



Uley and Owlpen **Community Design Statement**



Issued on behalf of the Parishes of Uley and Owlpen, July 2016

The Uley and Owlpen Community Design Statement was adopted on the 15th September 2016 at the Stroud District Council Environment Committee. Consequently it will be a material consideration in Development Management decision making.



Uley and Owlpen
Community Design Statement

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Acknowledgements

This Community Design Statement (CDS) has been prepared on behalf of the parishes of Uley and Owlpen by a small sub-committee who have worked to produce what we hope will be an informative and useful document. If it is of value, this will be in large part due to the assistance of many people who have given their time and expertise to help us.

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Mike Griffiths,
Chairman of CDS steering committee



Advice to Residents on the Application of this Document

If you are considering alterations to the exterior of your property there are several aspects you should consider. Your proposed alterations may be significant, such as building an extension, replacement of windows or doors, or seemingly less important such as changes to paintwork, signs, boundary walls, gates, hedges or the removal of a tree.

All alterations affect the building and its surroundings, as well as the overall look of the area, so please first make your own assessment by studying each visible elevation of your property prior to alteration and ask yourself:

- What are the distinctive features of your property and of the area?
- Are any of your proposed alterations out of character with the property or with adjacent properties, or do they conflict with the Guidance in this Design Statement?

Think about the alterations you are considering:

- Do they enhance the positive distinctive features of your property?
- Do they complement the character of the local area?

If not, how could you change them so that they do? Alternatively, is there an opportunity to remove any uncharacteristic features?

Contact Stroud District Council to establish if planning permission or building regulations permissions are required for your proposals.

Check also if there are any other restrictions on the development of your property. Is it a listed building which is subject to much stricter control or in the Conservation Area? If so, amongst other restrictions, this means you will need permission to cut down or significantly reduce the size of trees. Please note that most works to listed buildings will require listed building consent. Permission is also required for demolition within conservation areas.

Involve neighbours and others in the community. Proposals are likely to be looked at more favourably if they can demonstrate that those directly affected have been given the opportunity to engage in the development of the proposals.

Please consult the Guidance set out in this Community Design Statement (summarised in Appendix A) and where applicable take it into account. In this way you will ensure that your proposals will be sympathetic to the distinctive character of Uley and Owlpen that we all value so much.

If you are in any doubt it may be best to employ an architect or seek professional advice on your proposals. Stroud District Council planning department is also happy to provide advice prior to the submission of an application.



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1. INTRODUCTION

This Community Design Statement (CDS) has been prepared on behalf of Uley Parish Council and Owlpen Parish Meeting, with much support from Stroud District Council and Gloucestershire Rural Communities Council. It follows a format for Design Statements used by other communities in Gloucestershire and elsewhere in the UK.

A CDS is a document produced by and for the local community, which describes the distinctive character of an area. It identifies the landscape setting, the shape of the settlements and the nature of the buildings. It also draws together design principles based on that distinctive local character, sense of place and community approach. Our CDS addresses the entire area that forms the parishes of Uley and Owlpen as shown in Maps 1 and 2 (p 26).

A CDS enables parishioners to learn more about their area and enables planners and developers to understand what is valued by local people and which aspects should be conserved or enhanced so that the special character of the area can continue to be enjoyed by future generations.

A CDS establishes the context in which to help manage how changes in terms of land use and development can work, ensuring that any such changes should reflect the distinct community character. It does not focus on whether or where developments should take place (this is the function of a Local Plan), rather it concentrates on how any development should look and function.

The CDS cites evidence from both the people and the place. This leads to a set of Guidelines for Development, so that householders and developers understand what will fit into context and can be incorporated in pre-application discussion. It also provides guidance for small applications which may affect the look of houses, open spaces, paths and hedgerows. The CDS is set out in a way that makes it clear how the Guidelines have been developed for each of the aspects covered.

The success of a CDS depends on gathering views and opinions that are representative of the entire community. A sub-committee was formed by Uley Parish Council, after its Annual Meeting in June 2014, to plan and manage the project and several initiatives were undertaken to obtain community engagement. It was encouraging that responses to a CDS Questionnaire at the end of 2014 were received from about a quarter of all households. Presentations were made to local groups, there was attendance at the Uley Show and the children of Uley C of E Primary School also gave their views on how the community might be improved.

A version of this document was launched for public consultation on 1st March 2016 allowing a period of six weeks for return of comments. Parishioners of Uley and Owlpen were advised of the consultation by means of a flyer inserted in some 500 copies the Village News and posted notices. The document was available online via the Uley Parish website and we know from web statistics that there were over 290 clicks on the link, indicating a good level of interest.



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More than thirty hardcopies of the document were also distributed. Nine were placed in public locations such as the two parish churches, Uley Community Stores and the Village Hall. One hardcopy was sent to each of the seven immediately adjoining parishes and to Dursley town council. Other hardcopies were provided to SDC and local councillors.

Various potentially interested bodies were contacted by email and/or telephone to advise of the consultation, including but not limited to: Gloucestershire CC Highways, Gloucestershire Constabulary, Gloucestershire Fire and Rescue, Natural England, Environment Agency, English Heritage and Cotswold Conservation Board.

Substantive comments were eventually received from Gloucestershire Rural Communities Council, Gloucestershire County Council, Dursley Town Council and two parishioners. The present document has been amended to take account of the comments received. There have been no significant changes to any of the guidelines as originally proposed but more supporting information has been added in places.

How does the CDS work? The planning policy for the parishes of Uley and Owlpen is set out in the Stroud District Local Plan (2015) [Ref. 1]. The aspects particularly relevant to Uley and Owlpen are: general policy advice for all developments such as rights of way; road safety; noise; hedgerows; listed buildings; alterations to existing dwellings; developments within the identified settlement development limits (see Map 3) and outside; (e.g. farms; some commercial developments; equestrian developments). This CDS provides further guidance, specifically to reflect the special and valued character of Uley and Owlpen parishes which is however necessarily limited to matters which can be controlled through the planning system and by the need to be consistent and compliant with the National Planning Policy Framework [Ref. 2], National Planning Practice Guidance [Ref. 3] and the Stroud District Local Plan (2015).

As previously noted, this issue of the CDS has been revised to include comments and suggestions received during public consultation and subsequently has been adopted by Uley Parish Council and Owlpen Parish Meeting. Following its adoption by Stroud District Council the CDS will form a 'material consideration' in the determination of planning applications. The guidance contained within this CDS will be taken into consideration by Uley and Owlpen parish representatives and Stroud District Council when considering forward planning and planning applications. *However, it should be borne in mind that there are sometimes conflicting interests in reaching a planning decision. Each application is decided on its own merits in the context of many different documents operating at national and local levels. These documents will all have different planning weight. All these sources are analysed and weighed by the District Council prior to a final planning decision.*

2. BACKGROUND

We provide a brief history of the village of Uley and the neighbouring hamlet of Owlpen because it helps to explain why the settlements have evolved to their present shape and character. Anyone wishing to learn more about the history of Uley and Owlpen is advised to consult the excellent book written by *Alan Bebbington*; [Ref. 4].



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Uley and Owlpen are tucked into a sheltered valley lying behind the steep Cotswold escarpment that defines the eastern boundary of the Severn Vale. The river Ewelme flowing through the valley, fed by abundant springs, combined with the topography and geology of the area have all contributed to the history of the settlement, providing shelter, grazing, water, timber, stone and fuller's earth.



© Trustees of the British Museum
Head of Mercury

There are signs of occupation in Neolithic times in the standing stones and chambered long barrow or burial chamber known as Hetty Pegler's Tump. Uley Bury was the site of an Iron Age fort and in the first century AD became an important strategic Roman encampment. A fine head of Mercury dating from the second century, carved in classical style but in local stone, was excavated at West Hill, Uley, in 1979. It is now in the British Museum. When the Romans left in the fifth century the area became a Saxon camp.

Uley is mentioned in the Domesday Book (1085 AD) as part of the Berkeley Hundred. In Elizabethan times the Manor of Uley was bought out from the Berkeleys by a group of thirteen residents, which gave the village a valuable degree of independence in years to come.

Sheep farming and the wool trade gradually gave way to wool processing and cloth manufacture as the main industry of the area and the villages of Uley and Owlpen grew considerably. Increasing prosperity in the seventeenth and eighteenth centuries led to the replacement of the predominantly timber dwellings with houses built of locally quarried stone and these created the structure of Uley as it is today.

Both Uley and Owlpen were prominent in the manufacture of broadcloth for army uniforms during the Napoleonic wars. 'Uley Blue' cloth was internationally famous and wages were among the highest in England, which partly explains the proliferation of inns and public houses and diverse places of worship. Owlpen became a sizeable village with 240 inhabitants but when coal replaced water as the driving force for the great mills, the industrial revolution took wool processing north and by 1840 woollen manufacture had ceased in the valley, leading to much poverty and emigration to the colonies.

Owlpen was badly affected; the population and housing stock diminished considerably and Owlpen is now a scattered hamlet. Agriculture and forestry were resurgent industries in the valley but the villages went through a long period of depression and stagnation until transport links and amenities improved following the First World War, enabling residents to travel further afield for employment.

The building of the nuclear power station and laboratories at Berkeley and improved motorway links in the sixties signalled the most recent change in the fortunes of the villages as Uley expanded to welcome a substantial number of new families.



3. LANDSCAPE CHARACTER

The Ewelme valley is bounded by a high escarpment, edged by hanging deciduous woodland with significant amounts of beech, falling sharply before the land levels out to a gently sloping valley floor. The spring waters rising in the high ground (150-200 m) along or adjoining the eastern boundary of Owlpen fall rapidly to about 100 m and combine to create the river Ewelme which then runs in a gradual descent west through Uley towards Dursley, about 3 km distant. The overall effect is of a strikingly beautiful, irregularly shaped bowl with its 'rim' or upper scarp topped by the continuous line of the hanging woodlands.



View looking N-E of the Ewelme valley with Uley in the foreground and Owlpen in the distance.

