, appropriate to the style of the building and the character and appearance of the surrounding area.</p>	<p>Priority: 5, 4, 2 Issues & Pressures: 23, 24</p>	<p>BE3, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17</p>

8. Materials and detailing: permitted development/householder alterations/ industrial and commercial buildings; retention of original features; replacement windows; satellite dishes; boundary treatments

Character depends very much on the small details such as windows, doors and boundary walls or railings. Such features are often delicately proportioned and well crafted, even on relatively humble houses and cottages. They can be major components of a building's appearance, whether for decorative value or historic interest. Details can be indicators of a building's age, status or local distinctiveness. Popular architectural details at any particular time often reflected the available materials and technological capabilities of the day.

Buildings of all sorts are elevated from the ordinary by their details. Many traditional industrial buildings and mills are effectively just simple boxes. Their character derives from small details, sometimes of a decorative nature, but mostly from such basic things as original windows and doors (including metal windows, which are very typical of the local industrial environment). The loss or alteration of such features gradually erodes the character of buildings and, unstoppped, may mean the loss of some of the most aesthetic aspects of our industrial environment.

ISSUE/PRESSURE 25 (Materials and detailing: permitted development/householder alterations/ industrial and commercial buildings; retention of original features; replacement windows; satellite dishes; boundary treatments)			
Householder development, which often does not require planning permission, can erode the character of a building or group of buildings, and is having an increasingly harmful effect on the appearance of the IHCA. In particular, unsympathetic window replacements, the addition of porches, the cladding of external walls, the replacement of roof surfaces and conspicuous or insensitive siting of satellite dishes can harm the local distinctiveness, traditional character and the original architectural proportion and features of a building. In the IHCA this effect is particularly pronounced in terraces of buildings, where an inappropriate alteration on even a single building can disrupt the unity and coherence of the whole group.		See Policy guidelines 23, 24, 27, 28, 29, 31, 32, 33, 34	
IHCA PDG23	General: materials Materials for extensions and new-build should accord with the type and mix traditionally used in the immediate surroundings, or for comparable traditional buildings or groups elsewhere in the IHCA. Attention should be paid to quality and craftsmanship. The use of modern materials may also be appropriate, providing it is combined with high quality design, which is sensitive to context.	Priority: 5, 4 Issues & Pressures: 21, 22, 23, 24, 25, 26, 30, 18,	BE3, BE5, BE6, BE7, BE10, BE11, BE12
IHCA PDG24	General: scale, proportions and detailing New build, whether in the form of large new developments or small private extensions, will be expected to observe locally distinctive proportions and scale and (where the design is 'traditional') very close attention to locally distinctive details and craftsmanship. The scale, proportions and detailing must be appropriately to the particular context (the site or the host building) within the conservation area, and should seek to preserve or enhance the character and appearance of the IHCA 'Character Part' in which the site lies.	Priority: 5, 4 Refer to Issues & Pressures: 21, 22, 23, 24, 25, 26, 30	BE3, BE5, BE6, BE7, BE10, BE11, BE12
IHCA PDG27	Roofscape and alterations to roofs The roof is nearly always a dominant feature of a building and the alteration of its original structure, shape, pitch, cladding and ornament will be considered inappropriate in most circumstances. Alterations to roofs which have been previously compromised or altered will be expected to enhance the character or appearance of the conservation area.	Priority: 5 Issues & Pressures: 23, 24, 25	BE2, BE6, BE7, BE9, BE10, BE11
IHCA PDG28	Roofscape and roof coverings Where traditional roof coverings exist in the conservation area, they should generally be retained and repaired or replaced in a like-for-like manner. The replacement of stone slate or Welsh slate roofs with modern substitutes would cause incremental harm to the character and appearance of the conservation area and will not normally be permitted where such work falls under planning controls. Stone slate repairs and replacements should always make use of newly quarried slates, to discourage the cannibalising of other buildings for traditional materials. New roofs will be expected to reflect locally distinctive building traditions, appropriate to the style of the building and the surrounding area. In exceptional circumstances, high quality modern materials (including Photovoltaic tiles or similar) and contemporary detailing <i>may</i> be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location.	Priority: 5 Refer to Issues & Pressures: 23, 24, 25,	BE3, BE2, BE5, BE6, BE7, BE9, BE11, BE12, BE16, BE17, BE21

