

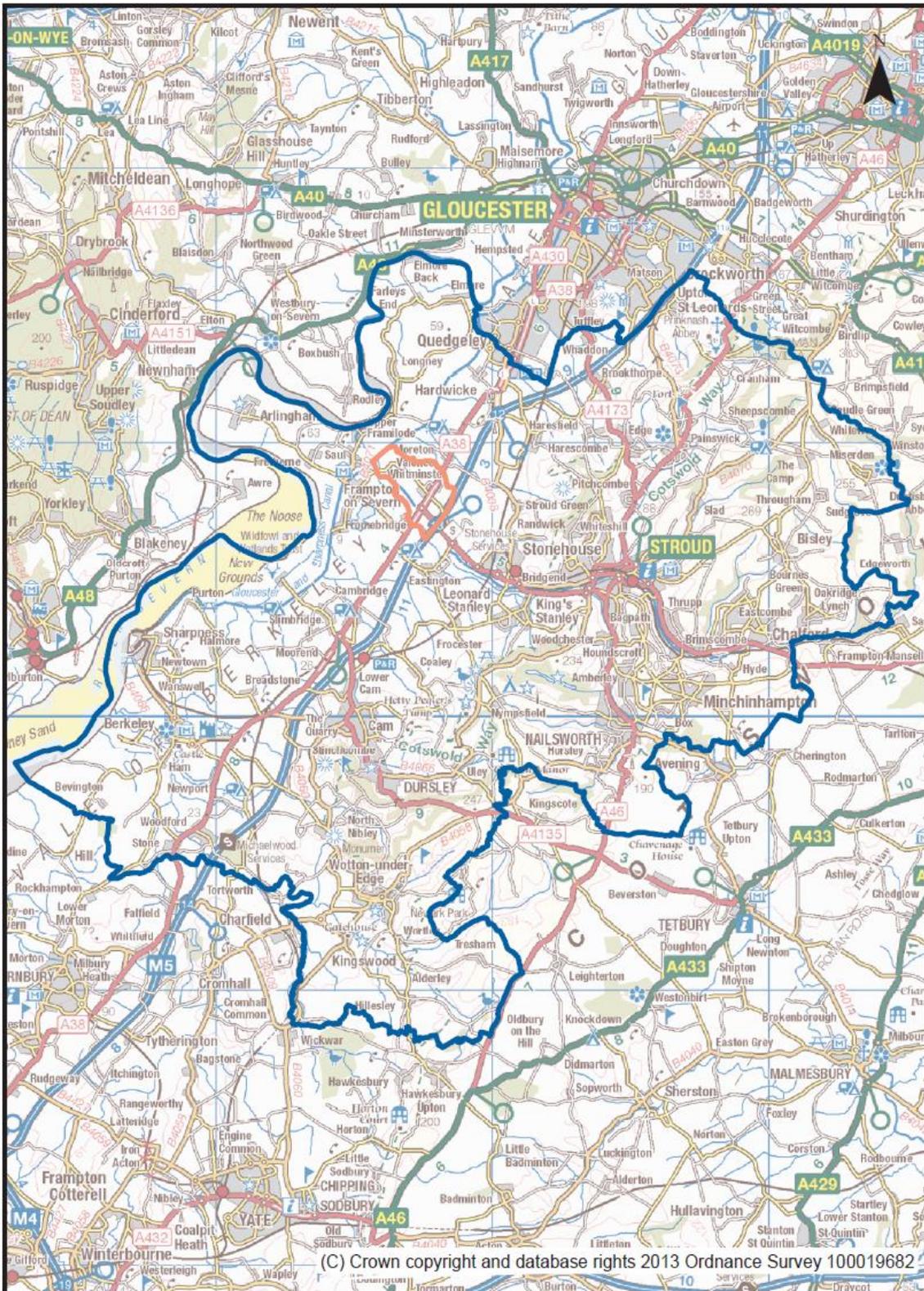
# Whitminster Design Statement



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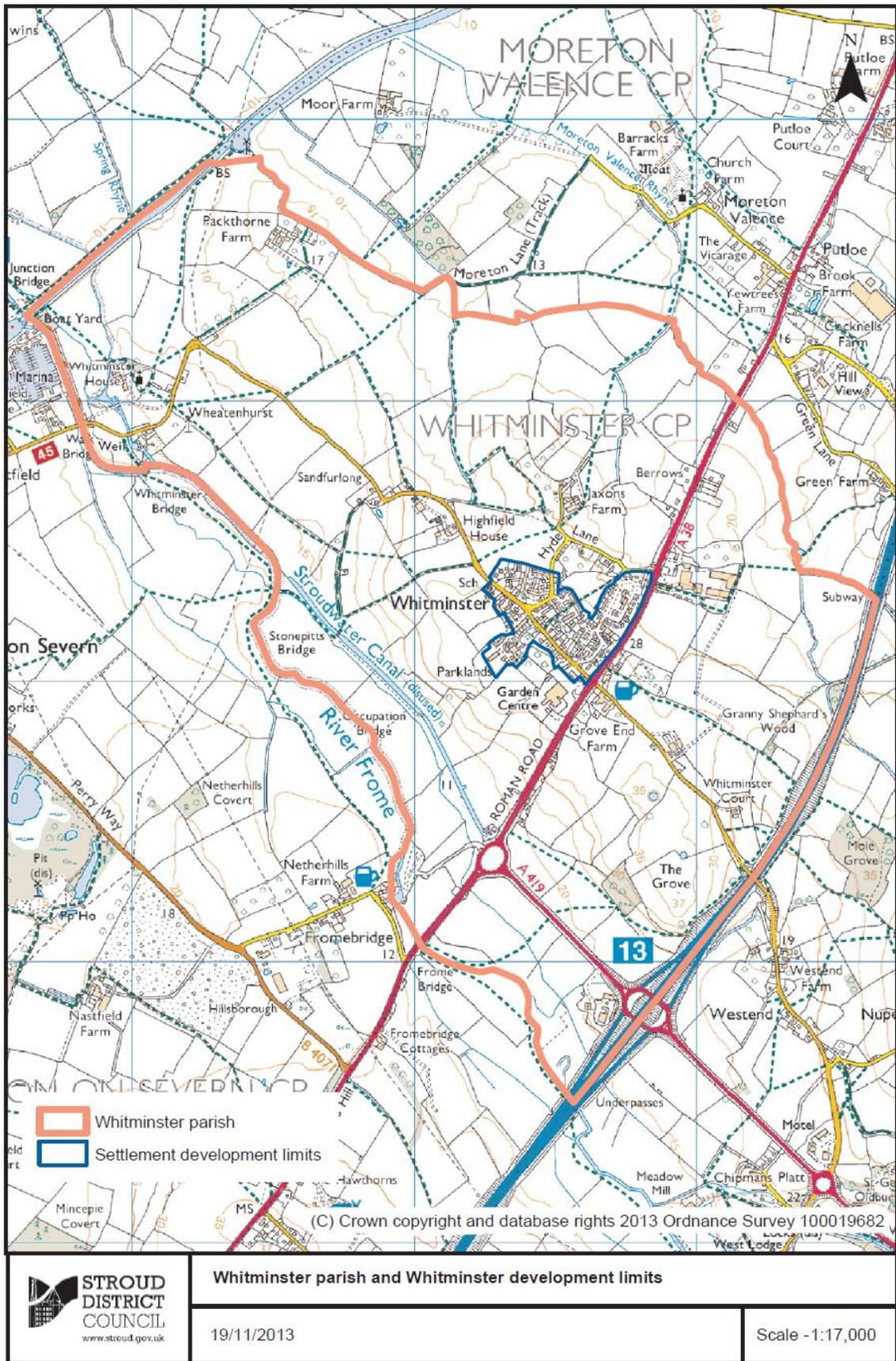
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 <b>STROUD DISTRICT COUNCIL</b> <a href="http://www.stroud.gov.uk">www.stroud.gov.uk</a>	<b>Whitminster parish within Stroud District</b>	
	19/11/2013	Scale - 1:180,000

Map 1a Whitminster parish within Stroud District



Map 1b Whitminster Parish and Whitminster development limits

## **Introduction**

### **What is a design statement?**

A Village Design Statement (VDS) is a document produced by the community in general conformity with established Countryside Commission VDS guidelines, in the context of The National Planning Policy Framework (NPPF). This VDS relates to Stroud Local Plan and describes the distinctive character of Whitminster parish. 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.

A VDS establishes the context in which changes in terms of land use and development can work, by ensuring that any such changes reflect Whitminster's distinct character. It does not focus on whether or where developments should happen but on how a development can fit in harmony within our Parish in design terms.

### **Who is it for?**

A VDS enables parishioners to learn more about their own place and enables professionals involved in planning and construction to understand what local people value and what aspects should be conserved or enhanced. The local community contributes by setting out design guidance against which any planning applications can be considered, and which informs the Local Plan design policies in more detail with specific reference to Whitminster. The VDS cites local evidence and knowledge from both the people and the place. Householders and developers are able to be informed by and understand what will respect that parish context and can be incorporated into any development proposal<sup>1</sup>.

### **How does the VDS work?**

The planning policy for the District including Whitminster Parish is currently set out in both the Submission Draft Stroud District Local Plan (Dec 2013) and the saved policies in the 2005 Adopted Local Plan. The Submission Draft may be revised at Examination in 2014/2015. The following aspects are particularly relevant to Whitminster: general policy advice for all developments such as rights of way; road safety; noise; hedgerows; listed buildings; alterations to existing dwellings; developments within identified settlement development limits and outside; (e.g. farms; some commercial developments; touring caravan sites & horse-related developments). This VDS will provide further guidance to reflect the special character of Whitminster parish. This Design Statement guidance is compliant with the National Planning Policy Framework (NPPF) and the Submission Draft Stroud District Local Plan. The guidelines contained within it will be taken into consideration by Whitminster Parish Council and Stroud District Council (SDC) when considering forward planning & planning applications. The VDS will be submitted for formal adoption to Whitminster Parish Council (3 September 2014) and Stroud District Council (23 October 2014).