From the west, the compact principal settlement of Uley (pop. ~1,100) runs linearly underneath the visually and archeologically important Uley Bury and the smaller dispersed settlement of Owlpen (pop. ~29) occupies the eastern re-entrants. Both settlements are surrounded by agricultural land. There are impressive views across the valley of the rising woodland on the opposite escarpment looking north and south and also east into Owlpen. The two churches are clearly visible and in the case of Uley, prominent. Neither of them nor indeed any of the built 'villagescape' is obtrusive. Most buildings blend into the folds and slopes of landscape rather than conflict with it. All views out of Uley have the benefit of looking over the open fields leading up to hanging woodland on the steeply rising escarpment. The minor settlements of Hodgecombe, Hydegate, Uleyfields and Coldharbour are in a narrower exit valley, created by the northern slopes of Downham Hill and Uley Bury



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on one side and the southern slope of Cam Long Down on the other. Their views are more restricted but still impressive. The landscape of the two parishes is of absolutely critical importance to the enjoyment and quality of life for both those who live here and those who visit. Indeed it is one of the reasons why there are so many visitors. It is an outstanding natural landscape with settlements that are in harmony with it.

Human activity, however, has played its part in shaping this landscape, starting with the creation of the Iron Age settlement on Uley Bury with its ramparts and ditches and flattened summit. Medieval use of Downham Hill as a large rabbit warren created further earthworks on its slopes. Harnessing the power of the river Ewelme, which before the advent of steam power drove all the mills in the two parishes, and continued to do so even after steam power became available, also impacted on the landscape as well as the prosperity of the valley, as did the active management of the hanging woodlands which has in particular allowed the beech to flourish and become such a distinctive feature of the landscape. All have created permanent change.

The mills in their time meant that there was very considerable industrial activity. Later, agriculture became once more the principal commercial activity but the impact of this on the landscape, once field boundaries were established and planted, was not so material.

However, the pressures of an increasing population needing housing and the current requirement, often for economic reasons, to diversify from what might be described as traditional agricultural land use, means that change in the landscape character is likely to feature again. There will be a risk that these changes will have an adverse impact on the present landscape character if they are not managed and controlled. The introduction of visually intrusive items such as floodlighting for equestrian, agricultural or industrial use, the construction of solar farms or wind turbines and the 'paddocking' of fields using artificial materials all have the potential to impact adversely on the outstanding landscape that currently exists.

The setting and curtilage of many listed and other historic buildings outside the Conservation Area is a key feature of the landscape and the impact on them of any additions or alterations should be carefully considered.

Both parishes contain an abundance of meadows, trees and hedgerows, which provide excellent habitat for flora and fauna. Extensive areas of semi-ancient woodland in the two parishes, together with the semi-natural grassland on Uley Bury, Cam Peak, Long Down and Downham Hill, have been identified as Key Wildlife Sites by the Gloucestershire Wildlife Trust; in addition, Coaley Wood Quarries are designated as a Site of Special Scientific Interest because of fossil formations.

Both parishes fall in their entirety within the Cotswolds AONB and the Natural England Cotswold National Character Area (NCA 107). The Cotswolds Conservation Board, Gloucestershire County Council and Stroud District Council have all published landscape character assessments which cover aspects of the landscape in the two parishes and these need to be studied by anyone contemplating activities which may impact on the landscape. Stroud District Council's assessment [Ref. 5] includes a section on the 'Escarpment' which



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states that “because of its physical characteristics as a vantage point over much of the District, the Escarpment is of major significance in its relationship to the lower lying areas to the west and north west. There are particular sensitivities therefore relating to changes of land use and the development in the areas below.” Other public bodies have also undertaken landscape character assessments which cover the local area (see bibliography, Appendix F).

Based on the foregoing considerations of landscape character the following Guidance has been developed:

Guidance Relating to Landscape Character

Design and Setting of Buildings

UO 1: New buildings or alterations should not demonstrably harm the landscape character in the valley when viewed from public vantage points. [CDS Appendix D identifies key viewpoints].

UO 2: In amplification of Stroud District Council Local Plan 2015. Policy CP15, the design of any new buildings or alterations to existing buildings outside the identified Local Plan development limits should be sympathetic to adjacent properties and their wider landscape setting and not be obtrusive in scale or in terms of building materials.

UO 3: The setting of listed and other historic buildings and monuments outside the Conservation Area is a key consideration in the historic landscape character of Uley and Owlpen parishes and the impact on it of new proposals should be carefully considered.

Floodlighting

UO 4: Floodlighting for equestrian areas or agricultural or industrial use can be detrimental to the rural character of the area and must be carefully considered in terms of its impacts such as brightness, light spread, potential biodiversity threats, amenity and security needs.

Solar Farms and Wind Turbines

UO 5: Any proposal for solar farms or wind turbines could have a major adverse effect on the landscape character and be clearly seen from elevated viewpoints within the undulating landscape of the Ewelme valley. These impacts should be fully weighed in considering any such proposal, particularly given that both parishes are entirely within the AONB.

Communication Masts

UO 6: Any communication mast requiring planning permission must blend into the landscape without demonstrable harm to the identified character and the sensitivity to change.



4. SETTLEMENT CHARACTER

This section describes the character of the various settled areas of the two parishes, starting with the largest grouping, which is the Uley Conservation Area (see Map 4) and then the surrounding areas.

4.1 Uley Conservation Area

Uley has developed as an essentially linear village following the springline, sheltered by the Bury but above the level of the River Ewelme.

The core of the Conservation Area is The Street, winding along the springline, and sloping



Uley, The Green

©Paul Evans

down its entire length from The Green at one end to Fop Street at the other. The character of The Street and The Green is unmistakably Cotswold, with natural stone predominating, but it is not a 'show village' in the sense that buildings are not uniform in style or period. Instead, there is a complex patchwork of seventeenth century clothiers' houses in vernacular style, more sophisticated eighteenth century successors with Classical influences (one

'Gothick' cottage), more modest Georgian houses and simple vernacular cottages, an 1832 stone brewery, a sprinkling of Victorian new build and/or adaptations (a small amount in brick), a very prominent S S Teulon church with a rich collection of Georgian table tombs visible from the road, and infill from the 1970s onwards almost all in reconstituted stone and in the form of houses or bungalows of routine design.

The winding bends, repeated changes in building line (from set well back with gardens, pavement and grass verge, to right up to the roadway) and dramatic changes in the views out above or between the buildings to the valley, beechwoods and Bury contribute to Uley's attractiveness even when the varied architectural riches are interrupted by less interesting buildings.



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The most successful twentieth century additions to The Street are the Cotswold stone bus shelters at the top and bottom of The Street (1949), built like miniature traditional Cotswold open barns, and Beech Barn (c2005) which replaced a 1960s bungalow and is effectively a 'neo-barn conversion'.

The Conservation Area also contains three historic areas just off The Street:



The Top Bus Shelter

(1) To the south, Woodstock Terrace, an attractive Georgian terrace originally facing open fields; Uley primary school (incorporating just discernible remnants of the original National School of 1828/33, enlarged 1855, but virtually submerged in successive piecemeal extensions and adaptations); and the section of South Street looping back from the school to The Street, which contains the distinctive Bethesda Baptist Chapel (1821, converted into Prema arts centre in 1984) and Dauncey's Manufactory (1814, reduced in height at some point from 5 storeys and later – 1991 - converted as South Street Mill to residential) and modest C18th cottages interspersed with small-scale post-war infill. The Conservation Area also includes the Millennium Green and the modern developments bounding it at The Orchard and, double banked, on the south side of South Street: these houses are individually designed but add little to the settlement character. Further east along the Ewelme, the remaining (ancillary) buildings and pond at Sheppard's Mill at the very end of South Street, early nineteenth century, form an attractive group.

(2) Up towards the Bury at the lower end, Fop Street and Whitecourt (south side and part of the north), is an agglomeration of seventeenth and eighteenth century houses, of which Coombe House (1728), faced in brown marlstone with Cotswold stone dressings, is by far the most sophisticated. At the corner of Fop Street and Whitecourt, stands the Union Congregation Chapel (1790; now a private house) with a small warren of lanes and alleyways to the south of the chapel.



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Stouts Hill

(3) To the south, Stouts Hill, a predominantly early 'Strawberry Hill Gothic' (c1750) house, which was converted into a prep school in the 1930s and is now a holiday resort, sits, together with its fully mature Cedars of Lebanon, on a slight rise and is a prominent landmark seen from many angles within the village. Its park-like setting, enhanced by a

lake to the south, with the Gothic eye catcher façade to Lye Farm immediately beyond. On the opposite side of Lampern Hill is Stouts Hill's walled garden and (hidden from view in a dip) Uley's most complete surviving mill, Dauncey's Mill (1689).

4.2 Crawley

Crawley Lane was the pre-toll road route out of Uley and is now a cul-de-sac. It was formerly much more densely built providing housing for when Sheppard's Mill employed c1,000 people. Lampern View, in the main village, was built primarily to facilitate slum clearance following a landslip in this area. The buildings generally are small scale, high density, and cling to the steep slope. Devonia Farm appears to be very secluded when approached at the very end of the Lane but is in fact in a prominent exposed position when viewed from parts of Owlpen.

There are scattered hillside dwellings on the west side of Crawley Hill, with near the top a barn conversion at Crawley Farm and, now prominent approaching towards the village, a recently much extended cottage (Hill House).

4.3 Shadwell and Elcombe

Another pre-toll road route out of Uley, the road to Shadwell and Elcombe is now a cul-de-sac. At the end nearest the village it is wooded (former Stouts Hill domestic offices to the left; abandoned market garden and remnants of the former Marsh Mill to the right) but the road gradually opens out. The houses (and near the far end Elcombe Farm) are mainly modest in scale, and are simple traditional built forms. The feel is of a rural lane along the full length of the main route, although the new sports pavilion accessed by a side road, and some recent changes to houses near to it, are somewhat out of keeping with this.



4.4 Northern Fringes of Uley Village

There are a number of twentieth century developments to the north of the Conservation Area and filling in between Whitecourt and The Street; roughly chronologically:

(1) Lampern View. The layout and most of the houses were designed by and built for the then Dursley Rural District Council in phases, 1927-37. The predominant building types are replicated elsewhere e.g. the Highfields estate in Dursley. They are mainly render or roughcast. Some 'customisation' of individual houses has taken place as a result of right to buy, and there are infill Council bungalows (1960s) as well as ad hoc private development of similar scale houses in Garn's Close. Tucked away, No 4 Garn's Close is an eighteenth century cottage rendered and extended under a catslide roof.

(2) Raglan Way is an attractively laid out estate, again built by Dursley RDC, 1953-58. Up the western fork, now Goldingham Close, new affordable housing echoes the local vernacular, and has been well executed, except for addition of artificial chimney pots.

(3) Infill houses on the north side of Whitecourt have encroached up the side of the Bury. These are prominent from many locations within the village, and particularly in more distant views from the south.

(4) Court Garden (1960s/70s) and Weavers Drive (1978-94). These are both cul-de-sacs of houses, many now extended to capacity.