<p>IHCA PDG29</p>	<p>Roofscape: dormers, rooflights, solar panels and domestic wind turbines Any decision as to whether new dormers, solar panels, domestic wind turbines or rooflights can be added to a roof will be carefully considered where such works fall under planning controls. The impact on the building and the wider street scene will be considered, and this applies equally to existing and new-build situations. The installation of solar panels, dormers or rooflights on buildings which have a strongly unified character (such as terraces or pairs of houses) should be handled with care, particularly where there is a risk of cumulative harm to a group of buildings. These additions should not generally be sited on principal elevations, unless in a genuinely unsighted or inconspicuous location. New dormers should not upset a symmetrical design of either an individual building or a terrace. Enlargement of existing dormers on principal elevations will not normally be permitted. Regions and periods have differing traditional types of dormer and these traditions should be respected: new dormers should be scaled and detailed appropriately for the age and style of the host building. Where dormers would be inappropriate to the type of building or proposed position, new rooflights, preferably flush fitting and 'conservation' styled, may be acceptable, but not on prominent roof slopes.</p>	<p>Priority: 5, 2 Refer to Issues & Pressures: 23, 24, 25,</p>	<p>BE3, BE2, BE5, BE6, BE7, BE10, BE11, BE12, BE16, BE17, BE21</p>
<p>IHCA PDG31</p>	<p>Doors and windows Door and window openings establish the character of an elevation. The formation of new openings for windows and doors shall accord with the scale, proportions and style of the building (and/or surrounding buildings), particularly on principal and publicly visible elevations. Windows and doors shall usually be constructed in locally distinctive materials, detailing and design. In exceptional circumstances, high quality modern materials and detailing may be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location. The use of UPVC will not normally be permitted and the use of timber stains and varnishes will be resisted. A painted finish is most appropriate for timber. However, some design concepts may suit a finish which allows the timber to weather naturally.</p>	<p>Priority: 5, 2 Refer to Issues & Pressures: 23, 25, 26</p>	<p>BE5, BE6, BE10, BE3, BE7</p>
<p>IHCA PDG32</p>	<p>Replacement windows and doors As a rule, windows and external doors in historic buildings should be repaired or, if beyond repair, should be replaced 'like-for-like'. Where subject to planning controls, replacement windows and doors shall be constructed in traditional materials, detailing and design. Door and window openings should not normally be altered in their proportions or details. In exceptional circumstances, high quality modern materials and detailing may be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location. The use of UPVC will not normally be permitted and the use of timber stains will be resisted. A painted finish is generally most appropriate for timber.</p>	<p>Priority: 5, 2 Refer to Issues & Pressures: 25, 26</p>	<p>BE6, BE10, BE7</p>
<p>IHCA PDG33</p>	<p>Porches New porches should be designed to be in keeping with the age, style and historic status of the particular building. The addition of a porch is not always appropriate to the character or appearance of a building, particularly on terraces. Traditional porches should be retained and not altered.</p>	<p>Priority: 5 Issues & Pressures: 25, 19</p>	<p>BE6, BE10</p>
<p>IHCA PDG34</p>	<p>Householder Permitted Development Rights: Article 4(2) Direction Where appropriate, Article 4 Directions will be placed on residential properties in order to prevent the cumulative harm caused by permitted development e.g. unsympathetic window replacements, the addition of porches, cladding etc. (see 'The Protection of Unlisted Buildings', Chapter 2)</p>	<p>Priority: 5, 2 Issues & Pressures: 25, 19</p>	<p>BE6</p>

ISSUE/PRESSURE 26 (Materials and detailing: permitted development/householder alterations/ industrial and commercial buildings; retention of original features; replacement windows; satellite dishes; boundary treatments)

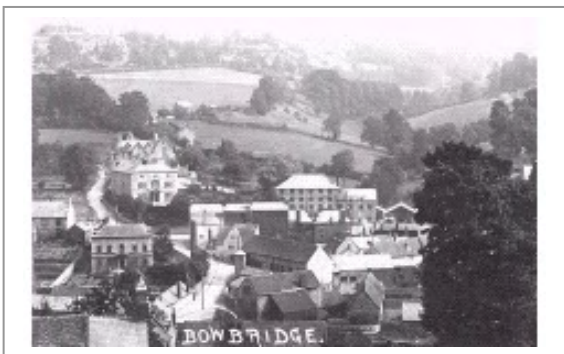
In certain circumstances, the alteration of an industrial building may be carried out without planning permission. Where features such as windows and doors are concerned, this can have a profound material impact on the character of an historic building. Many of the details on traditional industrial buildings are vulnerable to gradual erosion, through replacement, removal or lack of maintenance, especially as they may be viewed as having no real practical use and perhaps do not repay the cost and effort of maintenance. However, they are crucial to character and the incremental loss of detail can strip an individual building or whole site of what makes it distinctive and attractive. Multiple occupancy and multiple ownership of many sites in the conservation area can tend to exacerbate this problem.

See Policy guidelines 23, 24, 31, 32

<p>IHCA PDG23</p>	<p>General: materials Materials for extensions and new-build should accord with the type and mix traditionally used in the immediate surroundings, or for comparable traditional buildings or groups elsewhere in the IHCA. Attention should be paid to quality and craftsmanship. The use of modern materials may also be appropriate, providing it is combined with high quality design, which is sensitive to context.</p>	<p>Priority: 5, 4 Issues & Pressures: 21, 22, 23, 24, 25, 26, 30, 18,</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG24</p>	<p>General: scale, proportions and detailing New build, whether in the form of large new developments or small private extensions, will be expected to observe locally distinctive proportions and scale and (where the design is 'traditional') very close attention to locally distinctive details and craftsmanship. The scale, proportions and detailing must be appropriately to the particular context (the site or the host building) within the conservation area, and should seek to preserve or enhance the character and appearance of the IHCA 'Character Part' in which the site lies.</p>	<p>Priority: 5, 4 Refer to Issues & Pressures: 21, 22, 23, 24, 25, 26, 30</p>	<p>BE3, BE5, BE6, BE7, BE10, BE11, BE12</p>
<p>IHCA PDG31</p>	<p>Doors and windows Door and window openings establish the character of an elevation. The formation of new openings for windows and doors shall accord with the scale, proportions and style of the building (and/or surrounding buildings), particularly on principal and publicly visible elevations. Windows and doors shall usually be constructed in locally distinctive materials, detailing and design. In exceptional circumstances, high quality modern materials and detailing may be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location. The use of UPVC will not normally be permitted and the use of timber stains and varnishes will be resisted. A painted finish is most appropriate for timber. However, some design concepts may suit a finish which allows the timber to weather naturally.</p>	<p>Priority: 5, 2 Refer to Issues & Pressures: 23, 25, 26</p>	<p>BE5, BE6, BE10, BE3, BE7</p>
<p>IHCA PDG32</p>	<p>Replacement windows and doors As a rule, windows and external doors in historic buildings should be repaired or, if beyond repair, should be replaced 'like-for-like'. Where subject to planning controls, replacement windows and doors shall be constructed in traditional materials, detailing and design. Door and window openings should not normally be altered in their proportions or details. In exceptional circumstances, high quality modern materials and detailing may be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location. The use of UPVC will not normally be permitted and the use of timber stains will be resisted. A painted finish is generally most appropriate for timber.</p>	<p>Priority: 5, 2 Refer to Issues & Pressures: 25, 26</p>	<p>BE6, BE10, BE7</p>

9. Spaces: ground surfacing; hard- and soft-landscaping; original street furniture; boundary treatments, gates, etc; enclosure and density of buildings; demolition; car parking, road widening, visibility splays and vehicular access; signage and public art

The character of an area is not simply reliant on the appearance of the buildings within it. The relationship between buildings and spaces, the level of enclosure or openness, and the small details such as boundary walls or railings, ground surfaces and levels of greenery or hard landscaping all act together to create character. Even the best-preserved building can be made to appear alien in its setting if everything around it is stripped away. Conversely, new development (even on quite a large scale) can be anchored into its environment by paying close attention to the treatment of the land around it, allowing it to relate to the buildings and spaces which are its neighbours.