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<sup>1</sup>Prior to any application applicants are encouraged to talk with their parish council and district council.  
[4]

The guidelines in this document will be carefully considered with regard to planning applications relating to Whitminster. Each individual application is decided on its own merits in the context of this and all the many different documents operating at different levels, such as international, national & local. These documents will all have different planning weight, and are analysed by the District Council prior to a final planning decision.

In its NPPF, the government attaches great importance to the design of the built environment: “recognising that good design is a key aspect of sustainable development, is indivisible from good planning.” NPPF states that “developments should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation” (NPPF 2012 Paragraph 58). It also stresses that design policies should avoid unnecessary prescription to detail but concentrate on guiding the overall scale, density, height, landscape, layout, materials and access of any new development in relation to neighbouring buildings and the local area.

The NPPF expects all future development to refer to this document as a basis for good design, enhancing the distinctive character of the Parish. “Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.” (NPPF 2012 paragraph 66 and such principles are supported by the Localism Act (October 2011).

The Whitminster Design Statement 2014 encourages these principles to be taken fully into account.

**Applicants for planning permission** should usefully consult with the Parish and District Councils at an early stage.

Pre Application Community Involvement Protocol is relevant for larger scale applications. Reference should also be made to the Code for Sustainable Homes and Zero Carbon Non Domestic Buildings (as in the Local Plan Submission Draft P 138). Local communities, local authorities and developers are invited to use this to stimulate conversations about creating good places to live. (NB, this paragraph may change due to Building Regulations and recent Government statements)

“Through planning we identify what changes we need to make for new homes, places to work, transport, leisure and education and where these should be... the community has a vital role to play in this...” Stroud District Statement of Community Involvement, adopted 2007.

## Method Statement

The Parish Plan for Whitminster was completed in 2008. In 2011 the parish council initiated a move to review the plan, and in 2012-13 a small working party of parishioners & Councillors carried out a Village Design Survey. £500 was awarded by Stroud District Council toward producing the VDS and the Council committed to match-fund<sup>2</sup>.

Our thanks go to;

John Jones who oversaw the whole project and his hard work & enthusiasm for Whitminster parish ensured the progress of the VDS.

The working party of parishioners Nick Peters, Catrina Crute, Clare Pocket, Gill Rogers and Parish Councillors Russell Hay, David Paynter and Chair, John Jones.

Marilyn Cox of the Gloucestershire Rural Community Council for guidance, support and commitment with this project.

Stroud District Council Planning Strategy for providing the initial grant of £500 and Conrad Moore and John Balfe for guidance on developing the document to enable this to be adopted by SDC as Supplementary Planning Advice.

Whitminster Parish Plan 2008 gives the community context over a wide range of themes,

Whitminster Parish Clerk contact: [whitminsterpc@orangehome.co.uk](mailto:whitminsterpc@orangehome.co.uk)

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<sup>2</sup>See Appendix 6 for a full overview of how the document has been produced. It was prepared in a way to involve the wider parish community through information & events

## 1.The Parish Context<sup>3</sup>

### 1.1Geographical Setting

The parish is part of the predominantly clay lowland of the Severn Vale, indented by the river Frome and gently undulating toward the Cotswold escarpment.

Geographical location: Refer to maps 1a and 1b

Natural landscape: Refer to paragraph 2.1.

The village of Whitminster is slightly elevated above nearby villages and the rest of the parish. This elevation allows for views westward toward the River Severn and beyond to the hills of the Forest of Dean, including May Hill in the distance with its prominent cluster of trees. Views south include the first Severn Bridge and on a clear night the red lights can be seen from certain areas of the village. Views to the south-east are towards Coaley Peak and Stinchcombe Hill. Views east to north-east are towards Haresfield Beacon, Painswick Beacon and Robinswood Hill in Gloucester.



The M5 and A38 routeways in the Parish are dominant and run north-south (see 1.4) with the staging post on the A38 being a main reason for Whitminster's location. The A419 links east to Stonehouse/Stroud at the south of the parish.



The village of Whitminster is mainly located to the west of the A38 (originally a Roman road).



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<sup>3</sup> Maps 1A & 1B (Pages 2 & 3) shows Whitminster's location and Parish boundaries

The broad dual carriageway of the A38 from the south (Whitminster Pitch) at the brow of the hill becomes single carriageway. At this point there can be found a busy crossroads where School Lane/Grove Lane run east to west route.



Approaching Whitminster from the north the Whitminster Inn is a distinctive feature and can be seen from some distance along the straight wider carriageway from Gloucester.

The approach to the village of Whitminster from the south (from Bristol) includes the A38/ A419 roundabout which hides the lock formerly on the Stroudwater Canal. This is part of the Stroud Industrial Heritage Conservation Area<sup>4</sup>. The Canal is undergoing a major restoration programme.



Wheatenhurst was the original historic centre to the west, and near the Stroudwater Canal and River Frome. Now it consists of a cluster of houses, including Whitminster House, by the church of St Andrews, which acts as a strong landmark.



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<sup>4</sup> Map2 Stroud Industrial Heritage Conservation Area  
[8]

## 1.2 Community and Facilities

Today the main settlement for Whitminster Parish is just off the A38, down School Lane, but the cross roads here is the main focus for services for the village and the minor roads lead off to other parts of the village and parish.



Around the crossroads and along the A38 are businesses which provide services for local people as well as through traffic (see 1.3): along School Lane are the main amenities such as the village hall, playing field and primary school.



As the community has grown the facilities have expanded. The village hall erected in 1938 has recently undergone modernisation and is used for weekly classes and leisure activities. The Whitminster Inn has also had a number of extensions and the marquee is used for community events. Community events are also regularly held in the hall and on the playing field. The village playing field and pavilion is used for football and cricket matches. It also incorporates the skate park and basketball pitch and there are children's play areas located in some of the housing developments (see Appendix 3).



The school has had 2 new classrooms added in 2013, which have been designed in using the existing Victorian building as the pattern. The school has expanded in roll, and still has scope for further expansion on site.



Highfield Garden World has recently incorporated the post office services, which is a valued and well-used local facility, at a time when post offices generally are decreasing in number.



Away from the village, but in the parish, there are a number of moorings along the Stroud Water canal, which are mainly serviced from the Saul marina (outside the parish).

### 1.3 Economy

Small farms can be found in the lowlands of the parish. The land is both owner occupied and rented and much of the land is worked by contractors. Farming has changed over the years with pig, poultry and dairy farming declining and replaced with arable crops such as cereal, oilseed rape and maize. Farm diversification is evident with less emphasis on the older orchards. Solar panels have been installed on some farm buildings around the parish.



The village has always had a strong economic base due to its position on the main transport routes, especially A38. In the Stroud Local Plan Submission Draft 2013 Whitminster is classified as third tier for development.<sup>5</sup> Along the A38 Attwoolls Camping and Leisure and Highfields Garden World (including World of Water, and other retail outlets) exemplify this: these employers in the village have seen significant growth over recent years.



See aerial map 1 following, which shows the commercial focus of Whitminster along the A38. Located by the crossroads are: Highfield Garden World with nurseries, retail, restaurant and the post office services; The Old Forge Inn; Whitminster Inn complex (a pub, event marquee, Chinese and Indian restaurants, fish and chip shop); village shop; Machinery Development Services (MDS) and furniture reclamation businesses.



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<sup>5</sup>Your District Your Future Stroud District Local Plan Page 22 Core Policy CP3 Settlement Hierarchy.



Map 1 Aerial Map of Commercial Activities

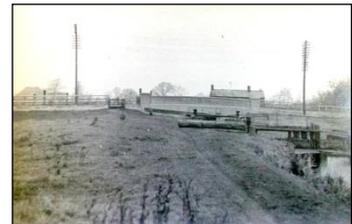
Along the A38 are: a car sales and repair garage; door reclamation business; MDS - a machinery design and build engineering company; Teckels animal rescue centre and kennels; Fromebridge Mill pub and restaurant. All these employ local people.