4.5 Southern Fringes of Uley Village

This area consists of

(1) The Knoll. The wooden 'Swedish houses' (1947) were part of a gift of 2,444 pre-fabricated houses from Sweden to Britain as thanks for support in WWII. They use traditional Swedish wooden construction methods, although the design was English. No example of this type has yet been listed by Historic England, and these seem well-preserved apart from the window replacements. No's 1-4, rendered, appear to be of conventional construction but a sympathetic design and the whole has group value.

(2) The east part of South Street from The Knoll to immediately before Sheppard's Mill and the associated historic buildings. A string of modern (c1960s) houses on the north side of the street, one heavily extended including a balcony with plate glass on the first floor. One sole post-war bungalow (No 16a) is on the south side of the street, which is in the Conservation Area - the settlement boundary development limit loops across the road to include it.

(3) Green Close. The largest private housing development in Uley, a cul-de-sac built in a single phase c1967 – with some later extensions and updating.



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4.6 Bencombe and Lampern Hill

Travelling up Lampern Hill beyond Stouts Hill, the view is of the distinctive angular twist of the hill projecting from the gentler overall line of the escarpment and beechwoods. Bencombe Gables is a tall seventeenth century clothier's house, with topiary garden, prominent at the base of the hill; the simple row of cottages behind was originally stables etc. for this house. The remainder of the houses up the hill are less immediately visible: two post-war bungalows on the left hand side; the early eighteenth century Bencombe House (with twentieth century additions in keeping) on the right; further up, the entrance to a seventeenth century farmhouse Owlpen Hall, with extensive recent additions playing variations on Cotswold vernacular; and near the top of the hill, well tucked away behind a pond, Lampern House, the core of which is a loosely Gothic eighteenth century cottage.



Bencombe Gables

The rural road includes some sharp bends and dramatic glimpses down to the valley through the beechwoods; from the bottom section there is one of the best views of the village with Uley Bury and Downham Hill behind and the Gothic Stouts Hill house and its Cedars of Lebanon in the foreground.

4.7 Fiery Lane and Owlpen

Forming a linear core from The Green to Owlpen Manor, this is a rural lane with houses of a mix of periods, weavers' cottages and modern farm buildings.

Owlpen Manor is a Grade I manor house which dates from 1450 with mid-sixteenth century hall, and a west wing dated 1616. In 1925 the house was saved from ruin by the Cotswold Arts and Crafts architect, Norman Jewson, but sold on in 1926.



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Owlpen Manor and Holy Cross church

once a roadway but is now a grass strip with the river Ewelme beyond, with a c1996 extension to the garden over a footbridge and on the start of the facing slope. A large yew hedge has in recent years been grown immediately in front of the gateway so it can no longer be seen from the footpath.

An iconic Cotswold group, backed by climbing beechwoods, is formed by: Owlpen Manor, its garden, the tower-like seventeenth century Court House and Holy Cross church (mainly by J P St Aubyn, 1874, but with later additions forming the “the richest Victorian or Edwardian interior in the Cotswolds” – Pevsner 1999 [Ref. 6]).

Fiery Lane is not strictly a cul-de-sac, as the route loops up back to the top of Lampern Hill, but this is seldom used as a through road. Along this section are scattered: Owlpen Farm, Blacknest (a pair of old cottages, one much extended and highly visible when viewed from the valley bottom) and right at the top of the hill Croomes Grove Farm, a simple farmhouse with impressive barns and a few ornamental remnants moved from the terrace of Owlpen Park (S S Teulon, demolished 1956/7).

Scattered to the north are the surviving Victorian stables and coach house of Owlpen Park; Woodcock Farm (seventeenth century farmhouse and early nineteenth century Cotswold barns now converted to a house) and various ancillary buildings (now holiday lets) to the Manor.



Court House



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In the valley between Fiery Lane and Crawley are seventeenth century Mutterall Farm and above on the edge of the beechwood Owlpen Wood (2008), a modern design in Bath stone and cedar, with prominent glazing.

4.8 West Uley

Heading west out of Uley, The Street becomes Uley Road and after a sharp bend the valley opens out with views south across Shadwell and Elcombe to the wooded escarpment beyond. On the north side there are a few larger houses, mainly well set back from the road. These include Angeston Grange (c1811, sympathetically enlarged c1876), a *cottage orné* on a country house scale, with rich ochre render and prominent bargeboards; its pastoral setting, parkland in front and the Bury behind, is a significant element of its architectural value. Close to the road on the south side are Richmond Cottage, a Victorian stone house behind an intricately carved stone wall, and Longmead, an Edwardian rendered and half-timbered house, screened from the road but conspicuous from the valley behind. Opposite is the drive to Newbrook Farm, a seventeenth/eighteenth century stone farmhouse.

The hamlet of Rockstowes, which bounds both sides of the road, is centred round the cloth-making Rockstowes Mill complex, much of which has been demolished, leaving a curious pair of cannon-like metal posts marking the track down to the mill pond, where there is an attractive group of late eighteenth century stone cottages, including Rockstowes Cottage which has retained its jenny lofts. Further along the road is The Old Mill House, a stone house with Welsh slate roof, probably built for a mill-master. To the north of the road is Rockstowes Hill, a large stone, slate-roofed house dating from the seventeenth century with eighteenth and nineteenth century accretions, and beyond this, across fields, is Rockstowes House, a fine late Georgian square stone house. Beyond is Wresden Farm and Mill; this group of buildings formed one of the oldest mills in Gloucestershire and has two prominent seventeenth century date stones as well as other distinctive features including circular openings for sizing rolls of cloth.

Another route out from the Conservation Area is the top end of Fop Street, which runs west from the Union Chapel round the lower slopes of Uley Bury and past Angeston Court, the 1980s conversion of the stables and coach house of Angeston Grange. From there an eighteenth century metalled track, which used to be the road to Dursley, bounded on one side by a very long twelve foot high stone wall, runs down past a pair of nineteenth century stone cottages, through Newbrook Farm to Spring Dell. The last house on the left in Fop Street is Rack's Barn, a converted former drying barn associated with the cloth manufactory surrounding what is now Angeston Grange.

Fop Street runs into a lane leading to Hydegate Kennels, a group of low-lying reconstituted stone and rendered buildings and metal clad kennels surrounding a grassy area with a prominent recently built treehouse. Up to the right, tucked in under The Bury is Hydehill, a long seventeenth/nineteenth century stone house. The road divides at the kennels, the right fork leading to Coaley passes the twentieth century lime-washed rendered Springfield Farm House, set back behind a lake and bounded by farm buildings. Just beyond, on the parish boundary, is to be found Hodgecombe Farmhouse, which retains much of its original



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eighteenth/nineteenth century character with outhouses. The left fork at the kennels winds behind Downham Hill to Uleyfields Farm, a group of working stables, farmhouse and associated buildings either side of the road and it then crosses the dingle which marks the parish boundary with Cam, to the drive leading to Coldharbour. This former seventeenth and eighteenth century farmhouse, now a private, residence is listed grade II.

4.9 Conclusion

The character of the two parishes is the sum of the various separate character areas and their spectacular landscape setting. New buildings and alterations need to have regard to the context of the distinctive nature and styles of the particular character area in which they are planned to be sited. A number of generic guidelines for building design and materials are set out in the next section, but these should be applied to each individual proposal in the context of neighbouring properties and how the proposed development will sit in its wider setting. The following guidelines are specific to individual character areas:

Guidance Relating to Settlement Character

Settlement Edge (within the identified Local Plan development limits)

UO 7: A clear visual transition between outlying areas and the core of the existing settlement should be maintained. Proposals for further building or alterations anywhere near the settlement edge should be closely reviewed for the impact on public views looking towards the village as a whole and public views looking out from the village to the surrounding countryside, which are an important part of the settlement character.

Estates

UO 8: Any further development in Lampern View, The Knoll, Raglan Way, Green Close, Court Garden and Weavers Drive should not detract from the overall design of the streets and should be in keeping with the style and scale of the original building type.



5. BUILDINGS AND DESIGN FEATURES

The settlement areas of Uley and Owlpen, as well as the surrounding countryside, are all entirely within the Cotswold Area of Outstanding Natural Beauty (AONB), reflecting the predominant building style and materials. The Conservation Area, (see Map 4) covers a substantial proportion of Uley village. Uley and Owlpen contain an unusually high number of listed buildings, monuments and other structures (see Appendix C).

5.1 Building Context

The seventeenth century clothiers' houses are in the Cotswold vernacular style (the structure of many reflecting that weaving would have taken place on the premises). The larger houses following them in the eighteenth century tend to show a classical and/or Gothic influence; and the more modest Georgian houses follow the same builders' styles as nationally. Victorian buildings in both villages are limited; though some examples of original houses (Court Garden, The Rectory) and substantial remodelling (such as that of Angeston Grange) can be found. Nearly all these buildings, however varying in style and informally grouped, are unified by the use of natural stone.

The Cotswold Arts and Crafts movement left the parishes more or less untouched, apart from the rescue of Owlpen Manor in the 1920s (and there Norman Jewson's surviving work is internal).

With the noticeable exception of Woodstock Terrace there were no planned multiple developments until the twentieth century, first the council housing, then the private estates in the 1960s and 1970s. Their different characters are discussed at 4.4 and 4.5 above, but collectively they made a substantial impact on the scale of Uley and on the nature of the settlement's edge.

Many of the other numerous twentieth century additions consist of ad hoc infill, predominantly built in reconstituted stone between the 1960s and 1980s. The design of these buildings is generally bland, but their rootless anonymity, intended to 'blend in', has not necessarily served Uley (or Owlpen) well.

A less immediately obvious trend, from the 1980s onwards (reflecting the pattern nationally) has been increased interest in conservation and restoration of the historic fabric. This has halted the demolition of historic buildings and largely arrested the process of decay; however it has also heightened tensions about proposed extensions or adaptations to 'twenty-first century living'.



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Owlpen Wood

With the early exception of the modestly sited but dramatically cantilevered No 3 Crawley Lane, there was little development in an assertively modern style. The early twenty-first century has however seen two houses (The Walled Garden and Owlpen Wood) which break the mould, using un-historic materials and uncompromisingly modern design based on ecological principles.

A future challenge is to find other designs for new buildings which may be modern or cutting edge but respect local tradition without being simple pastiches of the past, and that do not use ecological credentials as an excuse for ignoring their impact on the natural or built landscape.