Bowbridge was once a thriving industrial hub, with buildings clustered densely together and a high level of enclosure along either side of the winding road. Bowbridge and Wallbridge are possibly the two areas of the IHCA worst hit by today's broad, open spaces, dedicated to cars.

ISSUE/PRESSURE 27 (Spaces: ground surfacing; hard- and soft-landscaping; original street furniture; boundary treatments, gates, etc; enclosure and density of buildings; demolition; car parking, road widening, visibility splays and vehicular access; signage and public art)			
<p>Minor elements and structures contribute a great deal to the character and appearance of conservation areas yet they are often most vulnerable to change. 'Inconspicuous' components such as historic kerb edging, traditional ground surfaces, iron railings, gate piers and street furniture are frequently lost through lack of maintenance and during developments and redevelopments. Such losses are often barely considered, but cumulatively erode the history of an area and greatly harm its character. Replacement products, such as modern steel railings, can help to evoke traditional character, but they are never a substitute for the originals: once lost, their craftsmanship and historic interest is gone forever.</p>			<p>See Policy guidelines 15, 35, 40</p>
IHCA PDG15	<p>Canals and canalside development: redevelopment and enhancement of canalside industrial sites Where industrial sites present poor quality or historically uncharacteristic edges to the canal, redevelopment which would enhance the character and appearance of the conservation area will be viewed favourably. The merits of redevelopment will be fully assessed against all relevant Development Plan policies.</p>	<p>Priority: 2, 3, 4, 5 Issues & Pressures: 14, 30, 16, 13, 8</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,</p>
IHCA PDG35	<p>Car parking, vehicular and pedestrian access When considering development proposals, the impact of any associated new vehicular/pedestrian access points, alterations to existing means of access, or provision of car parking, will be a significant consideration. New development will not normally be permitted where parking or access arrangements would be achieved at the expense of historic fabric, characteristic enclosure and urban grain or the appearance of the conservation area.</p>	<p>Priority: 1, 2, 3, 4, 5 Issues & Pressures: 1, 29, 28, 31, 27</p>	<p>BE1, BE2, BE3, BE4, BE5, BE7, BE8, BE9, BE11, BE12, NE13, HN8</p>
IHCA PDG40	<p>Public realm and street furniture: protection of historic features Minor traditional features within the IHCA (such as kerb stones, lamp posts, historic signage and street furniture) should be recognised and preserved for their contribution to the streetscape, character and appearance of the area. Development proposals or works requiring planning permission will be expected to recognise this contribution and ensure the preservation of such features wherever feasible.</p>	<p>Priority: 5 Issues & Pressures: 27, 29</p>	<p>BE1, BE2, BE5, BE12, BE7</p>
ISSUE/PRESSURE 28 (Spaces: ground surfacing; hard- and soft-landscaping; original street furniture; boundary treatments, gates, etc; enclosure and density of buildings; demolition; car parking, road widening, visibility splays and vehicular access; signage and public art)			
<p>Small ancillary buildings, of varying forms, are highly characteristic of the conservation area. Yet many small structures have no statutory protection against demolition or substantial alteration and may be viewed as expendable, due to their perceived insubstantial construction or 'scruffy' character. Such structures range from redbrick ancillary buildings to corrugated iron sheds, whether situated in mill complexes or back gardens. Sometimes viewed as unsightly or 'out of place' when redundant, many of these buildings are actually highly characteristic of the conservation area. In particular, the distinctive contribution of corrugated iron structures to the industrial environment should not be underestimated.</p>			<p>See Policy guidelines 35, 36</p>
IHCA PDG35	<p>Car parking, vehicular and pedestrian access When considering development proposals, the impact of any associated new vehicular/pedestrian access points, alterations to existing means of access, or provision of car parking, will be a significant consideration. New development will not normally be permitted where parking or access arrangements would be achieved at the expense of historic fabric, characteristic enclosure and urban grain or the appearance of the conservation area.</p>	<p>Priority: 1, 2, 3, 4, 5 Issues & Pressures: 1, 29, 28, 31, 27</p>	<p>BE1, BE2, BE3, BE4, BE5, BE7, BE8, BE9, BE11, BE12, NE13, HN8</p>
IHCA PDG36	<p>Enclosure and urban grain In parts of the IHCA which are recognised as having suffered from erosion of enclosure and loss of historic character, new development should aim to enhance the degraded built environment and reinstate historically typical urban grain. Proposals which improve enclosure, where historically appropriate to the conservation area, and which enhance the context of any surviving historic buildings (within or adjacent to the site) will be favoured.</p>	<p>Priority: 5, 4, 3 Issues & Pressures: 29, 30, 28,</p>	<p>BE1, BE2, BE3, BE4, BE5, BE12, BE6, BE7,</p>