Adjacent to Junction 13 roundabout is a County Council and Highways Agency depot

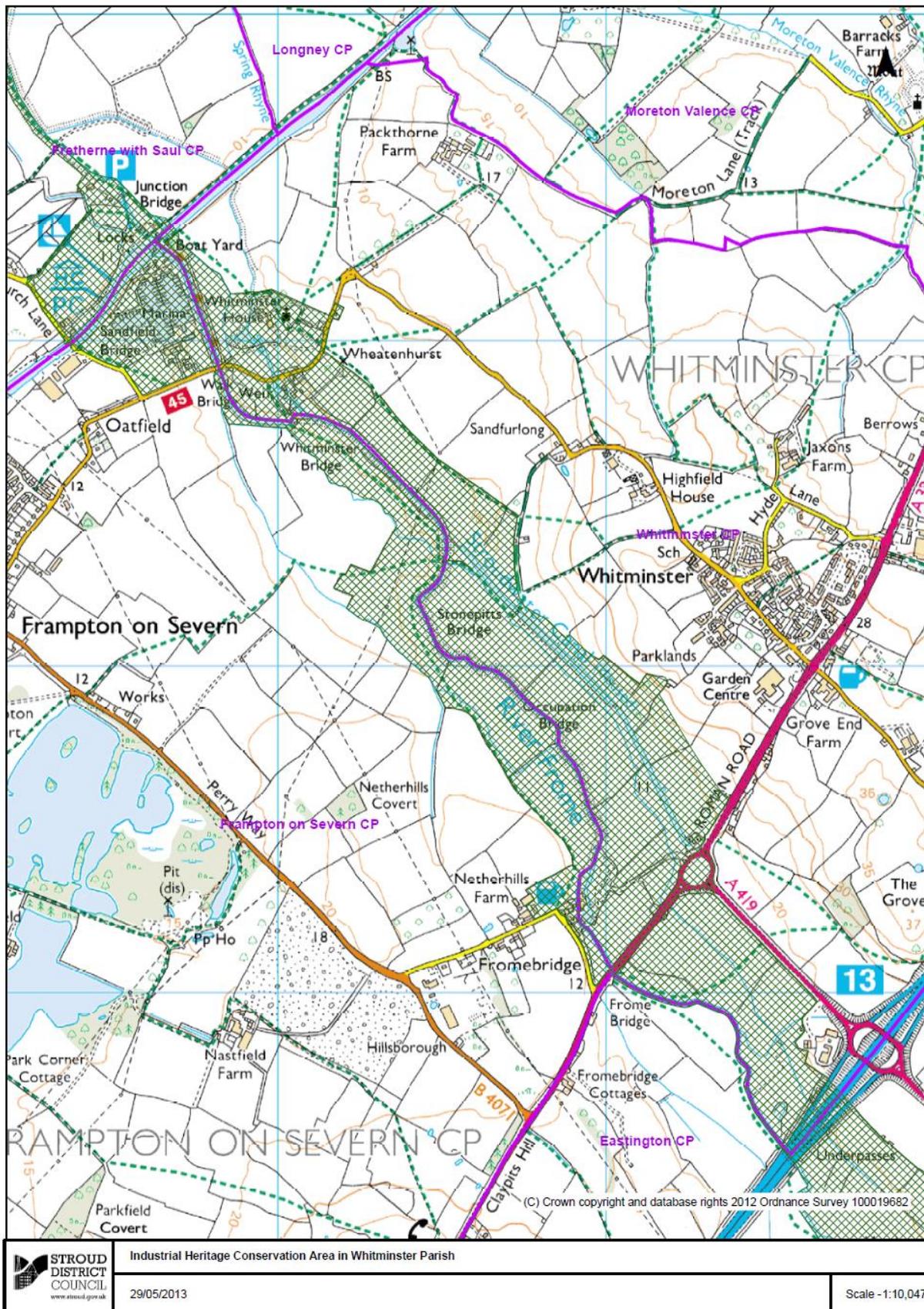


As part of a much larger heritage programme, and with a view to increase tourism, the Stroudwater canal is being restored. Whitminster is likely to form part of the Phase 1B restoration programme from the Ocean (Stonehouse) to Saul. This is within the Industrial Heritage Conservation Area (see Map 2 following, and also IHCA SPD and Management documents at [http://www.stroud.gov.uk/docs/planning/planning\\_strategy.asp#s=sectioncontent4&p=spd,ihcamp](http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent4&p=spd,ihcamp) ).



The businesses all provide services to passing trade, bring people into the village and are very active in working with, and supplying the local community.

There are a number of people who work from home, often with their own IT businesses, and all contribute to the local economy (see Appendix 7, Census statistics).



Map 2 Industrial Heritage Conservation Area in Whitminster Parish

## 1.4 Infrastructure

The M5 and A38 both run parallel north/south through the parish. The A38 becomes the alternative arterial route in emergency, should the M5 be closed<sup>6</sup>



With the exception of A419, roads generally running east to west are smaller, the pattern reflecting former trade routes.



There is a regular bus service along the A38, with limited evening services. Less frequent services run on other routes.



The internet is available in the parish and the broadband service is scheduled to be improved.

The main foul drainage has recently been upgraded.

The village has mains gas supply (not found in other adjacent Severn side parishes).

Mobile phone reception in the area is good from a number of providers.

The parish boundary uses part of the Stroudwater Canal and the Gloucester and Sharpness Canal, where adjacent to Frampton and Fretherne-with-Saul parishes, houseboats are moored within the parish.



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<sup>6</sup>See also movement routes in section 2.3.

## 2. The Distinctive Character of the Parish as a whole

### 2.1 Landscape and Natural Environment

The clay lowland lies below 50m above sea level. R Frome is large enough to have a defined but shallow alluvial valley with its own floodplain<sup>7</sup>. The gentle convex slopes with associated native trees give it a distinctive character.



Areas likely to be impacted by fluvial flooding are identified in the Environment Agency map 7 (Appendix 4). These maps are regularly updated and the map given in Appendix 4 represents data only at the time of the publication of this document. It is therefore strongly advised that any applicant should check the Environmental Agency website for the up to date fluvial flood maps.



Flash flooding (pluvial) has been experienced along the A38 and parts of School Lane.



Electricity pylons feature in the landscape in and around the parish.



See the following for maps to indicate areas of importance in landscape/wildlife terms within the parish. Map 3 Natural Habitats; Map 4 Tree Preservation Orders (TPOs); Map 5 Biodiversity and Map 6 Strategic Nature Area (See Appendix 4).



See 'Summary of Landscape Character Assessment' and community involvement in on the ground surveys of landscape in appendix 5

<sup>7</sup> Stroud District Landscape Assessment (2000), The Shaping of the Stroud District Landscape page A5

Pasture land and dairy farming has decreased and more arable farming, with larger fields is apparent.



Small farms can be found in the lowlands of the village, bordered by ancient hedgerows which are protected from removal.<sup>8</sup> Mediaeval open field cultivation is evidenced through still existing ridge and furrow in various parts of the parish. Water meadows were once present along the R Frome.



In the past most of the settlement areas in the Vale of the Severn were heavily wooded. Now few wooded areas are left. There are few elm trees since Dutch Elm disease and no beech trees due to the heavy nature of the soil, but there are beech hedges.



The field boundaries are mainly hedgerows of native species, blackthorn, hawthorn interspersed with maple, willow, and alder trees. Other native tree species include oak, yew, black poplar and ash.

Orchards of apple and pear were once important to the economy of the settlement and are now only a small part of the landscape. Map 8 Orchards in 1800's and Map 5 Orchards in area today (following) show the partial demise of the orchards in the parish. The current landscape shows from centuries of differing farming practices and other human activities.



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<sup>8</sup> Hedgerows and planning permission( see Stroud Local Plan 2005)

Non-native trees can be found in the established gardens of larger houses.

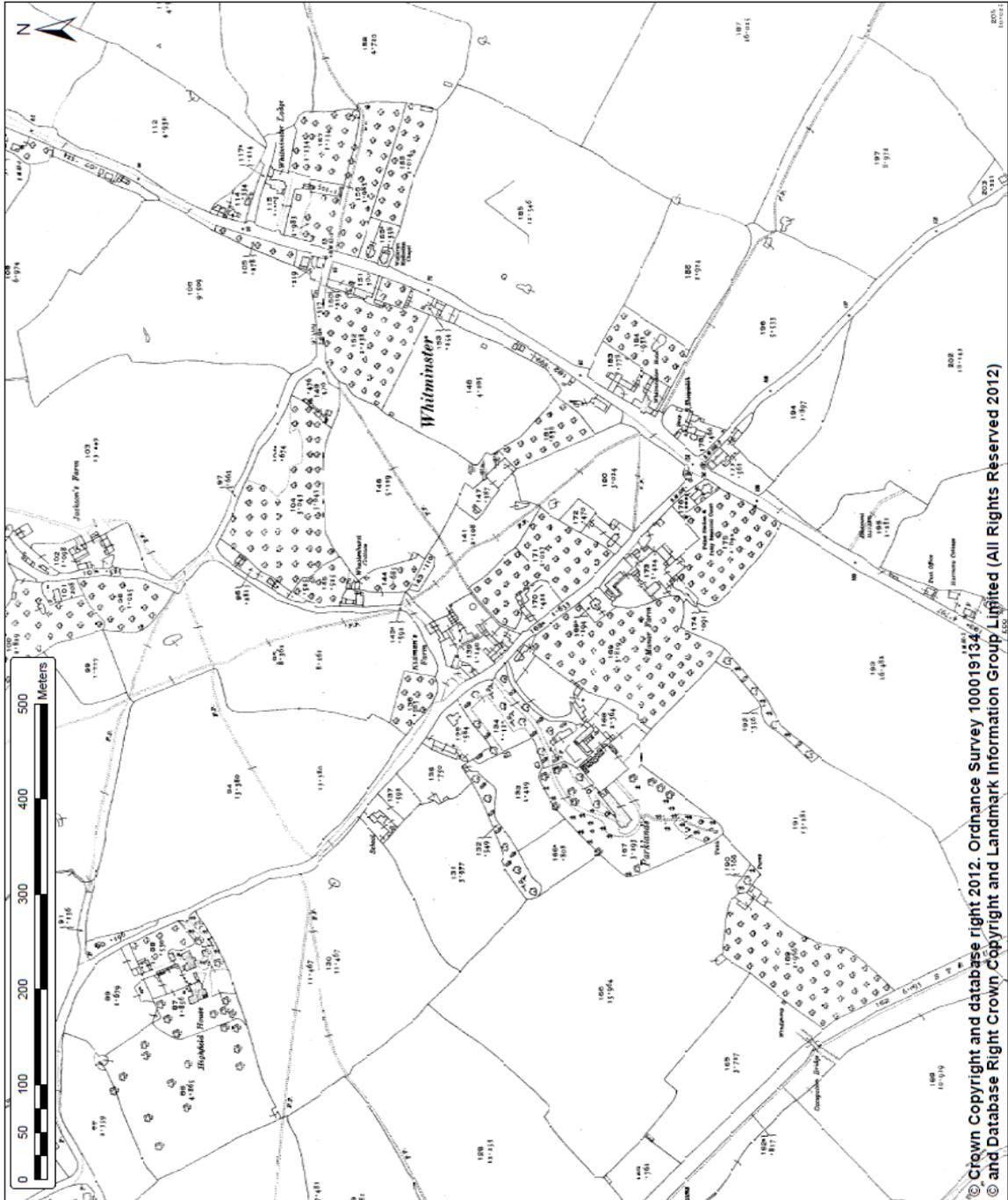


Wildlife around this area includes kingfishers, woodpeckers, cuckoos, bats, badgers, water voles and there are resident swans on both the River Frome and Stroudwater Canal. See also maps 3-6 and commentary above.