5.2 Building Materials

The predominant stone in Uley and Owlpen is Cotswold (oolitic) limestone (although marl or mudstone is used at Coombe House, on the church tower and in the less prominent parts of some old cottages and in walls). Reconstituted stone and render (lime and painted) have been used more latterly, specifically in buildings which were constructed in the last century. There is only limited use of brick in either village. While each proposal should be considered in its specific context, it is worth noting that the Uley Parish Plan (2006) [Ref. 7] suggests that “traditional Cotswold stone building materials are preferred for new buildings in The Street” and that “extensions to buildings should use similar materials to the original”.

A substantial proportion of roofs retain Cotswold stone tiles and the characteristically steep pitch of roof which they require is also still a distinctive feature of buildings in the historic core of the village and outlying settlements. Replacement roofs on older buildings and roofs on modern ones tend to be of reconstituted stone tiles, concrete tiles or Welsh slate, also pantiles mainly of a mellow tone which weather to match the grey palette of the other roofing materials used.

On Cotswold stone buildings, traditional materials (limestone mortar and limewash) should be used in order to avoid damage to stonework

Historically leaded lights, within a stone or wooden window, would have predominated and again a good number of these remain, together with many traditional simple cottage windows with wooden frames and vertically hinged openers. However, there is much use of UPVC



windows of varying design quality: where the frame or glazing bars are unduly wide or asymmetrical, and/or openers are horizontally hinged, these can look out of place, particularly on older properties. The use of large plate glass and glazing into the apex of gables are both also inappropriate given the predominantly traditional building styles in the parishes and have a detrimental landscape impact.

5.3 Green Design and Technology

The application of green design and technology is desirable for the purpose of conserving energy and for the sustainability of construction resources in both new-builds and property improvements. However, the adoption of green technology should aim to be as unobtrusive as possible and to blend with the architectural character of surrounding buildings and landscape, avoiding any unsightly or unsympathetic appearance.

Those considering new development or alterations or those responsible for maintaining listed or other historic properties may find the design guides listed in Appendix F useful.

Uley is not located in an area with a high risk of flooding but in accordance with SDC Local Plan Delivery Policy ES4 (Water resources, quality and flood risk) new developments will be required to incorporate appropriate Sustainable Drainage Measures (SuDs). In this respect it is also useful to refer to the Uley Local Flood Management Plan 2013 [Ref. 8].

Based on the considerations of buildings and design features set out above the following Guidance has been developed:

Guidance Relating to Buildings and Design Features

Scale, Height and Style

UO 9: New buildings or extensions should observe locally distinctive detailing, proportions and scale and respect the existing pattern of development especially in terms of scale, proportion and massing, and in their relationship with the highways. Arbitrary detailing and cosmetic alterations to standard designs in an attempt to make them fit in will usually be inappropriate.

UO 10: The impact on the wider 'villagescape' should be considered. In particular within the development limits, St Giles's Church, the Rectory and the two surviving chapels, followed by the historic clothiers' houses, stand out in terms of bulk and height and this historic setting should not be demonstrably harmed.

Building Walls

UO 11: Walls of new buildings and extensions should be constructed in appropriate materials. Natural Cotswold stone will 'fit' anywhere and is likely to be the preferred building material in close proximity to listed buildings. In certain locations render, cast stone, brick and wood cladding may also be suitable building materials. Building materials should be chosen to reflect the neighbouring streetscape, but also with particular attention to how (and if) these materials weather and reflect the local stone colour palette and texture.



Guidance Relating to Buildings and Design Features

Roofs

UO 12: Traditional roof pitches should be followed where possible; there is already a very varied range of roofing materials (natural and reconstituted Cotswold stone tiles, Welsh slates, concrete tiles etc.) and the most important thing is to choose materials which either are grey or are known to weather grey. Where however natural Cotswold stone tiles remain on listed or other historic buildings these should be retained or replaced like for like. Non-traditional materials such as sheet metal should be avoided on domestic buildings.

UO 13: Chimneys should be retained, or if rebuilt then in appropriate materials.

UO 14: New dormers and rooflights should be installed in a way sympathetic to the roofscape and avoid direct overlooking and loss of privacy to property.

Doors and Windows

UO 15: In the Conservation Area replacement windows and doors should be constructed in traditional materials, detailing and design. Elsewhere, it is important that replacement windows and doors give a similar visual appearance to those in the existing house, for example in terms of overall shape and the colour and size of the frames.

Gardens and Boundaries

UO 16: It is desirable that front gardens remain traditionally cultivated, not used for parking unless an overriding need is demonstrated. There is a wide mix of walls, railings, hedges and combinations thereof on boundaries – but it is desirable not to reduce the amount of Cotswold stone walling or coping (whether slabs or vertical toppers). There are some very attractive C18th railings and gates, which make a major contribution to the settlement character. New fences, railings or walls should only be erected where they are incorporated into the development in a similar way to those already in existence and where they are sympathetic to the building on the site and its immediate surroundings.

Lighting, Solar Panels, Television Aerials and Satellite Dishes

UO 17: Solar thermal and photovoltaic panels, television aerials and satellite dishes should not be placed on any publicly viewable elevation of houses within the Conservation Area or listed buildings elsewhere, and careful consideration should be given to their siting on other properties.

UO 18: Use of garden and security lighting should be kept to a minimum, with care taken to avoid upward glare or over-bright lamps. This should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Green Design and Technology

UO 19: The application of green design and technology is desirable for the purpose of conserving energy and for the sustainability of construction resources in both new-builds and property improvements. However, the adoption of green technology should aim to be as unobtrusive as possible and to blend with the architectural character of surrounding buildings and landscape, avoiding any unsightly or unsympathetic appearance.



6. SPACES AND SIGNAGE

6.1 Open Spaces

From the built areas of Uley and Owlpen there are many open views out to fields and woodlands, both from public areas and private properties. Much of this countryside is accessible by road, footpath and bridleway.

In addition, there are a number of public amenity spaces (see Map 5) including:

- (a) The Green, at the top of the village, which is a grassy triangle in front of The Old Crown pub and surrounded by properties of great character; home in former times to regular fairs and village feasts.
- (b) Off South Street, the Millennium Green provides a large open space for villagers to walk and sit to admire the views.
- (c) The Memorial Playing Fields in Shadwell, with a newly-built pavilion serving the local cricket and football clubs.
- (d) The Jubilee Playground off Raglan Way, which provides space for younger children to play safely in an enclosed area which is well-supplied with play equipment and beautifully sited below the wooded slopes of the Bury.
- (e) New allotments have been established beside the Playground.
- (f) The primary school, accessed from South Street and Woodstock Terrace, has a large school field and a playground.
- (g) Up the hill and heading towards Stroud, is Uley Bury, with a mile long circuit to walk the ramparts, with views across to West Hill, Nympsfield, down into Owlpen and Uley, across to Dursley and Cam with Stinchcombe Hill and the Tyndale Monument, then down into the Severn Vale, the River Severn, across to Gloucester and the Welsh hills in the far distance.
- (h) Hetty Pegler's Tump, the iron-age long barrow, situated above the village on the way to Stroud, and, further along the road, West Hill Common, a small triangular remnant of the larger common land between Nympsfield and Uley prior to its enclosure in the eighteenth century.

Mention should also be made of Uley's high grassy banks on the left side as the village is entered on the main road from Dursley, which become flatter verges as one proceeds up the village. Raglan Way and Green Close, both twentieth century developments, have wide grass verges either side of the roadway at the turn into each. The CDS Questionnaire indicated that grassed areas within the village are regarded as important and should be preserved and properly maintained.

6.2 Hedgerows and Trees

Within the main settlement trees, hedges and large shrubs play an important part in shaping the character of the settlement and planting of 'traditional' (even if not strictly native) species



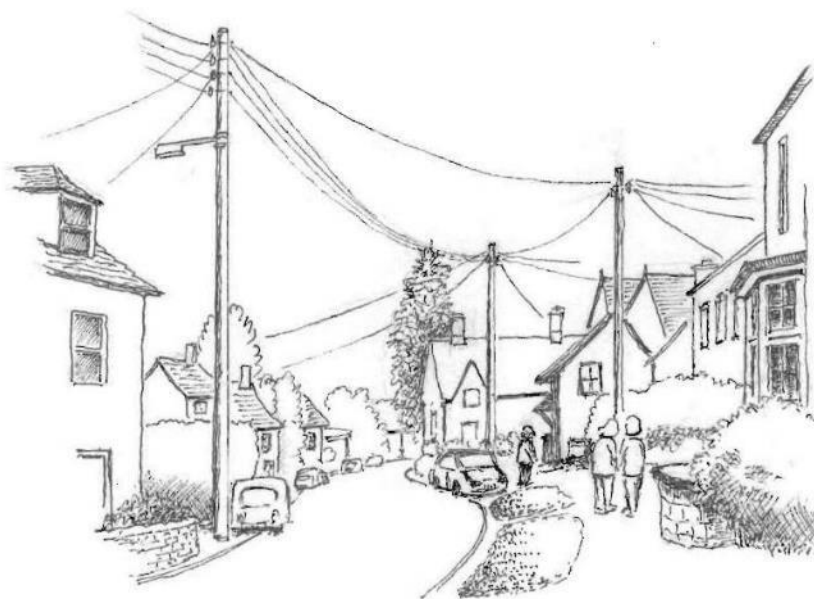
should be encouraged. Medium to large trees can make – where there is space – a major ‘architectural’ contribution to the overall villagescape, as is demonstrated for example by the group on The Green (planted to mark the current Queen’s coronation) or the Cedars of Lebanon at Stouts Hill.

6.3 Signage and other Street Furniture

Road signage is generally modest, although the risk of the rural character of Uley and Owlpen being compromised by additional modern signs remains. The most visually intrusive signs are the flashing speed signs at the approach to each end of The Street.

There are two traditional black and white painted signposts, one at the Fop Street crossroads and the other by the kennels at Hydegate. These are likely to be inter-war and should be preserved. Distinctive nineteenth century milestones with cast iron plates are also situated in banks and on verges heading out of the valley (two of these are listed).

Suggested improvements to the appearance of the village were mentioned several times in the CDS Questionnaire. These include tackling the intrusive ‘wirescape’, notably in The Street and Woodstock Terrace, and replacing the ‘urban’ litter bins and inappropriate metal and sheet glass phone kiosks by each bus shelter.



A visually intrusive ‘wirescape’

Based on the considerations set out above the following Guidance has been developed:

Guidance Relating to Spaces and Signage

Overhead Wires

UO 20: Overhead wires are a particularly intrusive feature. The reduction or removal of overhead lines is desirable but this will be largely dependent upon the cooperation of the relevant service providers and the statutory undertakers.