ISSUE/PRESSURE 29 (Spaces: ground surfacing; hard- and soft-landscaping; original street furniture; boundary treatments, gates, etc; enclosure and density of buildings; demolition; car parking, road widening, visibility splays and vehicular access; signage and public art)			
<p>Traditionally, much of the IHCA has been characterised by a sense of enclosure, be it by railings, gardens walls, hedging or buildings. The domination of the motor vehicle has seen the gradual erosion of human scale, detail and this characteristic sense of urban grain and enclosure, in several ways. Much character has been lost by homeowners removing or altering their boundaries in order to create parking spaces, or excavating into hillsides and constructing retaining walls in order to provide level hardstandings. On a greater scale, the construction and widening of roads has caused irrevocable damage to the conservation area, sometimes stranding or marginalizing buildings. Recent developments have failed to acknowledge the historic form of their surroundings, partly due to inflexible or unimaginative application of highways standards and layout criteria (visibility splays, broad road and pavement widths, car parking and turning space), and poor hard and soft landscaping. Taken individually these changes may seem relatively minor. However, incrementally, they continue to harm the character of the IHCA.</p> <p>In some places, such as Wallbridge, the historic importance, context and character of the area has been virtually eradicated along with their once distinctive urban grain and sense of enclosure. Remaining historic buildings have been left stranded and marginalized by highway development. This has resulted in the diminishment of physical and psychological accessibility and a removal of human scale.</p>		<p>See Policy guidelines 35, 36, 37, 40</p>	
IHCA PDG35	Car parking, vehicular and pedestrian access When considering development proposals, the impact of any associated new vehicular/pedestrian access points, alterations to existing means of access, or provision of car parking, will be a significant consideration. New development will not normally be permitted where parking or access arrangements would be achieved at the expense of historic fabric, characteristic enclosure and urban grain or the appearance of the conservation area.	Priority: 1, 2, 3, 4, 5 Issues & Pressures: 1, 29, 28, 31, 27	BE1, BE2, BE3, BE4, BE5, BE7, BE8, BE9, BE11, BE12, NE13, HN8
IHCA PDG36	Enclosure and urban grain In parts of the IHCA which are recognised as having suffered from erosion of enclosure and loss of historic character, new development should aim to enhance the degraded built environment and reinstate historically typical urban grain. Proposals which improve enclosure, where historically appropriate to the conservation area, and which enhance the context of any surviving historic buildings (within or adjacent to the site) will be favoured.	Priority: 5, 4, 3 Issues & Pressures: 29, 30, 28,	BE1, BE2, BE3, BE4, BE5, BE12, BE6, BE7,
IHCA PDG37	Demolition or alteration of boundary features The demolition of, or alteration of, historic walls, railings or fences will not normally be permitted. The creation of hard standings for domestic car parking or other purposes will not normally be allowed where this involves loss of enclosure or historic fabric on boundaries which front public roads, open spaces or rights of way.	Priority: 5, 4 Issues & Pressures: 29, 30, 14	BE1, BE2, BE4, BE5, BE9, BE10, BE7,
IHCA PDG40	Public realm and street furniture: protection of historic features Minor traditional features within the IHCA (such as kerb stones, lamp posts, historic signage and street furniture) should be recognised and preserved for their contribution to the streetscape, character and appearance of the area. Development proposals or works requiring planning permission will be expected to recognise this contribution and ensure the preservation of such features wherever feasible.	Priority: 5 Issues & Pressures: 27, 29	BE1, BE2, BE5, BE12, BE7

ISSUE/PRESSURE 30 (Spaces: ground surfacing; hard- and soft-landscaping; original street furniture; boundary treatments, gates, etc; enclosure and density of buildings; demolition; car parking, road widening, visibility splays and vehicular access; signage and public art)			
	Inappropriate new boundary treatments can have a harmful effect on the character of the conservation area. A particular threat is the use of alien materials, such as close-boarded fencing, reconstituted stone or concrete blocks. These compare very poorly with locally distinctive, historic materials and detailing. Such materials are sometimes added to existing low-level road-fronting boundaries, to try and create privacy by adding height. In uniform terraces, for example, this can be very disruptive to the coherence of a design.		See Policy guidelines 15, 16, 19, 23, 24, 37, 38
IHCA PDG15	Canals and canalside development: redevelopment and enhancement of canalside industrial sites Where industrial sites present poor quality or historically uncharacteristic edges to the canal, redevelopment which would enhance the character and appearance of the conservation area will be viewed favourably. The merits of redevelopment will be fully assessed against all relevant Development Plan policies.	Priority: 2, 3, 4, 5 Issues & Pressures: 14, 30, 16, 13, 8	BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,
IHCA PDG16	Canals and canalside development: impact on the character of the canal fringes of the site (mills/industrial sites) Proposals for development which would entail harmful alterations to the canal fringes of historic mills and modern industrial sites, including the loss of historic enclosing features, the creation/exposure of large car parking/ lorry loading areas, the construction of poor quality or uncharacteristic boundary treatments or uncharacteristic built form, will not normally be permitted.	Priority: 2, 3, 4, 5 Refer to Issues & Pressures: 14, 27, 30, 17, 16, 15, 8	BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE13,
IHCA PDG19	Canals and canalside development: boundary treatments Where the erection or alteration of boundary treatments adjacent to the canals falls under planning controls, it will be expected that they will reflect the precedent of traditional forms of canalside enclosure in the conservation area. In particular, the preservation or reinstatement of stone walls (or where appropriate the construction of new walls), which are typical of the character of the Thames & Severn, will be encouraged. Where feasible and appropriate to the character and appearance of the conservation area, soft landscaping and tree screening will be encouraged as a form of boundary treatment on the canal edge of new development sites; this should be designed to reflect the natural vegetated breaks in built form along the canals.	Priority: 1, 2, 3, 4, 5 Refer to Issues & Pressures: 6, 8, 14, 15, 16, 17, 18, 19, 30	BE1, BE2, BE5, BE6, BE7, BE9, BE10, BE11, BE12, NE6, NE13, NE12, NE8, NE10
IHCA PDG23	General: materials Materials for extensions and new-build should accord with the type and mix traditionally used in the immediate surroundings, or for comparable traditional buildings or groups elsewhere in the IHCA. Attention should be paid to quality and craftsmanship. The use of modern materials may also be appropriate, providing it is combined with high quality design, which is sensitive to context.	Priority: 5, 4 Issues & Pressures: 21, 22, 23, 24, 25, 26, 30, 18,	BE3, BE5, BE6, BE7, BE10, BE11, BE12
IHCA PDG24	General: scale, proportions and detailing New build, whether in the form of large new developments or small private extensions, will be expected to observe locally distinctive proportions and scale and (where the design is 'traditional') very close attention to locally distinctive details and craftsmanship. The scale, proportions and detailing must be appropriately to the particular context (the site or the host building) within the conservation area, and should seek to preserve or enhance the character and appearance of the IHCA 'Character Part' in which the site lies.	Priority: 5, 4 Refer to Issues & Pressures: 21, 22, 23, 24, 25, 26, 30	BE3, BE5, BE6, BE7, BE10, BE11, BE12
IHCA PDG38	Boundary treatments and hard landscaping Proposals to erect fences, railings or walls will only be allowed where they are incorporated in a similar way to those already existing and where they are sympathetic to the site and surroundings. Conspicuous use of alien materials such as concrete blocks, reconstituted stone and close boarded fence panels will not usually be permitted, where such works fall within planning controls. New development will be expected to make use of locally distinctive, high quality boundary treatments and hard landscaping, especially where an historic precedent exists nearby; this can help to integrate new buildings into their surroundings and create a sense of place. (see also IHCA PDG19)	Priority: 5, 3, 4, 2 Refer to Issues & Pressures: 30, 31, 19, 18, 14, 8	BE1, BE2, BE5, BE10, BE12, NE13
IHCA PDG37	Demolition or alteration of boundary features The demolition of, or alteration of, historic walls, railings or fences will not normally be permitted. The creation of hard standings for domestic car parking or other purposes will not normally be allowed where this involves loss of enclosure or historic fabric on boundaries which front public roads, open spaces or rights of way.	Priority: 5, 4 Issues & Pressures: 29, 30, 14	BE1, BE2, BE4, BE5, BE9, BE10, BE7,