TITLE: 3rd Edition OS map of  
Whitminster 1922-1923

# Gloucestershire Historic Environment Record



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Map 7 Historical Orchard Map

## 2.2 Historical Development

The Roman road through the east of the parish from Gloucester (Glevum) to the South West was a critical link in the origin of Whitminster. This also accounts for the straightness of the A38.



In the Domesday Book, there was a cluster of 10 houses around an 11C church on the flat land towards the Severn. Nowadays Wheatenhurst consists of fewer houses close to St Andrews Church.



The River Frome to the south of the Parish was important in the 14<sup>th</sup> and 15<sup>th</sup> century with fulling mills, two attempts to straighten and navigate the river. Then the Stroudwater Canal was constructed. This is recognised within the Industrial Heritage Conservation Area (Map 2). In the 18<sup>th</sup> century paper mill began. Fromebridge Mill, for example, was used for milling corn, fulling cloth, wire drawing, and brass founding.



The river was straightened to improve the navigation of boats (later to carry coal) from the larger River Severn to a point near the main road. Stroudwater Canal was completed later in 1779 and closed to commercial traffic in 1952.



In 1827 the Sharpness to Gloucester canal was completed to the west of the settlement, which led to a violent dispute over the use of water from the River Frome to fill it, disrupting the water used by local water mills.<sup>9</sup>



The centre of Whitminster shifted, towards the A38 as the transport links along the roads increased, and the river and Stroud water canals decreased in usage. This is also to higher ground.

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<sup>9</sup>This dispute was known locally as the Battle of Whitminster.

The position of the parish played a part in the later infrastructure. When the A38 was altered, the police station and house were demolished. During the 2<sup>nd</sup> World War, pillboxes were built along the Frome valley in the parish as part of Green Line defence around Bristol and an oil pipeline was constructed north/south through the parish. The M5 is noted refer to 2.3.



Whitminster has grown particularly in the last half of the 20C with separate and phased developments refer to appendix 3. In the early 20C the average population living in the parish was 425. This dipped mid-century to 308, but by the end of the century the number of dwellings had more than doubled.

The current population of 881 means the Parish has increased by 138 over the last ten years. (Office of National Statistics 2011 census).

For the Age of Houses in the Parish refer to survey chart in Appendix 1. Appendix 2 for listed buildings, heritage assets and map.

## 2.3 Movement Routes

The A38 is the dominant communication route through the Parish and the smaller lanes all gravitate from this, such as School Lane, Grove Lane and Hyde Lane. Prior to the construction of the M5 motorway, this was the main north/south road through the county and is still a main arterial route with the A419 connecting the M5 to the A38.



The M5 junction 13 is located one mile away, convenient to Whitminster and is linked to the A38 via the A419 to the south. This is one of the reasons for the location of Gloucestershire County Highways depot in Whitminster. As in most rural communities the parish relies heavily on the car to transport many residents along these routes to their place of work, although some work from home.



The A38 is used by local businesses, through traffic, local transport firms along the A38 corridor, commuters, buses, and farm vehicles. Motor bikes and cyclists are using it too.

The smaller roads such as School Lane and Grove Lane are used by local commercial, private vehicles and cyclists to move east-west and to try to avoid the busy through route.

National Cycle route 45 runs through the parish east/west crossing the A38 at the main cross roads, and is used by locals and visitors.

The main bus routes are still good for a rural village and are used daily by local residents to Gloucester and Dursley. Monday-Friday there is a specific morning and evening service to connect with Cam station and rail services to Bristol. School bus routes connect with secondary schools in Quedgeley, Gloucester, Dursley, Stroud and Stonehouse. There is an infrequent bus service to Stroud which starts and ends at Arlingham.



Whitminster cross roads is a major junction, where dual carriageway becomes single on the A38 and School Lane crosses east/west. Additionally, a pedestrian crossing links to the clustered functions. It has had a history of accidents and near misses especially at peak periods of traffic movement. and a 'Left Turn Only' sign was installed at Grove Lane to try and reduce this risk. However police have issued tickets to number of motorists who contravene this order. (Refer to Parish Council Minutes Autumn and Spring 2013/14 )



Canal infrastructure within the parish bounded by the branch of the Stroudwater canal from Saul junction, and the Glos/Sharpness canal to the west. The importance of this canal infrastructure will increase with the restoration of Stroudwater. Works which will link in canals, increase services, and take into account the River Frome in Whitminster Parish, particularly near Wheatenhurst will increase visitor movements significantly. NB see Phase 1B of the Stroudwater restoration programme.

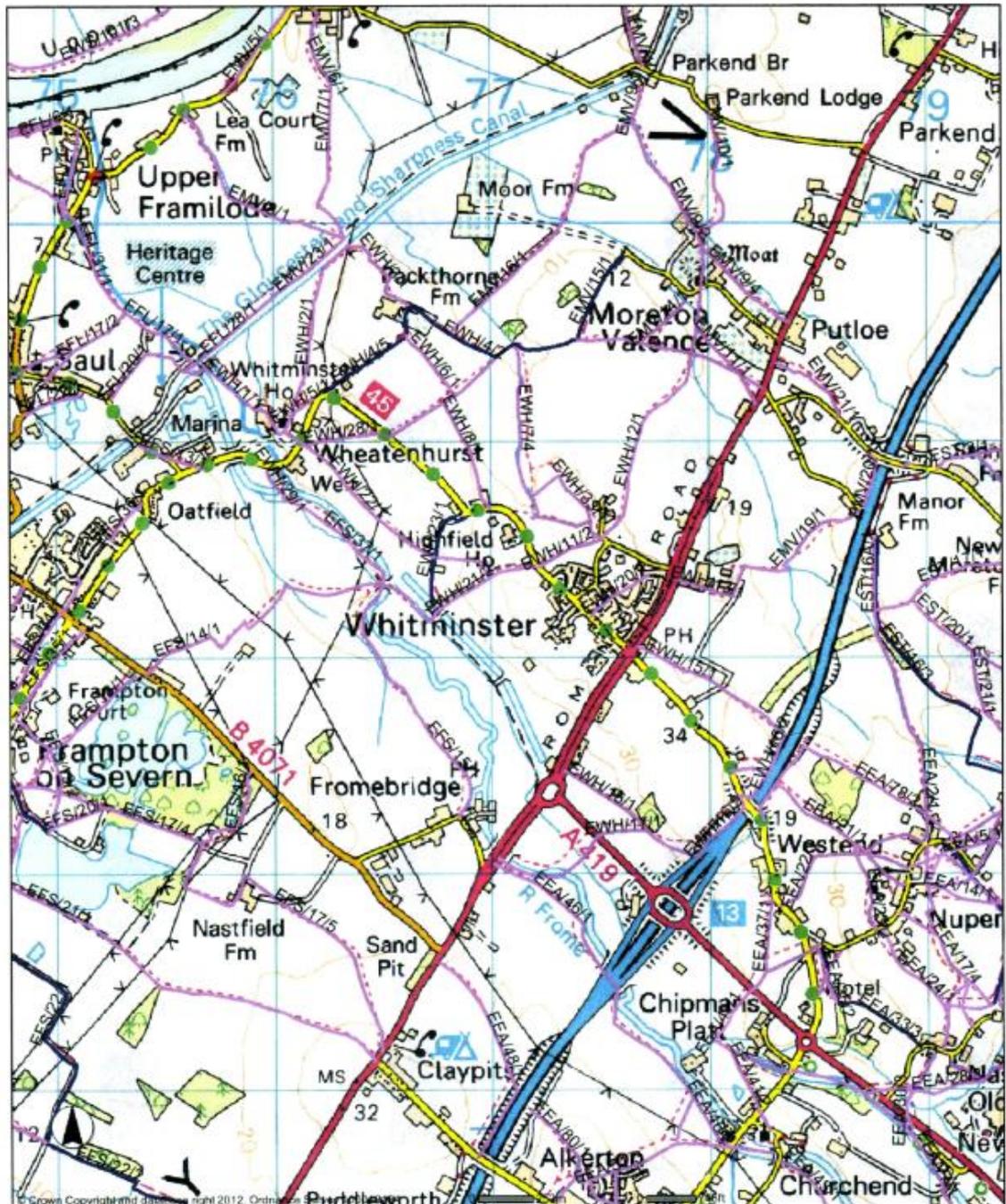


The local landscape is criss-crossed by a network of footpaths and bridleways, once important communication routes between farmsteads, now used for leisure purposes and thus seen as important economically<sup>10</sup>. Whitminster village is the only part of the parish to have pavements.



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<sup>10</sup> Whitminster Walks booklet, produced by the Parish Council, shows 4 circular routes, used for leisure and tourism.  
[21]



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Shire Hall  
 Westgate  
 Street  
 Gloucester  
 GL1 2TG

Print size A4  
 Portrait  
 Scale 1: 24559

Date :  
 12.6.2013

**LEGEND**

- Public Rights of Way**
- Byway Open To All Traffic
  - Bridleway
  - Footpath
  - Restricted Byway

Map 10 Public Rights of Way

## 2.4 Settlements in the Parish context

### 2.4.1 Settlements in their landscape setting

Hamlets and other small residential clusters in Whitminster Parish are generally dispersed and rural. Whitminster village has a different rural character being a Tier 3 service village (see Stroud Local Plan). All the settlements in the parish show a relationship with land forms, communication routes and watercourses:



- the floodplain of vale of Severn and Frome give rise to more dispersed, mainly agricultural buildings
- dispersed and functional buildings are found around the R Frome and Stroudwater canal to the south and west
- the A38 and School Lane/Whitminster Lane are the two major communication routes that link Whitminster village and Wheatenhurst
- commercial activities are mainly around the A38
- residents use these routes significantly for travel to work

There are large areas of the parish which are off the main routes, and are green, and more rural with the natural and agricultural landscape dominating.



There is an increasing trend for buildings originally with commercial/service functions to be converted – either to become private residences, or to be changed to tourism. This is particularly true in the changing agricultural landscape, e.g. stables converted to dwellings.