Guidance Relating to Spaces and Signage

Road Markings and Signage

UO 21: The introduction of painted markings on the highways and the addition of extra road signage should be strongly resisted where there is no clear justification in terms of the safe and efficient operation of the highway network. This will be largely dependent upon the cooperation of the relevant service providers and the statutory undertakers. For guidance, reference should be made to the English Heritage/Department for Transport publication "Streets for All" (2005).

Trees and Hedges

UO 22: Trees and hedgerows are an important part of the character of the settlements. The retention of existing trees and hedgerows should be encouraged, where necessary the replacement of dead or dying specimens should be confined to using traditional species characteristic of the landscape wherever possible.

7. SOCIAL AND ECONOMIC ACTIVITY

Uley and Owlpen benefit from numerous social, recreational and low-key business activities. The valley is actively farmed, which contributes to its overall appearance and inclusion in the AONB, and businesses such as shooting, forestry, firewood sales, land maintenance and equine livery activity are also present. A boarding kennel operates at Hydegate, also offering pet grooming services.



Prema Arts Centre

There is a primary school in Uley, a doctor's surgery and dispensary, the Village Shop, housing the Post Office, the Uley Brewery, The Old Crown public house, Prema Arts Centre which also offers a thriving café, Stouts Hill holiday resort and several holiday cottages in Uley and Owlpen. Uley Village Hall rents out space to numerous events and hosts regular meetings for clubs and societies throughout the year; it

is also home to the Play Group and Toddlers. The sports pavilion at Shadwell is home to Uley cricket and football teams and can be hired for parties and offers the use of a sauna too.



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Owlpen Manor is occasionally open to view to the public and for event hire. There are two churches, one in Owlpen and one in Uley. Allotments are now available in Uley and a project to build affordable rented housing has recently been completed. Other businesses offer traditional dry-stone walling, building, carpentry, home furnishing, electrical, plumbing, IT, cleaning, green energy and gardening services.

Community activities are numerous and include an annual firework display on the Millennium Green, a dog show on the Memorial Playing Fields, Village Fetes and shows, theatrical productions, various fundraisers and catered parties and functions in the Village Hall. The Old Crown public house hosts music events, as does Prema, which also hosts arts activities, exhibitions and events.

The best assistance that can currently be offered to local businesses is to improve the speed of broadband available in Uley and Owlpen to 'superfast'; for most subscribers the speed is currently poor. BT has begun an upgrade that will extend 'superfast' availability during 2016.

Uley and Owlpen are primarily residential areas now so any new large-scale development for commercial purposes would be very out of keeping and at odds with the valley and its environs, situated as it is within the AONB.

Based on the considerations set out above the following Guidance has been developed:

Guidance Relating to Social and Economic Activity

Business Investment

UO 23: Uley and Owlpen have a long history of varied industrial and commercial activity, which has played a key part in shaping the landscape and architectural character. Small-scale business investment is welcomed, particularly where this involves the sympathetic adaptation of existing premises.

Home Working

UO 24: The creation of new space for home working is welcomed, provided it accords fully with Local Plan guidance.

8. MOVEMENT WITHIN AND THROUGH THE COMMUNITY

8.1 Roads and Lanes

The B4066 Dursley / Stroud road is the main road in the valley. It runs through the centre of Uley village carrying mainly local traffic. For much of the day traffic is intermittent, and with few heavy vehicles, although with marked rush hour flows. The main concern of residents is traffic speed, rather than quantity, and various efforts have been made over the years to limit speed. Most recently, flashing slow signs were installed at either end of the village, bollards were installed on the pavement near to The Gables to reduce the visual width of the bend, a pavement was installed from below the Surgery towards Raglan Way with parking bays to reduce the width of the road, and the white lines down the centre of the main street were removed in order to take away sightlines for drivers to encourage them to concentrate more



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as they pass through the village and thereby raise their awareness. Speed humps, chicanes and give way sections were not installed due to concerns of residents about noise from gear changes and revving engines.

The other significant road in the valley is the lane that runs from Kingscote to Cam and Coaley, which crosses the Dursley / Stroud road at the bottom of Uley village. This carries much less traffic than the main road, in part thanks to its narrow, winding character, which also helps to limit speed. Access to Owlpen is also along a steep and narrow lane; traffic along this is limited almost wholly to local vehicles.

Whilst most properties outside the village envelope have their own off-road parking, parking is a problem in some parts of Uley village, in particular along The Street and some of the side roads off it. Parking along The Street has become more contentious in recent years, but it does actually have some benefit at times as through-traffic has to slow to give way to oncoming traffic as a result.

Uley Parish Council currently feels that double yellow lines would not be an acceptable addition to the main street as through traffic is likely to pass at an even higher speed than currently is the case, which would be highly undesirable.

Uley Parish Council has erected '20 is Plenty' signs at strategic points coming into Uley in an effort to reduce traffic speeds.

Whilst there are no dedicated cycle routes, the local lanes are popular with recreational cyclists; in particular those who like the challenge of the steep hills around the sides of the valley.

8.2 Paths

The valley is particularly well served by footpaths and footways, both within the settlements, and in the surrounding countryside. Within the communities these paths – most of them historic – are characterful, weaving between houses, up and down steps, and generally enhancing the amenity of the area whilst providing an important way of getting around the village.

Within the two parishes, but outside the immediate settlements, there are about 25 miles of rural footpaths and bridleways, including a short section of the Cotswold Way. Consequently, the area is popular with both local residents and visitors for recreational walking, cycling and horse riding.



9. REFERENCES

- 1 Stroud District *Local Plan 2015*.
http://www.stroud.gov.uk/info/plan_strat/localplan2015/Stroud_District_Local_Plan_November_2015.pdf
- 2 Department for Communities and Local Government; *National Planning Policy Framework*; March 2012.
<http://planningguidance.communities.gov.uk/wp-content/themes/planning-guidance/assets/NPPF.pdf>
- 3 Department for Communities and Local Government; *National Planning Policy Guidance*.
<http://planningguidance.communities.gov.uk/blog/guidance>
- 4 Alan Bebbington; *A History of Uley Gloucestershire*. Published by The Uley Society, February 2003 and usually available in the Uley Community Stores.
- 5 Stroud District Council; *Landscape Assessment Section B*. November 2000.
https://www.stroud.gov.uk/info/planning/landscape_assessment.pdf
- 6 David Verey and Alan Brooks; *Gloucestershire 1: The Cotswolds (Pevsner Architectural Guides: Buildings of England)* 1999.
- 7 Uley Parish Council; *Parish Plan 2006*.
(<http://community.stroud.gov.uk/general.asp?pid=40&pgid=2072>).
- 8 Uley Parish Council *Local Flood Management Plan 2013*.
<https://community.stroud.gov.uk/general.asp?pid=40&pgid=2570>



MAPS



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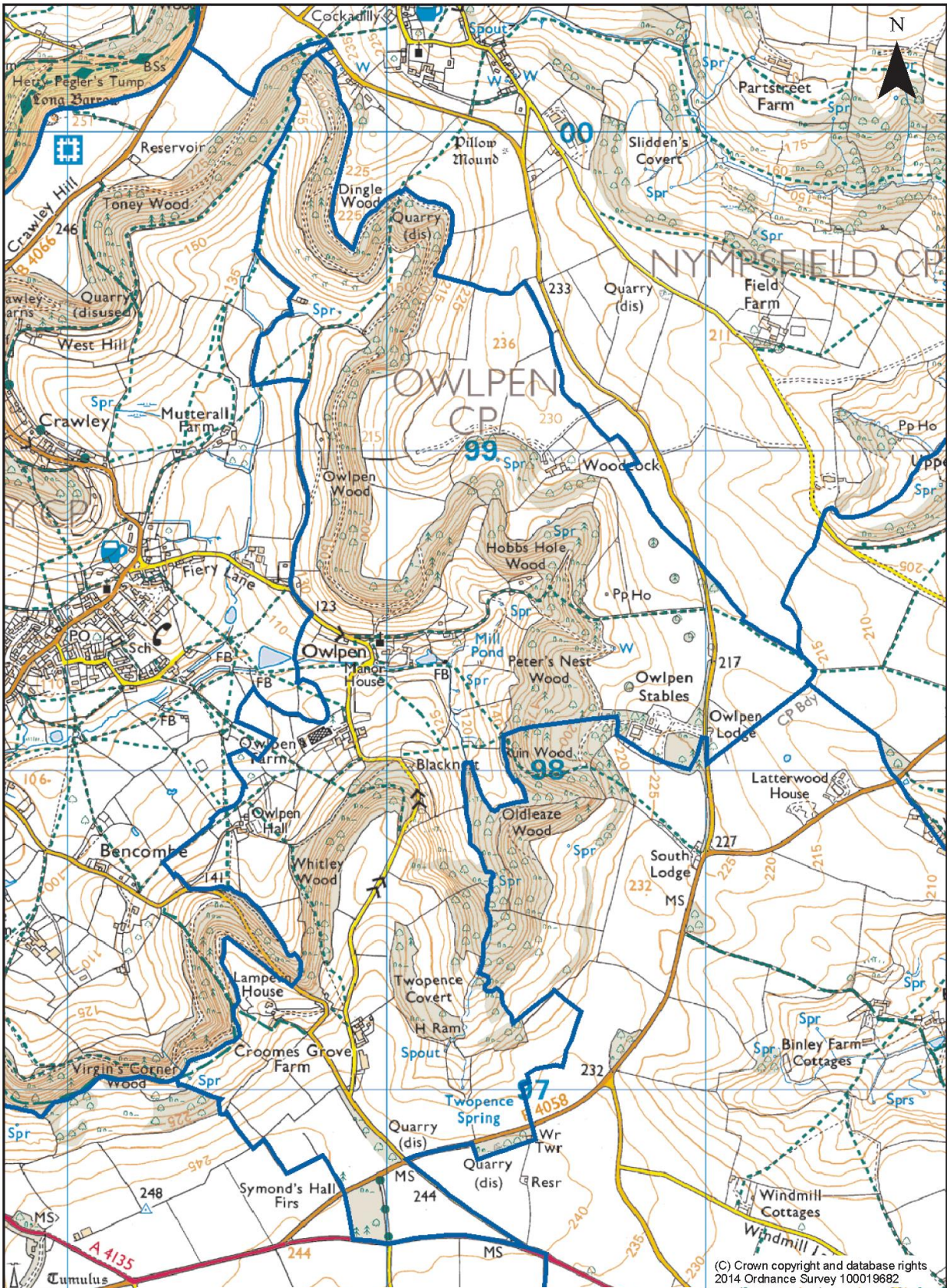
Map 1 - Uley Parish Boundary