<p>ISSUE/PRESSURE 31 (Spaces: ground surfacing; hard- and soft-landscaping; original street furniture; boundary treatments, gates, etc; enclosure and density of buildings; demolition; car parking, road widening, visibility splays and vehicular access; signage and public art)</p>			
<p>Ground surfacing is an aspect of the conservation area that can easily be overlooked. Today, the specification and character of new surfaces (or the ‘upgrading’ of existing) is often dictated by factors which can have a very harmful effect on the texture and historic interest of the area. Ease of access, whether for vehicles or pedestrians, ease of maintenance, drainage requirements and – inevitably – cost, all place pressure on the ground surfaces of the conservation area. The IHCA has few areas of historic surfacing (e.g. brick paving or stone hoggin; cast iron kerbs) left, however that which does remain brings a depth to the character and appearance of the surroundings, as well as clues to the appearance of the area in the past. These are often difficult to use or maintain, however, as are unmetalled surfaces (including paths and tracks of compacted earth or limestone with grassy verges) which also feature in the IHCA. The distinction between metalled and unmetalled, urban and rural, is vulnerable to erosion and the gradual suburbanisation of the whole conservation area is threatened with increasing prevalence of tarmac and the ubiquitous concrete block paver.</p>		<p>See Policy guidelines 8, 9, 35, 39</p>	
<p>IHCA PDG8</p>	<p>Change of use and impact on landscape features and character Where rural and/or agricultural character or appearance is important to the special architectural or historic interest of the conservation area, development proposals or applications for change of use will be expected to preserve or enhance natural landscape features and/or structures, spaces and surfaces which contribute to that character.</p>	<p>Priority: 1, 5, 4 Issues & Pressures: 7, 4</p>	<p>BE7, BE11, BE16, BE17, NE6, NE8, NE10, NE11, NE13</p>
<p>IHCA PDG9</p>	<p>Canals and canalside development: layout, landscaping and edge treatment Canal restoration (and development adjacent to the canals, which impacts on the immediate canalside) will be expected to make use of materials and forms for landscaping and layout which a) reflect the historic and locally distinctive character of the two Cotswold Canals and b) preserve or enhance the predominantly rural and naturalistic character of the Cotswold Canals, as distinct from the sporadic historic wharf locations. In particular, the construction of hard ‘wharf style’ edges to the canal should be avoided, including expanses of paving or hard ground surfacing along the immediate canalside. Proposals for departures will be acceptable only in exceptional circumstances, where either a) there is historical or archaeological justification; or b) there is an important strategic reason for deviation. Such proposals will be expected to perform well against all other relevant policy and design guidelines contained in this SPD. The Cotswold Canals Conservation Management Plan (CMP), prepared by British Waterways, will be referred to for development control purposes when assessing proposals for physical works to the canal channel, or for existing or new canal structures, where these fall within normal planning controls.</p>	<p>Priority 5, 3, 4 Refer to Issues & Pressures: 8, 9, 31, 6</p>	<p>BE1, BE2, BE3, BE5, BE7, BE11, BE12, NE6, NE13, HN8</p>
<p>IHCA PDG35</p>	<p>Car parking, vehicular and pedestrian access When considering development proposals, the impact of any associated new vehicular/pedestrian access points, alterations to existing means of access, or provision of car parking, will be a significant consideration. New development will not normally be permitted where parking or access arrangements would be achieved at the expense of historic fabric, characteristic enclosure and urban grain or the appearance of the conservation area.</p>	<p>Priority: 1, 2, 3, 4, 5 Issues & Pressures: 1, 29, 28, 31, 27</p>	<p>BE1, BE2, BE3, BE4, BE5, BE7, BE8, BE9, BE11, BE12, NE13, HN8</p>
<p>IHCA PDG39</p>	<p>Public realm and ground surfacing Where historic ground surfaces survive, they should be retained wherever possible, or reintroduced where there is historic evidence for them. Attention must be paid to edging treatments, ensuring the chosen treatment is appropriate to the context and character of the site; the loss of soft grassy verges on roads and paths should be resisted. Where new development schemes are proposed, new surfaces and hard landscaping should reflect the historic character of the site. The use of concrete paving will only be acceptable if of an appropriate shape and colour and if a traditional laying pattern is proposed. The use of concrete block paving over large expanses can have a suburbanising effect, which would be incongruous to many contexts in this conservation area. Care should be taken to allow sustainable ground surface water drainage, but alternatives to visually inappropriate ‘permeable’ concrete block paving should be sought.</p>	<p>Priority: 5, 2, Issues & Pressures: 31, 8</p>	<p>BE1, BE2, BE5, BE12, BE13, BE14, NE15, BE7, NE6, NE13</p>