From consultation, including the questionnaire, Whitminster people value their local landscape: they note

- living in a village environment
- access to the countryside
- views toward the Cotswold escarpment and toward Forest of Dean
- hedgerows, green verges alongside lanes
- trees – mainly native, deciduous
- heritage in the IHCA





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Whitminster

09/08/2013



Scale - 1:1,701

Photo 1 Aerial view of the village

## 2.4.2 Settlement patterns

The distinctive character of the parish settlement shows variety. There are 3 subareas: a) the village which houses most of the population and functions/amenities; b) Wheatenhurst which is the older historic centre to the west of the village; c) the remainder of the parish including dispersed settlement – mainly farms- and occasional clusters or hamlets such as at Grove Lane and Hyde Lane. Each of these three sub areas are detailed at 3.



The majority of the population live in the village which lies to west of A38, with the crossroads as a node and School Lane acting as a spine road.

As the population of Whitminster has increased, much of the settlement has developed in small estate developments phased over the second half of the 20C. See Appendix 3 for detail.



There is a complete range of different types of housing in the parish, but most of the affordable housing is in the village. Most housing is two storeys.

There has been a trend to convert older service buildings into private residences over the years.



For details of the range of different *types* of accommodation available in the settlements today see Appendix 1: house Survey – Accommodation Charts

For the range of the different *values* of accommodation across the settlement see Appendix 1: House Tax Band Chart



Businesses are important in Whitminster (see 1.3) and are mainly around the A38. Some of the larger businesses have extended on their existing sites, and the trend for commerce to remain in that area is significant.

Amenities are found mainly along School Lane – the school, playing field and pavilion, village hall.



### 2.4.3 Buildings and spaces

The density of buildings varies significantly - see sub areas - but space between buildings is particularly valued by local people. They like to see the views beyond, and appreciate the small green areas which are either remnants or else deliberately planned in. Examples are by the war memorial, and in small developments.



Whitminster school undertook their own project on places they valued, and the play areas and playing field featured. The playing field at the rear of the school includes sporting and some play facilities. There is an older pavilion which the community is currently trying to update, along with better parking. There are 2 play spaces for younger children incorporated where new developments have taken place: Kidnams Walk and Little Holbury. The wooded copse alongside the playing field is also valued by the residents as well as the children.



*See Map 9 showing Play Areas drawn up by the school children in Appendix 4.*

Hedges are frequently found as boundaries in the village and surrounding parish, and are valued as such.

A total of 15 places are recorded on the listed buildings national register. Apart from the church (11<sup>th</sup> century) the oldest listed building is the Old Forge Inn which dates back to the 15<sup>th</sup> Century. A number of old large houses in the village are not listed and no 20<sup>th</sup> Century buildings have been listed.



## 2.4.4 Building Materials

The main construction material throughout the parish is brick. Older buildings built of brick have often been rendered as local brick became porous.



Some reconstituted Cotswold stone has been used in newer developments – see Appendix 3



There are some notable examples of old wooden structures in distinctive buildings –listed (see Appendix 2)



Roof materials vary, mainly with the age of the buildings, from grey slate to tiles of differing colours.



Doors and windows vary from the older buildings with wood, and newer mainly with PVC.

Some detailed features included in new developments are reflected from designs of older times. Examples are dormer windows, differently coloured bricks and some brickwork patterns.

## 2.4.5 Distinctive features – see 3.subareas for detail

### 3. Key design characteristics of three sub-areas

#### 3.1 Whitminster Village

##### 3.1.1 Landscape setting

Good road connections to the north and south of the country via the M5 and A38 and other roads, linking at the crossroads east and west.



Views from the crossroads run from the larger valley of the Cotswold Hills, Forest of Dean, old Stroudwater canal and down into the valley of the Frome.



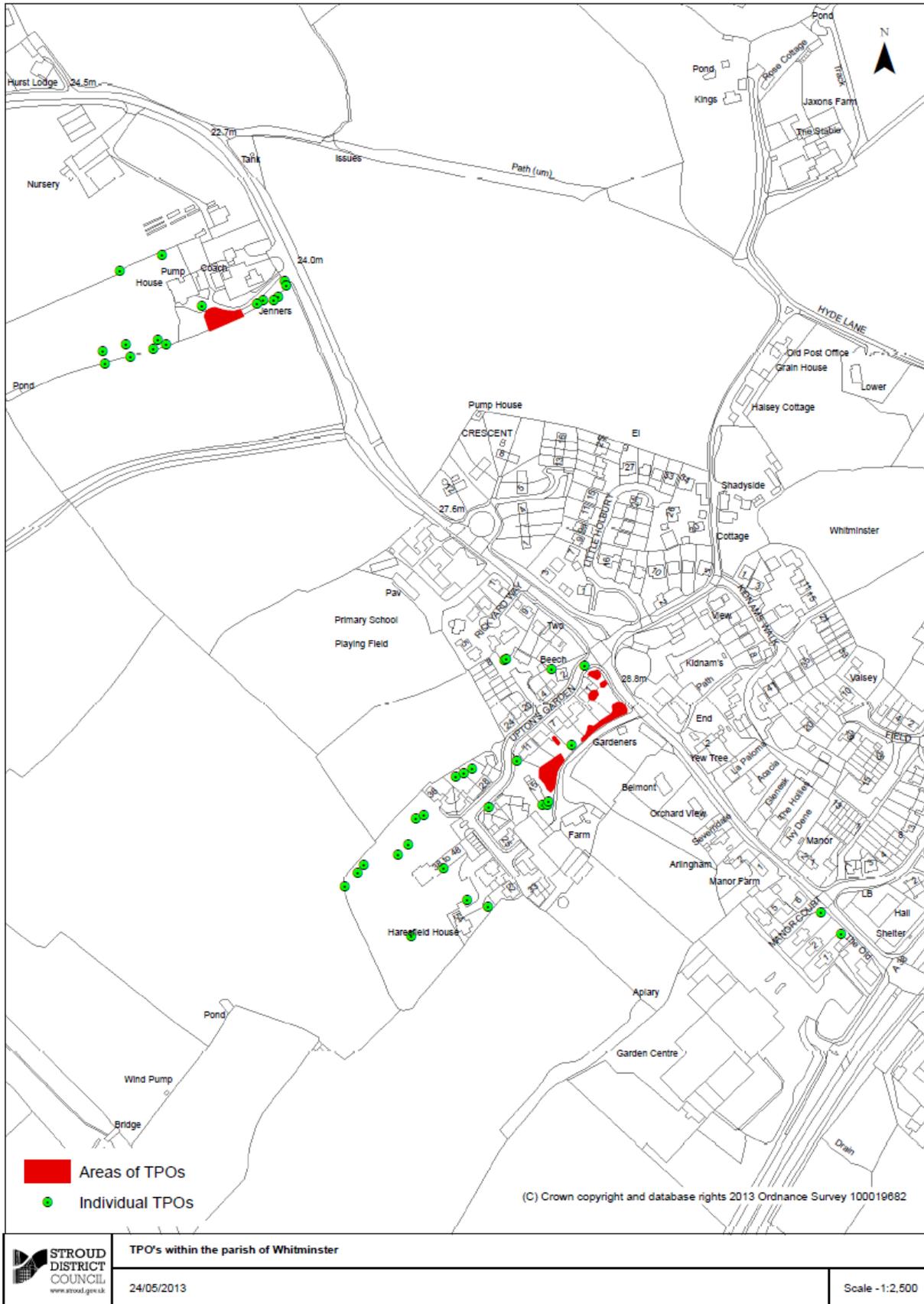
The population has doubled in size since the mid 20C as the fields and farmsteads within the village have been used for small developments (see *Appendix 3*)



Older trees have been retained during new developments with many having Tree Preservation Orders attached to them. (see Map 4)



*Trees in Parklands*



Map 4 TPO Distribution within Whitminster

Hedgerows are prominent in parts of the village and reflect the rural aspect of Whitminster, particularly noticeable is the beech hedge by the Village Hall.

Green verges and hedges are also evident e.g. in School Lane.



*Hedge in The Close*



*Map 11 Green Spaces of Whitminster*

### 3.1.2 Settlement pattern

The main village lies to the west of A38, with School Lane acting as a spine road. Pavements only occur in the village, not in the rest of the parish.



Over the years services have migrated to focus around the crossroads, and this is an extremely busy junction. Commercial development and services are expanding in the area of the cross-roads and along the A38. There is little common pattern in the nature of the new buildings, but extensions reflect the function of the existing building.

On each side of the busy junction lies a building of interest, many listed (Appendix 2): The Old Forge Inn and Whitminster Inn, the Old Court House, and the Village Hall.



The historic inns at the crossroads stand out on the brow of the hill approaching the village. The Old Forge Inn and the Whitminster Inn functioned as coaching inns. These are well established in the village and have been adapted over time to meet changing needs.



Community amenities are mainly along School Lane, and have increased in size on the existing sites. The village hall and school have already done so. The recreation ground with its soccer and cricket pitches, equipment, skate park has improved access, and the pavilion project is in process.



*Modern extension added to school reflects the original style*

Small developments have been constructed since WWII. They have their own “look” and design characteristics and some common aspects. In all of these, green areas at the entrance, trees, gardens and grassed areas are evident. Two play areas for toddlers are still owned and maintained by developers. *See Appendix 3 for further details and very local design characteristics.*

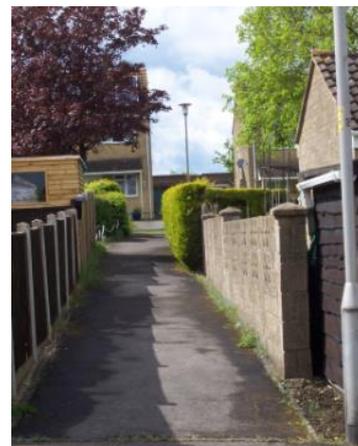


Access roads to the small developments vary, but with the increase of car usage there is frequently a lack of space at critical points especially in the older developments e.g. along The Close where on-street parking causes problems for both pedestrians and cars/delivery/emergency vehicles.