1:11,500



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July 2016



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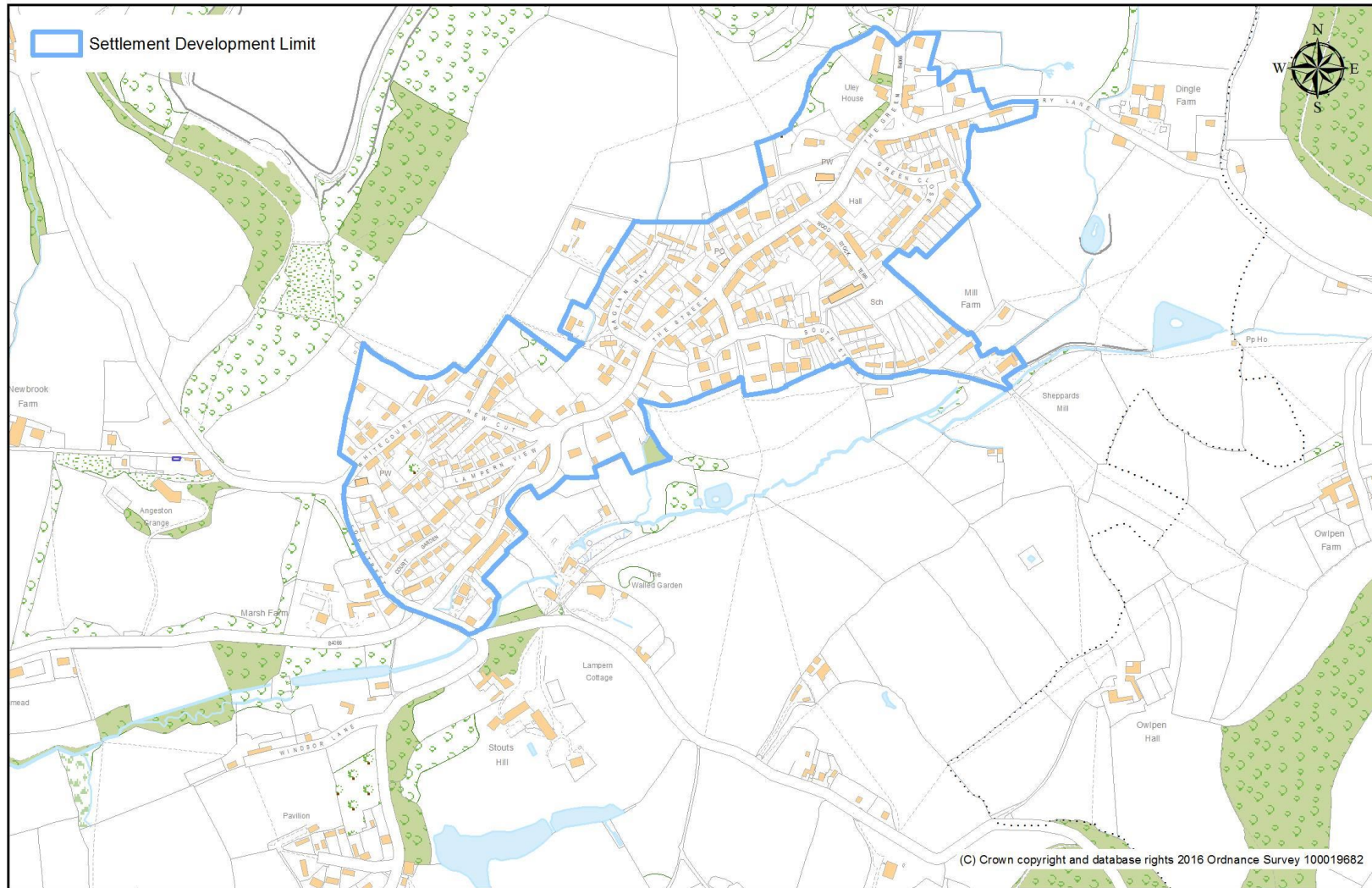
Map 2 - Owlpen Parish Boundary

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02/09/2014



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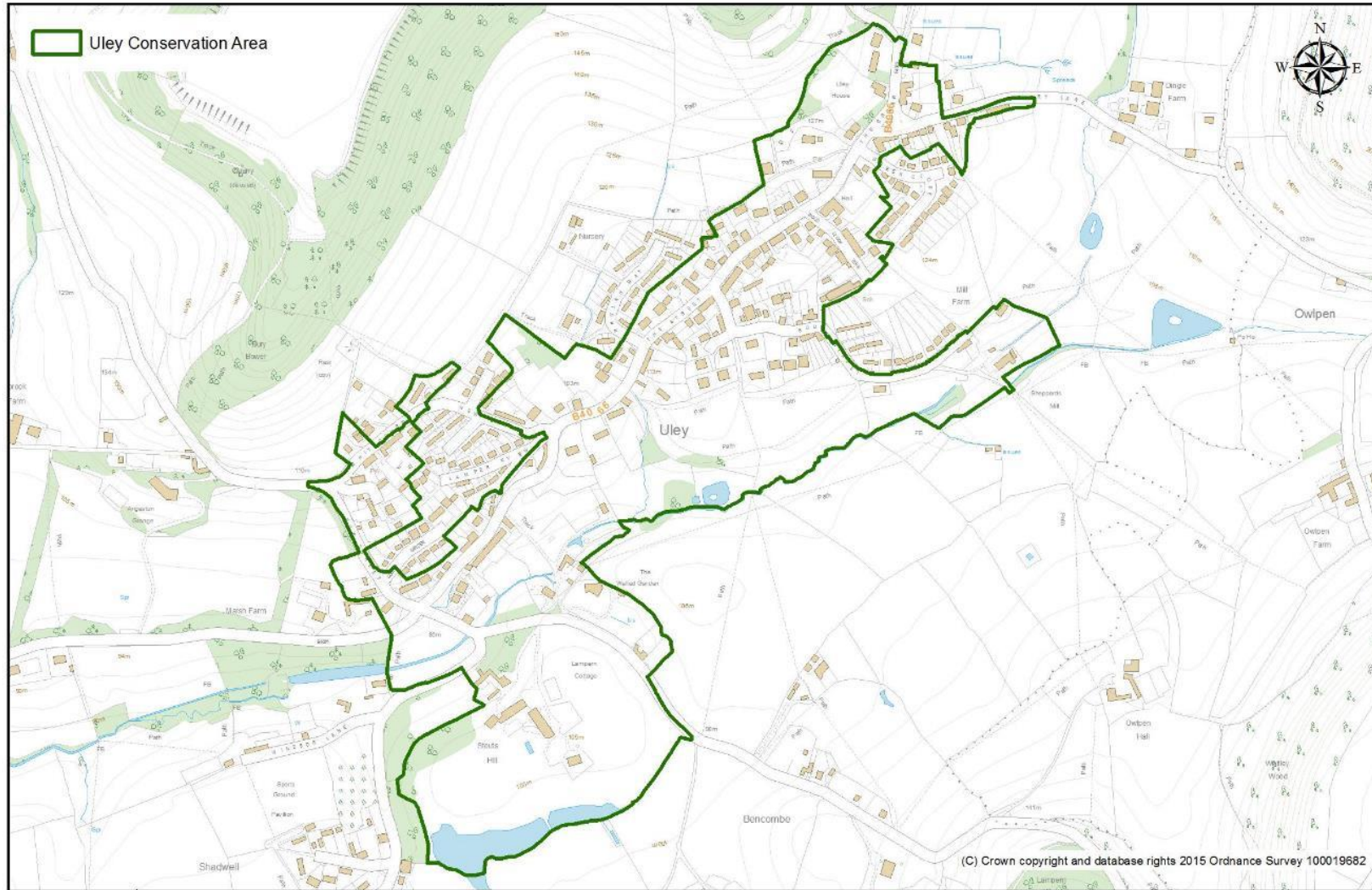
Map 3 – Uley Development Limit

16/05/2016

Scale - 1:7,000



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Map 4 – Uley Conservation Area

19/11/2015

Scale - 1:7,000



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APPENDICES

- A Summary of Design Statement Guidelines
- B Findings from the CDS Questionnaire
- C Notable and Listed Buildings
- D Key Viewpoints around Uley and Owlpen
- E Public Consultation
- F Bibliography

The following documents will be available as separate supporting references available for download from The Uley Society website <http://www.uleysociety.org.uk/>.

Street Survey results;

Street Survey analysis;

Additionally, a great number of photographs were taken in association with the Street Survey and a Beating the Bounds survey. These photographs have been collated and are available online at <http://bit.ly/CDS-photos>.



APPENDIX A

Summary of Design Statement Guidelines and Related Policies in the Stroud District Local Plan (2015) and Cotswolds AONB Management Plan

For convenience, the following table provides a summary of all the guidance developed within the various sections of this CDS. A cross reference is also provided to the corresponding policies in the higher level Stroud Local Plan (2015) and the Cotswold AONB Management Plan.

Each point should be considered for its possible relevance to any development proposal within the parishes of Uley and Owlpen.