ISSUE/PRESSURE 32 (Spaces: ground surfacing; hard- and soft-landscaping; original street furniture; boundary treatments, gates, etc; enclosure and density of buildings; demolition; car parking, road widening, visibility splays and vehicular access; signage and public art)			
<p>Signage and public art. Signage, advertisements and public artworks, where appropriately sited and thoughtfully designed, can make a lively contribution to the character of an historic environment. Public art has the potential to increase the vibrancy of a space and provide visual stimulation – but it often provokes strong reactions. It is important to remember that art is subjective: one person’s wine is another’s poison. Some people find public art obtrusive – indeed, some public art really does not ‘add value’ to its surroundings. Many advertisements are poorly conceived and insensitively located. This is a particular problem on multiple occupancy sites (whether modern industrial estates, business parks or historic mill sites), where too often the entrance is marked by a competitive jumble of signage and advertisement. Worse still, on arrival, seeing signs and banners draped over buildings does nothing for the character of the area and can dramatically harm the appearance of even a good historic building. That is not to say that all historic signage has always been discreet and subtle – on the contrary, some of the most distinctive and evocative surviving historic signage is massive and brazen: for example, the tradition of painting directly onto the external brickwork or stonework of a building with large lettering, stating the name of the premises or company, and the nature of its business/wares. Meanwhile, obsolete historic signs and adverts can be vulnerable to loss, particularly when premises change hands or buildings are restored or converted.</p>		<p>See Policy guidelines 10, 41, 42</p>	
<p>IHCA PDG10</p>	<p>Canals and canalside development: signage, street furniture and lighting The District Council will support a coherent, co-ordinated approach to signage and ‘street furniture’ along the canal and at access points to it, with the aim of minimising discordant paraphernalia, and the suburbanising effect of excessive clutter, and uncharacteristically high levels of street lighting. Where such works fall within Planning controls, the erection of railings (and other means of canalside enclosure), bollards, signs or lamp posts should be kept to a minimum and will be permitted only where</p> <ol style="list-style-type: none"> there is a demonstrable need for the function they would perform, which could not be met by existing facilities; and the design and materials would preserve or enhance the predominant character and local distinctiveness of that stretch of the canal, or the conservation area Character Part through which it passes. <p>Please also refer to PDG41.</p>	<p>Priority: 5</p> <p>Refer to Issues & Pressures: 8, 32</p>	<p>BE1, BE2, BE5, BE12, BE19</p>
<p>IHCA PDG41</p>	<p>Public realm and signage Signage and advertising which fails to preserve or enhance the character and appearance of the conservation area will not be permitted. Signage should be of a scale and design which is appropriate to its location, and should not cause harm to the character or architectural balance of a building on which it is sited. Signage and advertising for multiple-occupancy buildings or sites should be co-ordinated and uncluttered. Illuminated advertisements will generally be unacceptable, although there may be some flexibility to accept internally illuminated signs, where they would not harm the character or appearance of the conservation area. A very high design standard will be required. New signs should observe historic signage traditions and convention in the conservation area wherever possible, to reinforce local distinctiveness and character. (Please also refer to IHCA PDG10)</p>	<p>Priority: 5, 2,</p> <p>Refer to Issues & Pressures: 31, 8</p>	<p>BE1, BE2, BE5, BE12, BE13, BE14, NE15, BE7, NE6, NE13</p>
<p>IHCA PDG 42</p>	<p>Public realm and public art Public art should contribute positively to the character and appearance of the conservation area; it should be sensitively scaled and sited and it should be appropriate to its context in terms of content and appearance. Public art will be expected to be executed to a high standard and well manufactured, thus providing an impression of quality and care, as well as ensuring that the item is durable and easy to maintain. Not all public art ‘adds value’ to an historic environment and, where subject to planning controls, inappropriate or sub-standard public art will be refused planning permission.</p>	<p>Priority: 5</p> <p>Refer to Issues & Pressures: 32, 8</p>	<p>BE1, BE5, BE12</p>



APPENDIX 4: Regional Spatial Strategy (RSS) for the South West

The following extracts from the Draft Revised RSS for the South West (July 2008) consist of the latest proposed wording for draft policies ENV1, ENV5, SD3 and SD4. These draft policies deal with aspects of

- planning in an historic environment
- the protection and promotion of local distinctiveness, character or appearance
- quality of design

Enhancing distinctive environments and cultural life:

ENV5

Historic Environment

The historic environment of the South West will be preserved and enhanced. Local Authorities and other partners will identify and assess the significance of the historic environment and its vulnerability to change, using characterisation to understand its contribution to the regional and local environment and to identify options for its sensitive management.