### 3.1.3 Buildings and spaces

Spaces between houses are valued, partly for the views, and partly for informal use as “breathing space”. The playing field is important for leisure and for use by children at the school adjacent.



On School Lane buildings are a mixture of age, design, type and size which gives it that distinctive characteristic of variety. However, most buildings in this area are older with little development after the mid-20<sup>th</sup> century. The majority of dwellings are no more than two-storey, with pitched roofs and aligned along the road. All have a front garden with different types of boundary.



Where older properties have been updated, it has been done in a sympathetic manner to reflect the existing building/ local streetscape.

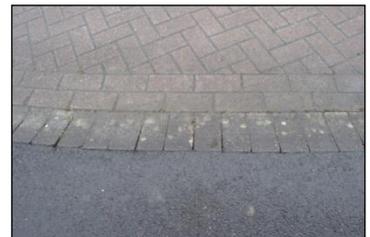
Newer developments consist of one, two, three and four bedroom dwellings – the full range.

New developments have included style features from older houses:

- coloured brick patterning
- concrete effect lintels above doors and windows
- dormer windows
- tiles on frontages.



The roads of newer developments have been laid with brick pavers after an initial tarmac entrance to the development.



The names for each of the developments are significant in reflecting the local site, culture and history.



### 3.1.4 Distinctive features in the village

Whitminster Inn with its two windows facing north and south to enable the sight of coaches approaching.



Old Forge Inn, originally known as The Swan, was enlarged in 1694.



Crossroads with village shop and junction



Methodist Chapel 1893, now a private house.



Old Court House built at the main crossroads in 1867 with the formation of petty sessions for Wheatenhurst Rural District Council. It is now a private residence.



Village Hall and village sign, on School Lane by the cross roads



Parklands House now consists of six dwellings. The grounds surrounding Parklands house are a valuable green space & are privately owned & managed.



Memorial Cross showing those who died in the 1<sup>st</sup>, 2<sup>nd</sup> World Wars and Korea and peace plaque was moved from the cross roads in the 1960s to a prominent position in The Close.



## 3.2 Wheatenhurst

### 3.2.1 Landscape setting

Wheatenhurst is next to the River Frome and both canals, where several small bridges link it to the service centres within the parish, and into Frampton.



The floodplain regularly floods, and is usually contained within the agricultural area, although Whitminster Lane – the access road – does flood.

The Lane is bordered by hedges, trees and fields which separate Wheatenhurst from the village.

### 3.2.2 Settlement pattern

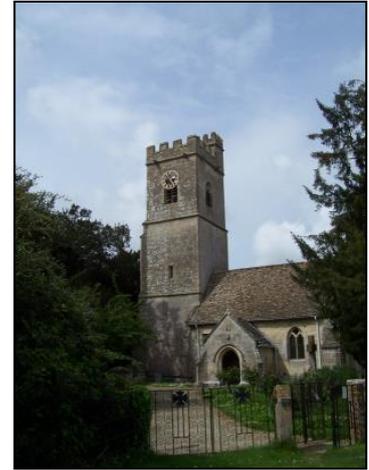
This was the original centre (and name) for the village. The houses are mainly older, and related to the House, river and canals. This is in the IHCA.

### 3.2.3 Buildings and spaces

The green approach to the Church is a valued space.



Both the Church and Whitminster House are the focus for the settlement. (Three tombs in the churchyard of St Andrews Church which are listed.)



### 3.2.4 Distinctive features

Church and Whitminster House



Sharpness Canal, Stroudwater Canal and River Frome  
Green approach to Church and House

### 3.3 Parish outside the Village and Wheatenhurst

#### 3.3.1 Landscape setting

Most of the parish settlement outside of the village consists of dispersed farms and buildings  
Pockets of housing are evident north and south alongside the A38; in Hyde Lane and in Whitminster Lane on the way to Wheatenhurst.



Grove Lane is somewhat separate between the A38 and the M5 with the lane as the key aspect of layout.

To the west and south, Stroudwater Canal and the River Frome are key to the siting of buildings in the Industrial Heritage Conservation Area. E.g. Occupation Bridge on Stroud Water Canal ( SeeMap2)  
(However, Fromebridge Mill now has its own access off the A38 roundabout.)



Small lanes without pavements give access to the rest of the parish and at times of heavy rainfall there is a risk of flooding along those lanes.



risk of pluvial flooding

### 3.3.2 Settlement pattern

Most housing is dispersed, or in small groups along roads.



Farms and their outbuildings are changing as agricultural diversification takes place and they are converted for other uses: such as holiday accommodation, electrical generation by solar panels.



### 3.3.3 Buildings and spaces

Farm buildings are a mixture of modern prefabricated and traditional construction.

One former Mill in the IHCA has been converted to a pub/restaurant. Wharf House and Cottage are also in IHCA.



### 3.3.4 Distinctive features

Stroudwater Canal  
River Frome and environs  
Highfield House, Whitminster Lodge



Whitminster Court, Grove Lane: now a private residence, but once a school, “the first Secular fortress ever reared in England”<sup>11</sup>



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<sup>11</sup> Whitminster Secular School Inauguration, reprinted from The Secular Review in B.M. printed books 8364.A.25 (5)  
[38]

## 4. Whitminster Design Statement Guidelines

As part of the consultation process for this VDS, a questionnaire was conducted with local people (see Appendix 4), and reference is made to this in the guidelines below.

**NB** For all Policy tables, policies are grouped in accordance with each Guideline section (e.g. Natural Environment): in addition reference is made to SDC current Local Plan saved policies in **BOLD** and new Submission Draft Local Plan policies in *ITALICS*.

### NATURAL ENVIRONMENT (WNE)

#### Key objective

The village, Wheatenhurst, and the surrounding parish is rural with a distinctive natural environment, varying from the R Frome valley and marshy areas near to the canals and Wheatenhurst to the village with its greater human influence in green spaces and gardens. These micro landscapes in the Vale are significant, and need to be conserved. This rural character of Whitminster is valued by residents who feel it makes the settlement such a good place to live in.

#### Issues

The views out long distances toward the Cotswolds Hills and the Forest of Dean are important locally, as is the view of Whitminster from the escarpment, and inappropriate development would have an impact in both directions which would diminish the rural landscape and the local Green Infrastructure.

The main area of fluvial risk, Flood zones 3 and 2 (High and Medium Risk zones) are associated with the River Frome (see Map 7). The R Frome valley already has IHCA status and is also scheduled for future development.

At a subarea level, Wheatenhurst as the old centre of the parish has a mature biodiversity and natural shape which is very distinctive and related strongly to the clay and water bodies. Within the usual fluvial flooding regime, this all gives particular sensitivity to change.

Within the village itself the following are of great value:

- open green spaces within the village and gaps where the views can be seen between buildings (See Map 11 page 30)
- grass verges (see Photo of School Lane)
- trees, including those with TPOs (See Map 4 page 29)
- remaining orchards (See Map 7 page 18)
- boundaries between houses which are hedges providing wildlife corridors
- paths giving access to the countryside (See Map 10 page 22) *after 2.3*

See also other maps of the local Natural Environment in Appendix Map Section.

*Evidence is also available from the mapping carried out by Whitminster School and the parish questionnaire. In response to Question 1, 54% of Whitminster residents enjoyed living in a village environment (e) with access to countryside (a). In the top 3 answers, residents particularly wished to be surrounded by wildlife habitats. Boundaries of natural hedging around property in the village were supported by 75% of the responders to question 10.*

## Guidelines recommended

**WNE1** Any future development in the village, Wheatenhurst and the surrounding parish needs to conserve the distinctive natural environment and be managed to enhance the natural environmental features identified and noted above under issues and in 2.1. That development should normally be sited outside of Flood zone 3 and 2, the high and medium risk areas respectively.

**WNE2** Any future development should pay attention to the Green Infrastructure and must respect the designations and species found within the rural parish and its varying distinctive character as seen in sections 2 and 3 of this document. Planting trees could help to create green spaces to store water and provide shade for wildlife.

**WNE3** Housing and /or employment development should contribute to and not detract from the wider landscape character when viewed from public vantage points looking into, or out of Whitminster.

**WNE4** Boundaries between houses are predominantly hedges in much of Whitminster village. Hedges for new developments are recommended to encourage this continuation, as appropriate, and to contribute to the benefit of the natural living environment.

**WNE5** Existing orchards should be conserved and new/replacement orchards should be encouraged.

**WNE6** Development of any new energy sources and their infrastructure e.g. electricity transmission lines, photo voltaic panels and wind turbines should be integrated within the landscape to conserve and enhance the natural environment

## Policy context for Whitminster Natural Environment Guidelines

Guideline	SDC saved Local Plan policy	SDC Submission draft LP policy	NPPF paragraphs	Other relevant documents and refs
<b>WNE1</b>	<b>NE3-7,11&amp;12</b>	<u>CP14;CP15</u> <u>: ES5:</u> <u>ES11;EI12</u>	57 109 118	<ul style="list-style-type: none"> <li>• Stroud District Landscape Character Assessment 2000</li> <li>• Stroud IHCA Management Proposals SPD</li> <li>• The Natural Choice: Securing the Value of Nature 2011</li> <li>• Gloucestershire Biodiversity SNA: Severn Vale;55 Frome Valley</li> <li>• Strategic Green Infrastructure Framework <a href="http://www.gloucestershirebiodiversity.net/actionplan/index.php">http://www.gloucestershirebiodiversity.net/actionplan/index.php</a></li> <li>• <a href="http://www.gcer.org.uk">www.gcer.org.uk</a></li> <li>• Whitminster community on the ground landscape character surveys – see audit file &amp; Appendix 5 summary</li> <li>• Whitminster responses to questionnaire in Appendix 6 question 1</li> <li>• Maps: Whitminster school valued green spaces; green spaces map 8</li> <li>• A response to sustainability appraisal for SDC emerging Local Plan <a href="http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent2&amp;p=lp_app">http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent2&amp;p=lp_app</a></li> </ul>
<b>WNE2</b>	<b>NE3;NE4;NE6;NE7</b>	<u>ES6; ES3</u>	113;1 17;11 8	
<b>WNE3</b>	<b>NE10</b>	<u>ES7;ES12-ES15</u>	120;1 21	
<b>WNE4</b>	<b>NE5;NE12</b>	<u>ES8;ES6</u>	118	
<b>WNE5</b>	<b>NE5;NE6;NE11</b>	<u>ES6;ES8;ES14</u>	117	
<b>WNE6</b>	<b>GE2</b>	<u>ES7;ES2</u>	114	

## BUILT ENVIRONMENT (WBE)

### Key objective

To ensure any future development in and about the parish of Whitminster enhances the locality and contributes positively to the distinctive character, functions and heritage. For example Wheatenhurst, as the historic centre, with its valued green spaces, is particularly sensitive to development. Future developments must reflect the identity of local and surrounding materials as identified in the Village Design Statement.