DESIGN STATEMENT GUIDELINES	Stroud District Local Plan (2015) Policies	Cotswolds AONB Management Plan 2013-18
Guidance Relating to Landscape Character		
<p><i>Design and Setting of Buildings</i></p> <p>UO 1: New buildings or alterations should not demonstrably harm the landscape character in the valley when viewed from public vantage points. [CDS Appendix D identifies key viewpoints.]</p> <p>UO2: In amplification of Stroud District Council Local Plan 2015. Policy CP15, the design of any new buildings or alterations to existing buildings outside the identified Local Plan development limits should be sympathetic to adjacent properties and their wider landscape setting and not be obtrusive in scale or in terms of building materials.</p> <p>UO 3: The setting of listed and other historic buildings and monuments outside the Conservation Area is a key consideration in the historic landscape character of Uley and Owlpen parishes and the impact on it of new proposals should be carefully considered.</p>	<p>CP8 CP15 HC5 HC6 HC7 ES6 ES7 ES8 ES10</p>	<p>LP1 HEP1</p>
<p><i>Floodlighting</i></p> <p>UO 4: Floodlighting for equestrian areas or agricultural or industrial use can be detrimental to the rural character of the area and must be carefully considered in terms of its impacts such as brightness, light spread, potential biodiversity threats, amenity and security needs.</p>	<p>CP14 HC1 ES6 ES7 ES9</p>	<p>LP1 BP2</p>



DESIGN STATEMENT GUIDELINES	Stroud District Local Plan (2015) Policies	Cotswolds AONB Management Plan 2013-18
Guidance Relating to Landscape Character		
<p><i>Solar Farms and Wind Turbines</i></p> <p>UO 5: Any proposal for solar farms or wind turbines could have a major adverse effect on the landscape character and be clearly seen from elevated viewpoints within the undulating landscape of the Ewelme valley. These impacts should be fully weighed in considering any such proposal, particularly given that both parishes are entirely within the AONB.</p>	ES2 ES6 ES7	LP1
<p><i>Communication Masts</i></p> <p>UO 6: Any communication mast requiring planning permission must blend into the landscape without demonstrable harm to the identified character and the sensitivity to change.</p>	ES7	ditto
Guidance Relating to Settlement Character		
<p><i>Settlement Edge (within the identified Local Plan development limits)</i></p> <p>UO 7: A clear visual transition between outlying areas and the core of the existing settlement should be maintained. Proposals for further building or alterations anywhere near the settlement edge should be closely reviewed for the impact on public views looking towards the village as a whole and public views looking out from the village to the surrounding countryside, which are an important part of the settlement character.</p>	CP15 HC1 HC6 ES7 ES10 ES12	LP1 HEP1
<p><i>Estates</i></p> <p>UO 8: Any further development in Lampern View, The Knoll, Raglan Way, Green Close, Court Garden and Weavers Drive should not detract from the overall design of the streets and should be in keeping with the style and scale of the original building type.</p>	CP14 HC1 HC6 ES12	LP1



DESIGN STATEMENT GUIDELINES	Stroud District Local Plan (2015) Policies	Cotswolds AONB Management Plan 2013-18
Guidance Relating to Building and Design Features		
<p><i>Scale, Height and Style</i></p> <p>UO 9: New buildings or extensions should observe locally distinctive detailing, proportions and scale and respect the existing pattern of development especially in terms of scale, proportion and massing, and in their relationship with the highways. Arbitrary detailing and cosmetic alterations to standard designs in an attempt to make them fit in will usually be inappropriate.</p> <p>UO 10: The impact on the wider ‘villagescape’ should be considered. In particular within the development limits, St Giles’s Church, the Rectory and the two surviving chapels, followed by the historic clothiers’ houses, stand out in terms of bulk and height and this historic setting should not be demonstrably harmed.</p>	<p>HC1 HC6 HC7 HC8 ES7 ES10 ES12</p>	<p>LP1 HEP1</p>
<p><i>Building Walls</i></p> <p>UO 11: Walls of new buildings and extensions should be constructed in appropriate materials. Natural Cotswold stone will ‘fit’ anywhere and is likely to be the preferred building material in close proximity to listed buildings. In certain locations render, cast stone, brick and wood cladding may also be suitable building materials. Building materials should be chosen to reflect the neighbouring streetscape, but also with particular attention to how (and if) these materials weather and reflect the local stone colour palette and texture.</p>	<p>HC1 ES7 ES10 ES12</p>	<p>ditto</p>
<p><i>Roofs</i></p> <p>UO 12: Traditional roof pitches should be followed where possible; there is already a very varied range of roofing materials (natural and reconstituted Cotswold stone tiles, Welsh slates, concrete tiles etc.) and the most important thing is to choose materials which either are grey or are known to weather grey. Where however natural Cotswold stone tiles remain on listed or other historic buildings these should be retained or replaced like for like. Non-traditional materials such as sheet metal should be avoided on domestic buildings.</p> <p>UO 13: Chimneys should be retained, or if rebuilt then in appropriate materials.</p> <p>UO 14: New dormers and rooflights should be installed in a way sympathetic to the roofscape and avoid direct overlooking and loss of privacy to property.</p>	<p>ditto</p>	<p>ditto</p>



DESIGN STATEMENT GUIDELINES	Stroud District Local Plan (2015) Policies	Cotswolds AONB Management Plan 2013-18
Guidance Relating to Building and Design Features		
<p><i>Doors and Windows</i></p> <p>UO 15: In the Conservation Area replacement windows and doors should be constructed in traditional materials, detailing and design. Elsewhere, it is important that replacement windows and doors give a similar visual appearance to those in the existing house, for example in terms of overall shape and the colour and size of the frames.</p>	ditto	ditto
<p><i>Gardens and Boundaries</i></p> <p>UO 16: It is desirable that front gardens remain traditionally cultivated, not used for parking unless an overriding need is demonstrated. There is a wide mix of walls, railings, hedges and combinations thereof on boundaries – but it is desirable not to reduce the amount of Cotswold stone walling or coping (whether slabs or vertical toppers). There are some very attractive C18th railings and gates, which make a major contribution to the settlement character. New fences, railings or walls should only be erected where they are incorporated into the development in a similar way to those already in existence and where they are sympathetic to the building on the site and its immediate surroundings.</p>	ditto	ditto
<p><i>Lighting, Solar Panels, Television Aerials and Satellite Dishes</i></p> <p>UO 17: Solar thermal and photovoltaic panels, television aerials and satellite dishes should not be placed on any publicly viewable elevation of houses within the Conservation Area or listed buildings elsewhere, and careful consideration should be given to their siting on other properties.</p> <p>UO 18: Use of garden and security lighting should be kept to a minimum, with care taken to avoid upward glare or over-bright lamps. This should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	HC1 ES7 ES8 ES12	LP1 HEP1



DESIGN STATEMENT GUIDELINES	Stroud District Local Plan (2015) Policies	Cotswolds AONB Management Plan 2013-18
<p><i>Green Design and Technology</i> UO 19: The application of green design and technology is desirable for the purpose of conserving energy and for the sustainability of construction resources in both new-builds and property improvements. However, the adoption of green technology should aim to be as unobtrusive as possible and to blend with the architectural character of surrounding buildings and landscape, avoiding any unsightly or unsympathetic appearance.</p>	CP1 CP8 CP14 HC8 ES1 ES2 ES4	NRP1 NRP2 NRP3 NRP5
<p>Guidance Relating to Spaces and Signage</p>		
<p><i>Overhead Wires</i> UO 20: Overhead wires are a particularly intrusive feature. The reduction or removal of overhead lines is desirable but this will be largely dependent upon the cooperation of the relevant service providers and the statutory undertakers.</p>	ES7	LP1 HEP1
<p><i>Road Markings and Signage</i> UO 21: The introduction of painted markings on the highways and the addition of extra road signage should be strongly resisted where there is no clear justification in terms of the safe and efficient operation of the highway network. This will be largely dependent upon the cooperation of the relevant service providers and the statutory undertakers. For guidance, reference should be made to the English Heritage/Department for Transport publication "Streets for All" (2005).</p>	ES12	LP1 HEP1
<p><i>Trees and Hedges</i> UO 22: Trees and hedgerows are an important part of the character of the settlements. The retention of existing trees and hedgerows should be encouraged, where necessary the replacement of dead or dying specimens should be confined to using traditional species characteristic of the landscape wherever possible.</p>	ES6 ES7 ES8 ES10 ES12	RLMP3 BP1
<p>Guidance Relating to Social and Economic Activity</p>		



DESIGN STATEMENT GUIDELINES	Stroud District Local Plan (2015) Policies	Cotswolds AONB Management Plan 2013-18
<p><i>Business Investment</i></p> <p>UO 23: Uley and Owlpen have a long history of varied industrial and commercial activity, which has played a key part in shaping the landscape and architectural character. Small-scale business investment is welcomed, particularly where this involves the sympathetic adaptation of existing premises.</p>	CP11 CP15 EI3 EI4 EI5 EI10 EI11 ES10 ES12	LP1
<p><i>Home Working</i></p> <p>UO 24: The creation of new space for home working is welcomed, provided it accords fully with Local Plan guidance.</p>	HC1 HC8 ES12	LP1



APPENDIX B

Findings from the CDS Questionnaire

A questionnaire was sent to all households in Uley and Owlpen via the *Village News* in November 2014. By the closing date of 23 December 139 responses had been received, representing a response from approximately a quarter of all households. It must be acknowledged that the generous offer of prize draw vouchers from the Uley Community Stores was no doubt of assistance. A copy of the questionnaire was available to download from the Uley Community Stores website.

It is clear from the results that the residents of Uley and Owlpen value the rural nature of the valley, the fields, woodlands, footpaths and existing appearance and oppose strongly any changes which would detract from the beauty of this Area of Outstanding Natural Beauty. The nature of the existing buildings in this attractive Cotswold settlement, many built of traditional Cotswold stone with Cotswold stone roofing tiles and spanning three to four centuries of development, are obviously treasured and highly regarded by those who live here.

Responses to questions in the survey with results in excess of 75% are shown below in order of ranking as 'very important' from a planning point of view:

Summary of issue or concern	Very Important	Important
1) That planners take account of the fact that Uley and Owlpen fall within an Area of Outstanding Natural Beauty when considering future development or planning applications (<i>joint top highest scoring question</i>).	89%	9%
2) That any new development does not spoil our natural environment (hanging woods, sides of the Bury, our surrounding farmland etc.).	89%	10%
3) The preservation of Woodland.	82%	17%
4) The preservation of the existing network of footpaths & bridleways.	81%	18%
5) The preservation of fields & hedgerows.	78%	22%
6) That the design of new buildings and extensions or other changes to existing buildings is sympathetic to buildings in their immediate vicinity.	77.5%	22%
7) That new buildings and any changes to existing buildings do not adversely affect views of (or looking out from) Uley and Owlpen.	77%	20%
8) New homes – interpreted as concern about permission for any new homes being granted.	81%	19%
9) The preservation of existing water courses, ponds & rivers.	75%	23%



Building materials:

Natural Cotswold stone (87%) and Cotswold stone tiles (81%) significantly outranked all other types of building materials as the preferred choice for use anywhere in the valley. This is interpreted as a desire on the part of residents to ensure that materials used for extensions and new buildings should blend in with existing buildings. It was also felt that brick or render (natural or painted) would also be suitable for use in some locations, as would clay pantiles as a roofing material.

Concerns:

Major areas of concern, expressed as the joint sum in excess of 75% of 'Very Concerned' and 'Concerned', again ranked in order of strength of feeling are:

- 1) Solar panels in open fields
- 2) Overhead electricity & telephone cables
- 3) Road signs and markings
- 4) Mobile phone masts
- 5) On-street parking.

The survey also demonstrated strong concerns about wind turbines and street lighting.