ENV1

Protecting and Enhancing the Region's Natural and Historic Environment

The quality, character, diversity and local distinctiveness of the natural and historic environment in the South West will be protected and enhanced, and developments which support their positive management will be encouraged. Where development and changes in land use are planned which would affect these assets, Local Authorities will first seek to avoid loss of or damage to the assets, then mitigate any unavoidable damage, and compensate for loss or damage through offsetting actions. Priority will be given to preserving and enhancing sites of international or national landscape, nature conservation, geological, archaeological or historic importance. Tools such as characterisation and surveys will be used to enhance local sites, features and distinctiveness through development, including the setting of settlements and buildings within the landscape and contributing to the regeneration and restoration of the area.

Any development that could have any negative effect on the integrity and conservation objectives of a N2K site would not be in accordance with the development plan. Further assessment of the implications for N2K sites is required at subsequent levels including LDDs, and any development that would be likely to have a significant effect on a N2K site, either alone or in combination, will be subject to assessment at the project application stage. Three locations are considered to be particularly vulnerable and require special protection - Dorset Heath, River Avon (Hampshire) and Severn Estuary. Paragraph 4.1.16 identifies a number of other sites where further protection may be necessary depending on the impacts of new development proposed through LDDs or planning applications.

A Sustainable future for the South West

A future without regrets: Protecting our natural resources and enhancing the environment

1.6.14 The region has significant non-renewable resources that call for good stewardship for future generations. Clean air, water and land, as well as nationally significant reserves of minerals, are important features of the region as discussed in Section 7. The rate at which finite resources are used can change the environment irretrievably and, if not managed properly, result in waste and contamination

that the environment must accommodate with knock-on effects for human health. The use of land for development can lead to loss of wildlife habitats, and historic assets, increased flood risk and loss of urban green space. Poor design can also have a negative impact on local character and distinctiveness, eroding a sense of place. Reductions in tranquillity and increased light pollution are other effects which are apparent in the South West. If care is not taken, the result will be harm to the special environments and landscapes for which the South West is valued by its people and internationally.

1.6.15 The region's landscape, countryside, historic environment and coasts have qualities that define the character of the South West, and which are fundamental to its appeal as a tourist destination. Tourism, although critical to the economy in some parts of the region, can have significant impacts through increased demand for resources, increased production of waste and pressure on sensitive environments. Effects can be mitigated through careful management, increased awareness and education in order to change behaviour (see Section 8.5). Agriculture and the other land-based industries, which manage most of the region's countryside, need to continue to adapt to challenges such as the re-alignment of agricultural support. The RSS provides a broad strategic view of how the countryside should develop and change in future as well as a basis for local policy and decisions that support land-based industries and the roles played by small towns and villages (see especially Development Policy C and Section 7).

SD3

The Environment and Natural Resources

The region's environment and natural resources will be protected and enhanced by:

- Ensuring that development respects landscape and ecological thresholds of settlements
- Reducing the environmental impact of the economy, transport and development
- Positively planning to enhance natural environments through development, taking a holistic approach based on landscape or ecosystem scale planning
- Planning and design of development to reduce pollution and contamination and to maintain tranquillity
- Positive planning and design to set development within, and to enhance, local character (including setting development within the landscape of the historic environment), and bringing historic buildings back into viable economic use and supporting regeneration
- Contributing to regional biodiversity targets through the restoration, creation, improvement and management of habitats.

From Local to Global: Creating Sustainable Communities in a More Sustainable Region.

1.6.16 'Securing the Future' states that sustainable communities should be:

- Active, inclusive and safe – fair, tolerant and cohesive with a strong local culture and other shared community activities
- Well run – with effective and inclusive participation, representation and leadership
- Environmentally sensitive – providing places for people to live that are considerate of the environment
- Well designed and built – featuring a quality built and natural environment
- Well connected – with good transport services and communication linking people to jobs, schools, health and other services
- Thriving – with a flourishing and diverse local economy
- Well served – with public, private, community and voluntary services that are appropriate to people's needs and accessible to all
- Fair for everyone – including those in other communities, now and in the future.

1.6.17 The delivery of sustainable communities therefore requires the integrated regional approach set out in 'Just Connect!' – with the RSS influencing major issues surrounding the management of development, transport, living environments and quality of life and, ultimately, influencing the lifestyle choices of the region's residents.

1.6.18 The life experience of communities in the region can vary greatly, and many of the issues they face cannot be addressed just by the RSS or the planning system. The overall strategy of this the RSS is designed to ensure that development can play a full part in tackling some of these issues. For example; inequality in access to jobs and services and the impact of the housing market on the ability of local people to secure decent, affordable housing are fundamental concerns of the Spatial Strategy. The Strategy recognises that many South West residents will continue to live in a dispersed pattern of small towns and villages and the difficulties of securing a sustainable future for these rural settlements is recognised with measures to enable these communities to continue thriving. If, in future, a greater proportion of South West residents are to live in more urban environments then the nature and quality of future development in creating places where people positively choose to live becomes very important. Documents such as The South West Sustainability Checklist for Developments, as detailed in paragraph 3.7.7, will have an important role to play in terms of helping to design more sustainable communities. Alongside this, the quality of public services such as education, health and cultural services, all need to be carefully planned in conjunction with proposals for development (see Section 6).