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

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

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

### Issue

Whitminster village has a different rural character from the other subareas, but it is still rural – whilst providing services. Local services are focused around School Lane and the crossroads. It is important that these are maintained, and that people can get to them safely, but that the cohesion of the community is conserved.

Parking, access, paths are issues in the village. This issue is addressed in section 'Roads and Paths (WRP Guidelines)'. For functions see also Employment and Infrastructure guidelines (WEI).

Developers do not always deliver within a timescale that allows the community to absorb the change and not have prolonged impact during construction. This may be addressed through phased development such as that existing, shown in Appendix 3.

*In Question 4 of the Whitminster Questionnaire the total response, collated, for a single or cluster of up to 5 homes was 67%. For developments of 50 or over, there was a zero response.*

*In terms of housing types, 27% preferred semi- detached, 25% detached, 57% 3 bedroomed houses. Refer to 'Housing Type Chart' and 'Tax Band Chart' which shows the variety and distribution in Whitminster.*

## **Guidelines recommended**

**WBE1** Any build design should enhance the parish and especially the village of Whitminster and contribute positively to the local character, functions and heritage, as identified in this Design Statement (See section 3.)

**WBE2** Any future development of the village and the surrounding parish shall be of an appropriate scale to the locality and take into consideration its character, landscape setting, above and below ground archaeology, and respect its cohesion as a community. Housing could comprise infill and also give opportunity for self-build, to maintain a balance between estates and individual development.

**WBE3** Development shall reflect both local character and innovative design and represent incremental managed growth over time, as is evident in the character of the village (see section 3 of this Design Statement).

**WBE4** Any development at Wheatenhurst, the historic centre, with a cluster of listed buildings, must respect the immediate surroundings including the green spaces (see 3.2).

**WBE5.** As Whitminster Parish Council have agreed the Stroud Planning Protocol developers should approach the Parish Council for pre application consultation, taking into account this Design Statement; this will also include discussion with Stroud District Council (having regard to the recommendations from the design review panel as in NPPF policy 7 'Requiring Good Design' para 62).

**WBE6.** Any newly built houses in Whitminster should comply with current Stroud District Parking Standards.

**WBE7** In any new development, and in character with existing developments (see Appendix 3) designated green spaces should be included as is seen at the A38/School Lane junction, the School Lane/The Close and Hyde Lane/Little Holbury near the access junctions (photo 3.1.2) Such green and/or play areas (or play provision elsewhere) and their maintenance must be agreed with the Parish Council.

## Policy context for Whitminster Built Environment Guidelines

Guideline	SDC saved Local Plan policy	SDC Submission draft LP policy	NPPF	Other relevant documents and refs
<b>WBE1</b>	<b>HN1-5;HN7-10; HN13-17; BE16-18;GE1-2; GE5;</b>	<u>CP1;CP3-9;CP14-15;ES4; EI6</u>	28;50;54;55; 65;69-70	<ul style="list-style-type: none"> <li>Whitminster questionnaire q4</li> <li>Stroud residential design guide</li> <li>Stroud employment design guide</li> </ul>
<b>WBE2</b>	<b>HN3</b>	<u>CP4;CP8;HC1;HC3-8;</u>	69	<ul style="list-style-type: none"> <li>Appendix 1 Housing Type Chart and Tax Band Chart</li> <li>Section 17 Crime and Disorder Act 1998</li> </ul>
<b>WBE3</b>		<u>EI4;EI5;EI10;HC6-8</u>	55-58;60-62;64;	<ul style="list-style-type: none"> <li>Appendix 3 phased developments</li> </ul>
<b>WBE4</b>	<b>BE5;BE6-12</b>	<u>ES10-11;ES12-14</u>	76;77;128	<ul style="list-style-type: none"> <li>Stroud IHCA design guide</li> <li>Stroud IHCA character appraisal</li> <li>Stroud IHCA Management Proposals SPD</li> <li><a href="http://list.english-heritage.org.uk">http://list.english-heritage.org.uk</a></li> </ul>
<b>WBE5</b>	<b>GE7</b>	<u>CP4</u>	62;71	<ul style="list-style-type: none"> <li><a href="#">Pre-application Community Involvement Protocol for the Stroud District</a></li> </ul>
<b>WBE6</b>	<b>TR1;TR12</b>	<u>Appendix 2 table B of draft Local Plan</u>	39	
<b>WBE7</b>	<b>RL1;RL4-5;RL9;GE7</b>	<u>CP5;CP6; ES13-ES15;ES6-7</u>	71;	<ul style="list-style-type: none"> <li>Stroud Outdoor Play Space Provision</li> <li>Stroud Outdoor Playing Space Provision Survey</li> </ul>

## COMMUNITY and FACILITIES (WCF)

### Key Objectives

Whitminster is classed as Tier 3 in the Draft Submission of the Stroud Local Plan 2013. Community spirit and dynamism is valued locally as well as the local environment and services. For a village of its size there are a wide range of amenities well used by the community which should be maintained and developed to continue to provide the quality of service consistent with the rural community of Whitminster (see 3.1.2)

### Issues

There has been consistent interest in Whitminster which has contributed much care and money to the community amenities and their expansion, as the village, in particular, has grown. Any further development will again mean more pressure on those facilities, and so developers should contribute to necessary improvements. There should be more equipment on the Playing Field for children aged 5 and upwards, with seating available for parents to watch their children play. The current population of the village indicates that there should be 5.5 acres of Playing Field, Playground and Open Space. (source Fields in Trust). The Sports Pavilion on the Playing Field is badly in need of re-building, due to its present construction materials and age. *In the questionnaire, residents identified more amenity land /facilities for possible community use from developer contribution (16%).*

There are no regular or convenient bus services to the Doctors Surgery at Frampton. Stonehouse cannot be accessed by bus, nor Stroud which is the administrative centre.

#### Guidelines recommended

**WCF1** The Parish Council will draw up, and keep current, a list of priorities for use in Pre Application Protocol consultation with any developer.

**WCF2.** Commuted sums from developers, either through S106 agreements or from Community Infrastructure Levy should be used to improve play equipment on the Playing Field (when not provided on site) and to contribute to the redevelopment of the Sports Pavilion.

**WCF3.** CIL money from larger scale development should also contribute toward road safety and transport links. Community &/or public transport should be provided to enable non drivers to get to the Frampton Surgery, and to get access to leisure facilities in nearby towns. (See 3.1.2 for road safety in School Lane and at the crossroads).

### Policy context for Whitminster Community and Facilities Guidelines

Guideline	SDC saved Local Plan policy	SDC Submission draft LP policy	NPPF	Other relevant documents and refs
<b>WCF1</b>	<b>GE7;RL9</b>	<u>CP4;EI6;</u>	17;69;70;72; 188	<ul style="list-style-type: none"> <li><a href="#">Pre-application Community Involvement Protocol for the Stroud District</a></li> </ul>
<b>WCF2</b>	<b>SH15;RL1;RL3-5</b>	<u>CP6;CP7; ES15</u>	73;74;76;77	
<b>WCF3</b>	<b>RL8</b>	<u>CP6;EI12; ES4; ES12</u>	35;188	

## BUILDING MATERIALS (WBM)

### Key objective

Materials used in Whitminster vary, but are mainly built of brick, some with slate or concrete tile roofs, some with wood or white UPVC windows/doors. Any development should either reflect the existing property materials or with new development have materials that respect the surrounding built environment, and fit into the rural landscape.

### Issue

Numbers of different materials are used in different localities even within subareas, and some areas show different, but distinctive materials. As technology progresses so different materials will be adopted but it is necessary to show a balance between the technology of the day and be sympathetic to existing surroundings. Sustainable energy and environmental solutions are to be encouraged, but in context. Different products exist which are reflected in and around Whitminster (see aerial photo in 3.1.3).

*In the questionnaire, overall numbers have been collated, which do not take account of specific locality.*

*In any new development 64% responders preferred brick (question 7); 56% slate for roofs (q.9); 54% white PVC for windows (q8). In terms of sustainable energy and environmental solutions, 58% preferred rain water collection to be considered in the build.*

#### Guidelines recommended

**WBM1** In line with the distinctive character, building materials should either reflect the existing building on site or respect the wider built environment. The local palate comprises brick, with clay/concrete tiles and wood/white UPVC for doors and windows for example.

**WBM2** Materials will be particularly important for development involving any heritage assets, notably around Wheatenhurst and in the IHCA.

**WBM3** In any future housing development alternative energy and environmental solutions are encouraged, such as houses being fitted with rain water butts with functioning overflows.

## **Policy context for Whitminster Building Materials Guidelines**

Guideline	SDC saved Local Plan policy	SDC Submission draft LP policy	NPPF	Other relevant documents and refs
<b>WBM1</b>	<b>BE20</b>	<u>HC1;CP8;CP14</u>	17;58;59	<ul style="list-style-type: none"> <li>• Frontages for Houses Chart</li> <li>• Appendix 3 Phased Developments</li> </ul>
<b>WBM2</b>	<b>BE6-BE12</b>	<u>ES10;ES11</u>	61;62;128;128;131	<ul style="list-style-type: none"> <li>• Stroud IHCA design guide</li> <li>• Stroud IHCA character appraisal</li> <li>• Stroud IHCA Management Proposals SPD</li> </ul>
<b>WBM3</b>		<u>ES1*;CP14</u>	63	

\*NB Refer to note on page 5 reference CfSH and ZCNDB may change.