Valued Features:

The second part of the survey allowed respondents to give views in free format, and the majority of replies expanded on the views already expressed above. Respondents felt very strongly that the valley landscape, the views, the Cotswold Scarp, the Bury, the green open spaces and vistas, the unspoilt nature of the Uley valley, its flora and fauna (especially the wildlife), the open fields, hedgerows, farms and Cotswold stone walls, the walks, footpaths and bridleways and the river, streams and ponds should all be preserved for posterity and not damaged or endangered or spoilt by future development in the valley.



Uley Community Stores & Post Office

Specific buildings or amenities mentioned as being particularly valued are the churches in both Owlpen and Uley, the Millennium Green, The Old Crown public house, the Village Shop, The Green, Prema Arts Centre, The Street, the sports pavilion and Memorial Playing Fields, the bus shelters, Hetty Pegler's Tump, Owlpen Manor, Angeston Grange, the Playground, the Rectory, the Sheep Dip and the Village Hall.



Other benefits of living in Uley, much-valued according to respondents, are: the rural community and village spirit, the tranquillity and lack of road noise, the Village Envelope (to contain all further development) and the Conservation area within Uley and Owlpen, the listed buildings, the beneficial lack of wind turbines or similar intrusive structures, the AONB, the lack of building infill in gardens and the space between Uley and Dursley which should be preserved at all costs from infill development.

Change:

The final section of the questionnaire asked what residents would change if they could. The majority of replies concerned the general appearance of the village. However, there was a strong desire for parking problems in Uley to be resolved, especially on The Street, Raglan Way and in South Street around Prema and the School, as well as further measures to prevent speeding by traffic passing through the village. It does appear that the generous provision of parking is thus an issue which should be considered thoroughly by planners whenever a house is extended or a new build considered in the future.



APPENDIX C

Notable and Listed Buildings

Type	Listed buildings and structures of architectural or historical interest (Grade II unless otherwise specified)	Examples of other buildings of interest or contributing to visual character
Clothiers' and other large houses	<p><u>Tudor</u> Owlpen Manor (I)</p> <p><u>C17</u> Bencombe Gables and 4 Bencombe Cottages; The Gables; Montpellier House; Uley Lodge (II*); Weavers House; The Old White Hart (II*); The Yews</p> <p><u>C18</u> Bencombe House (II*); Coombe House (II*); High House; Raglan House; Rockstowes House; Stouts Hill (II*); Uley House; Went House</p> <p><u>Late Georgian</u> Angeston Grange (II*); Old Mill House; Westholme</p> <p><u>Victorian</u> Court House, Uley; Owlpen Park (coach house and stables only survive; now houses)</p>	<p><u>C18</u> Lampern House</p> <p><u>Victorian</u> The Rectory</p> <p><u>C21</u> The Walled Garden; Owlpen Wood</p>
Smaller single houses and cottages	<p><u>C17</u> Court House, Owlpen; 3 Fop Street; 5 Shadwell</p> <p><u>C18</u> 12 and 13 The Green; 35, 36, 56 and 69 (Foxgloves) The Street; Uley Cottage</p> <p><u>C19</u> 3 and 50 The Street</p>	<p><u>C18</u> 22-24 Elcombe</p> <p><u>C20</u> 3 Crawley Lane</p>
Terraces and estates		<p><u>C19</u> Woodstock Terrace</p> <p><u>C20</u> Lampern View</p> <p>Swedish Houses in The Knoll</p>
Farmhouses and agricultural buildings	<p>Coldharbour Farmhouse</p> <p>Lye Farmhouse</p> <p>Owlpen Manor Barn</p> <p>Owlpen Hall (formerly Luggershall Farmhouse)</p> <p>Woodcock Farmhouse and barns</p> <p>Wresden Farmhouse and barn</p>	<p>Elcombe Farm</p> <p>Mutterall Farm</p> <p>Street Farm (now houses)</p> <p>Beech Barn (new house built to look like barn conversion)</p> <p>The Bothy, Shadwell (barn conversion)</p> <p>Crawley Barns (barn conversion)</p>



Type	Listed buildings and structures of architectural or historical interest (Grade II unless otherwise specified)	Examples of other buildings of interest or contributing to visual character
Mills and other industrial buildings	Eyles Mill, Wresden Dauncey's Mill (now house) Grist Mill, Owlpen (now holiday cottage) Rockstowes Mill Jenny Lofts (now house) Uley Brewery	South Street Mill (reduced in height; now residential)
Inns	King's Head (now house) Old Crown	(Numerous other buildings have been pubs or beerhouses in the past but all surviving are of private house building types)
Shops and other commercial premises	Hetty's, 21 The Street (now house) 52 and 52a The Street (now house) Village Stores, 53 The Street	
Churches and chapels	St Giles's Church (II* plus 30 listed tombs and memorials, 3 also II*) Holy Cross Church (plus 2 listed tombs) Union Chapel (now house) Bethesda Chapel (now arts centre)	
Bus shelters		Stone shelters top and bottom of The Street
Parks and gardens	Stouts Hill (not separately listed but covered as in curtilage of the house) Owlpen Manor garden	
Milestones	The Street Crawley Hill	Lampern Hill

Notes:

(1) The centre column includes all the principal listed properties, using the names by which they are currently known rather than those names or descriptions used in the National Heritage List entries (some of which date back to the 1950s). However the list is not comprehensive, as listings usually cover in perpetuity all buildings within the curtilage at the time of listing, so where for example outbuildings have later been sold and converted into houses, those converted buildings remain 'curtilage listed' and alterations may require listed building consent. If in doubt about the status of a building close to one listed in the table, it is recommended to check with the Conservation Officers at Stroud District Council.

(2) Properties are assigned to the historical period which is dominant seen from the street – building history, particularly of the larger houses, is of course often more complex.



APPENDIX D

Key Viewpoints around Uley and Owlpen

These ten viewpoints each provide excellent views of the settlements of Uley and Owlpen. They are all located on public rights of way.



The following pages provide sample photographs taken from each of the viewpoints.

To see a full set of photographs go to <http://bit.ly/CDS-photos>.



Panorama of Uley and Owlpen from Viewpoint 1 – the southern corner of Uley Bury



Eastern end of Uley village
from Viewpoint 1 – southern corner of Uley Bury



Western end of Uley village
from Viewpoint 2 - Below the eastern corner of Uley Bury



St Giles church and top of Uley village
from Viewpoint 3- below Owlpen Wood



Uley Village, with Uley Bury behind
from Viewpoint 4 - on Fiery Lane



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Holy Cross and Owlpen Manor from
Viewpoint 5
meadow above Owlpen Manor



Owlpen Farm, Manor and Holy Cross from
Viewpoint 6 - above Owlpen Farm



Uley village
from Viewpoint 7 – above Owlpen Hall



Uley village
from Viewpoint 8 - below Bencombe



Uley village
from Viewpoint 9 – above Lye Farm



Uley village
from Viewpoint 10 – above Elcombe Farm

APPENDIX E

Public Consultation

There were two distinct phases to the preparation of this Community Design Statement and each required the involvement of parishioners, public bodies and other relevant organisations to ensure that the document genuinely reflects the views and wishes of local residents and aligns with the policies and practices of relevant bodies.

During the first phase, leading up to an issue of the CDS for consultation, we made efforts to involve local residents in the preparation of the CDS and to make the document widely available for comment by members of the public and formal consultees. Following the consultation period the document has been revised to address comments and suggestions received and is now presented as this final issue.



Uley Parish Council decided at its Annual Meeting on 4th June 2014 to initiate the production of a CDS and invited interested parishioners to join members of the Uley Parish Council in forming a CDS sub-committee. The first meeting of the CDS sub-committee was held in July 2014. The CDS scope was enlarged to include both Uley and Owlpen in August 2014.

Public awareness was raised with a display at the Uley Show in September

2014 and visitors were invited to show what they particularly appreciate about living in Uley and Owlpen by writing their thoughts on sticky notes, which were pinned to a map of the area. The results, analyzed by word frequency, gave an early indication of the issues, both good and bad that would be of interest to the CDS.

Short presentations were given to local society meetings (e.g. The Uley Society, WI) to help raise the profile of the project.

In November – December 2014 a CDS Questionnaire was announced in the Uley Village News, which is circulated to every home. The questionnaire could be obtained and completed on-line or hardcopies were available from and collected by Uley Community Stores. The Questionnaire was well received with responses from almost



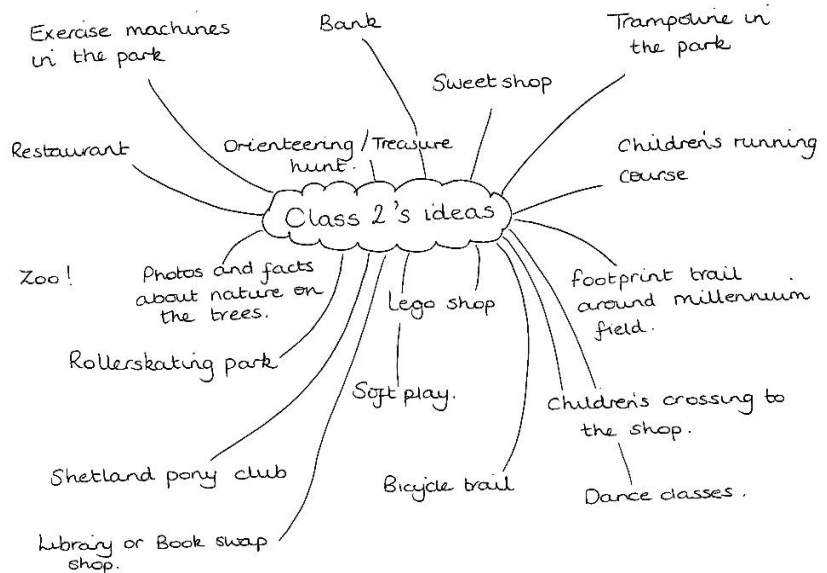


one-quarter of all households and gave valuable results, as detailed in Appendix B.

Uley C of E Primary School contributed classroom project work in which the children were invited to give their ideas on how they would like to see Uley develop in their future. The results summarized here in a mind-map certainly give food for thought!

The Consultation Issue of the CDS was made available online for local people to review and give comment. A limited number of hardcopies was also available at public locations (e.g. Uley Community Stores, Holy Cross and St Giles churches, etc.) for those without online access.

The document was also sent to a number of public and other bodies, as well as all neighbouring parishes for statutory consultation.



Drawing by Orlando Paraskeva.



APPENDIX F

Bibliography

The following bibliography provides sources of additional information on various topics relevant to this CDS. These are in addition to the references in section 9.

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