SD4 Sustainable Communities

Growth and development will be planned and managed positively to create and maintain Sustainable Communities throughout the region by:

- Realising the economic prosperity of the South West and reducing disparity
- Setting a clear vision and strategy to meet the diverse needs of all people in existing and future communities, based on the role and function of cities, towns and villages and their local character and distinctiveness
- Linking the provision of homes, jobs and services based on role and function so that cities, towns and villages and groups of places have the potential to become more self-contained and the need to travel is reduced
- Promoting a step change in public transport, taking steps to manage demand for travel, and promoting public transport
- Encouraging business activity and particularly small businesses and their contribution to the region's prosperity, including through promoting regional sourcing
- Making adequate and affordable housing available for all residents, including the provision of a range and mixture of different housing types to accommodate the requirements of local communities
- Making the best use of existing infrastructure and ensuring that supporting infrastructure is delivered in step with development
- Investing in and upgrading cultural facilities, including their marketing and management
- Creating healthy, safe and secure places to live
- Providing homes which are adaptable to the changing needs of individuals and provide an opportunity for live/work space
- Delivering a step change in the quality of urban living
- Providing networks of accessible green space for people to enjoy
- Supporting social and economic progress by enhancing education, skills development and training.

APPENDIX 5: Building in Context checklist

SPD Guideline IHCA G1 (chapter 4) refers to the Building in Context Checklist. Stroud District Council planning authority may use the Building in Context Checklist as an aid when assessing development proposals in the conservation area, or proposals which would affect its setting. The checklist and general principles of 'contextual design' are covered in the IHCA Design Guide.

This checklist is taken from *Building in Context – new development in historic areas*, published by English Heritage/CABE (2001) <http://www.building-in-context.org/documents/sheets.pdf>

Building in context: appraising a proposal

It is true that there is a subjective element in judgements about design quality and people often disagree about what they like. Such differences of opinion and matters of personal taste should not be allowed to obscure the fact that it is possible to arrive at opinions about design quality that are based on objective criteria.

There are many ways of doing this, but asking the following questions may help. These questions encompass both the quality of the building itself and its quality as a contribution to the urban design of the neighbourhood in which it is situated:

1 The site [LAYOUT; SCALE]

- How does the proposed building relate to the site?
- Is there a positive and imaginative response to any problems and constraints?
- Have the physical aspects of the site been considered, such as any changes in level within or beyond it?
- Are access arrangements convenient and existing routes respected?
- Can the amount of accommodation required be fitted on the site in an elegant way?

2 Wider setting [LAYOUT; SCALE]

- How does the proposal relate to its wider setting?
- Are the street pattern and grain of the surroundings respected?
- Are there changes in height between the existing and new development and if so how are they managed?
- Will the result enhance or damage the quality of the townscape?

3 Density [LAYOUT; SCALE]

- How is the density of the proposal related to that of existing and neighbouring uses?
- If there are differences, are they acceptable?

4 Impact on close views [SCALE; APPEARANCE]

- Has the impact of the building in close views been assessed?
- Is it either weak or overpowering?
- Does it respect the scale and rhythm of its neighbours?

5 **Materials** [APPEARANCE]

- What materials are used?
- How do they relate to those of the surrounding buildings?
- Is the quality as high?
- Are there interesting comparisons or contrasts in the use of materials?
- How will the colours work together?

6 **Architecture suitable to its use** [SCALE; APPEARANCE; PUBLIC REALM]

- Is the architecture of the building suitable for the uses it contains?
- Is it trying to be too grand or pretending to be more modest than it really is?

7 **Composition** [APPEARANCE]

- How does the architecture present itself to the viewer?
- Is there a strong composition in the pattern of solid to void/opening in the façade?
- Does the detailing of the materials show signs of careful thought or originality in the way the building is put together?

8 **Public realm** [PUBLIC REALM]

- What contribution, if any, does the proposal make to the public realm?
- If new open space is created, is it clear that it will provide a positive benefit and have a genuine use?

9 **Vistas and views** [APPEARANCE]

- In the wider setting, has the impact of the building in views and vistas been considered?
- Does it make a positive or negative impact?
- Does it form an harmonious group or composition with existing buildings or features in the landscape?
- Does it distract the eye from the focus of the view and if so does it provide something better to look at?

The Building in Context Checklist may be useful as a prompt to thinking about issues connected with the **design process** and **urban design objectives**, as set out in the IHCA Design Guide. It presents some of the associated issues in a practical way, which makes the sometimes rather abstract concepts easier to grasp and easier to apply to a particular site or proposal. Use of the checklist is not compulsory or expected, but it may be helpful.

The production process for the IHCA Conservation Area Statement

Evidence gathering

Ongoing to autumn 2006

Field work, character appraisal, initial assessment of issues and pressures affecting the character and appearance of the conservation areas.

Early stakeholder and community engagement

September 2006 to April 2007

An opportunity for members of the public and stakeholders to get involved in identifying issues and pressures that are affecting the character or appearance of the conservation area. A formal community engagement exercise was carried out during Autumn 2006. This exercise helped to shape the policies and proposals which will manage these pressures and ensure the preservation or enhancement of the conservation area's character and special interest. During this period, some of the initial work done on character appraisal was available to view online in an early draft form, as an aid to thinking about the issues and pressures. An understanding of what is special and distinctive about a conservation area makes the identification of issues, pressures and potential harm much more meaningful

Drafting of SPD

April 2007 to January 2008

Preparation of a draft of the IHCA Conservation Area Management Proposals SPD and the supporting Character Appraisal, taking account of the issues and options arising out of early stakeholder and community engagement. A Sustainability Appraisal was also undertaken.

Cabinet approval of draft SPD for Public Consultation

January 2008

The draft SPD and Character Appraisal was approved for the purposes of public consultation at the Cabinet meeting of 31st January 2008.

Public Participation: consultation draft SPD and consultation draft Character Appraisal

7th May – 23rd June 2008

Analysis of representations from public participation and final drafting of documents

May – August 2008

Any necessary amendments to the consultation drafts (both the SPD and the Character Appraisal) were made and the documents were finalised for adoption and publication.

Adoption of the SPD and Supplementary Planning Advice: 6th November 2008

The final draft of the Conservation Area Statement (Conservation Area Management Proposals SPD, Design Guide SPA and two volumes of Character Appraisal SPA) will be considered for adoption by Cabinet on 2nd October and finally by Council on 6th November.



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