### **ROADS AND PATHS (WRP)**

#### **Key objective**

To have a high quality interconnected system of roads, paths and pavements which are safe and maintained to adoptable standard in Whitminster. Any new development should be designed to connect into this pattern safely and without detracting from its efficiency and harmony with the environment (which might also include support from a sustainable drainage system).

In addition, houses should have sufficient off road parking provision to prevent on-street parking.

#### **Issue**

Whitminster's roads show the effects of significant use and lack of maintenance/ investment and there are concerns about road safety. This is particularly true in the village at the key junction with the A38 and along School Lane – the main route for pedestrians to walk to facilities, including shops and school. Should new housing developments take place, then that opportunity could be used to improve existing linking roads, paths and pavements, not increase pressure at pinch points. This enhancement could be possible when a potential Developer and the Parish Council discuss use of a Community Infrastructure Levy or Section 106 agreement. However, it is the responsibility of the Local Highways Authority to maintain roads and pavements, and keep them in good condition. Usually, any financial contributions from developers are for new infrastructure.

More residential vehicles are required in this rural parish due to limited public transport routes (see local census figures on car ownership on page 78). There are problems now with on-street parking in places like School Lane, The Close (see photo of The Close on page 32) which give rise to concerns over community safety (Parish Map on page 2)

With District and County Council advice, agreement can be reached over road safety improvements and the building of safe cycling paths and footpaths. For County Highways commentary see Appendix 6.1 Whitminster Design Statement process, Statement 02/05/14.

*Evidence for this is found in the parish questionnaire. In answering question 10, 56% of respondents were in favour of a single entrance/exit road to any new development; 72% wanted pavement, and 70% off road amenity footpaths. Residents identified possible community uses for development contribution ( in question 14) as :17% for road safety improvement; 16% for more amenity land/facilities (which could cover possible connecting foot paths) and 9% for cycle path.*

*59% of the respondents to question 11 concluded that each new house built should have 2 off road parking spaces within the property boundary (refer to SDC Parking Standards as previously mentioned). 56% preferred a single access road; 72% for roadside path; 70% for off-road amenity paths*

#### **Guidelines recommended**

**WRP1** Any new development should have one entrance/exit road with at least one pavement, and linked infrastructure

**WRP2** At the entrance to any larger housing developments where the tarmac ends, the road should then be constructed of paviors (to encourage infiltration in connection with a sustainable drainage system).

**WRP3** Access roads to new developments should be safe and suitable for residents, taking into consideration road safety, pedestrian and cycle movements, needs of people with disabilities. Amenity footpaths/cycle ways should be included to connect the new development with the existing network, as appropriate.

**WRP4** New housing developments should have the maximum off road parking ( Appendix 2 table B in Stroud Local Plan) to prevent on-street parking which could impede community safety and will include spaces for visitor parking/delivery.

#### **Policy context for Whitminster Roads and Paths Guidelines**

Guideline	SDC saved Local Plan policy	SDC Submission draft LP policy	NPPF	Other relevant documents and refs
<b>WRP1</b>	<b>TR1-2; GE5</b>	<u>CP14</u>		<ul style="list-style-type: none"> <li>Whitminster questionnaire responses to questions 10,11,14</li> <li>Stroud residential design guide</li> <li>Highways Local Area manager comments</li> </ul>
<b>WRP2</b>	<b>GE4</b>	<u>ES4</u>	99;100	
<b>WRP3</b>	<b>TR6;TR4</b>	<u>CP6; CP14</u>	35;37;75	
<b>WRP4</b>	<b>TR12</b>	<u>Appendix 2 table B of Stroud Local Plan</u>	39	

## EMPLOYMENT AND INFRASTRUCTURE (WEI)

### Key objective

In order to continue a strong local, rural economy and thus a sustainable future for Whitminster, the increase in employment and services which is evident now should continue. Those employment opportunities should respect the distinctive character of the sub areas, especially in Whitminster village and Wheatenhurst. Any future housing development should have local employment opportunities and infrastructure improvement linked in.

### Issue

In line with section 3 of the NPPF, and Whitminster's Tier 3 development status in the Stroud Local Plan, along with the current trend, local businesses are changing and different/increased employment opportunities will help to sustain the local economy and especially the village as a service centre.

***Whitminster's questionnaire indicated that 8% of residents worked from or at home, 14% worked within 5 miles of home 43% worked over 5 miles from home.***

With the number commuting to work there are already traffic implications at key junctions and this needs to be considered in the design/access for any potential development. This is particularly so at the crossroads where flows of traffic at peak times are significant, and access/egress to functions are concentrated, and also along School Lane.

Any future housing developments should link with employment, as key in Stroud Local Plan. Infrastructure improvements can mitigate traffic issues, and potential development should include this enhancement.

Improved broadband could increase the variety/nature of employment in the area, including potential leisure-based businesses, agricultural diversification, home working, which needs to be taken into account in design terms, according to the subarea. ***In the questionnaire, residents identified possible community use for development contributions (16% for better internet connection).***

## **Guidelines recommended**

**WEI1** Where existing local businesses or facilities expand/ convert existing buildings those buildings should respect the distinctive rural character of that subarea; reflecting the existing materials and context, access /egress and noise considerations. This is particularly true along the A38, junctions along School Lane, and (see following WEI3) especially on the main crossroads.

**WEI2** Where new buildings are constructed, especially where infill or near to valued green spaces, they must be well designed to take particular note of the distinctive rural character of that subarea.

**WEI3** Development of employment must be phased with infrastructure improvements particularly in the immediate area of Whitminster crossroads, where listed buildings and buildings of heritage value are mixed with a variety of commercial properties. There is potential to ease vehicle movements, enhance road safety and the street scene with sensitive use of style and materials e.g. pitched roofs, harmonising materials and a review/reduction of signage. With the increased hard surfaces, especially along the A38, drainage should be appropriate to decrease risk from pluvial flooding.

**WEI4** There is scope for development of local services and community facilities, such as the local shop, hall, sports pavilion, to increase provision, including potential useful meeting/working points for lone workers. In doing so, community consultation on design and access is recommended.

**WEI5** Where there are redundant buildings, these could be converted for business/ employment use or diversification, respecting that sub-area's distinctive character. That could include live/ work housing.

**WEI6** Where diversification of agricultural and other land-based rural businesses occurs, or in the case of sustainable rural tourism and leisure developments, these should benefit communities and visitors, and also respect the character of the countryside. Particular attention should be paid to traffic movements and impact, especially at current pinch points and junctions.

**WEI7.** Near Wheatenhurst, the Canal Restoration should pay strict attention to the IHCA management, respect the valued green spaces, listed buildings and distinctive features noted in 3.2.

**WEI8** Any Section 106 or CIL contributions should be directed toward improved traffic control system (for better road safety); improved community facilities, such as Village Hall or new Sports Pavilion and/or improved infrastructure, such as faster broadband/ improved mobile provision. The Parish Council holds a priority list for CIL contributions to be spent on. S106 contributions are acknowledged to be specific to a development.

## **Policy context for Whitminster Employment and Infrastructure Guidelines**

Guideline	SDC saved Local Plan policy	SDC Submission draft LP policy	NPPF	Other relevant documents and refs
<b>WEI1</b>	<b>EM1; EM3-7; SH16</b>	<u>EI4, EI10, ES3; ES11;CP14.</u>	17;28;42; 123	
<b>WEI2</b>		<u>ES14</u>	110;	
<b>WEI3</b>		<u>CP14;ES3; ES12</u>	69;94	<ul style="list-style-type: none"> <li>• <a href="#">Historic Environment Planning Practice Guide</a></li> </ul>
<b>WEI4</b>		<u>EI6;CP6;</u>	28;69; 72	
<b>WEI5</b>		<u>CP15</u>		
<b>WEI6</b>	<b>EM7;EM8; EM9; EM10;RL7</b>	<u>EI4;EI5; EI10; ES9</u>	28	
<b>WEI7</b>	<b>RL8;NE5;NE6</b>	<u>ES10;ES11</u>	28	<ul style="list-style-type: none"> <li>• Stroud IHCA design guide</li> <li>• Stroud IHCA character appraisal</li> <li>• Stroud IHCA Management Proposals SPD</li> </ul>
<b>WEI8</b>	<b>GE7</b>	<u>CP6</u>	42;188	

## USING THE VILLAGE DESIGN STATEMENT FOR GOOD PRACTICE IN PRE-PLANNING APPLICATION INVOLVEMENT

At National level, the National Planning Policy Framework,(NPPF), contains guidelines for communities to expect to be involved in any proposals for development in that community. “Applicants will be expected to work closely with those directly affected by their proposals, to evolve designs that take into account the views of the Community. Proposals that can demonstrate this in developing the design of a new development should be looked upon more favourably”.

(NPPF 2012 paragraph 66)

At District Level, Stroud District Council’s Statement of Community Involvement, (SCI), already encourages pre-application Community Involvement, and includes overall principles of good practice. Good communication between the local Councils, developers and local residents in advance of applying for planning permission can not only provide a better development, but can save time and expense. Most of these principles and good practices can also be found in the Pre-Planning Application Protocol, worked up jointly by Stroud District Council, Gloucestershire Rural Community Council, and a working group of Parish Council representatives from across the District, which all Parish Councils are encouraged to adopt. (Spring 2014).

At Parish Level, when considering any Planning Application, the Parish Council will incorporate the Design Statement into any comments made as a Statutory Consultee. The Village Design Statement will provide a context for future development, and will be able to be used by all applicants as a key tool in preparation of applications, to maintain the distinctive character of Whitminster Parish, its environs and unique characteristics that local people value.

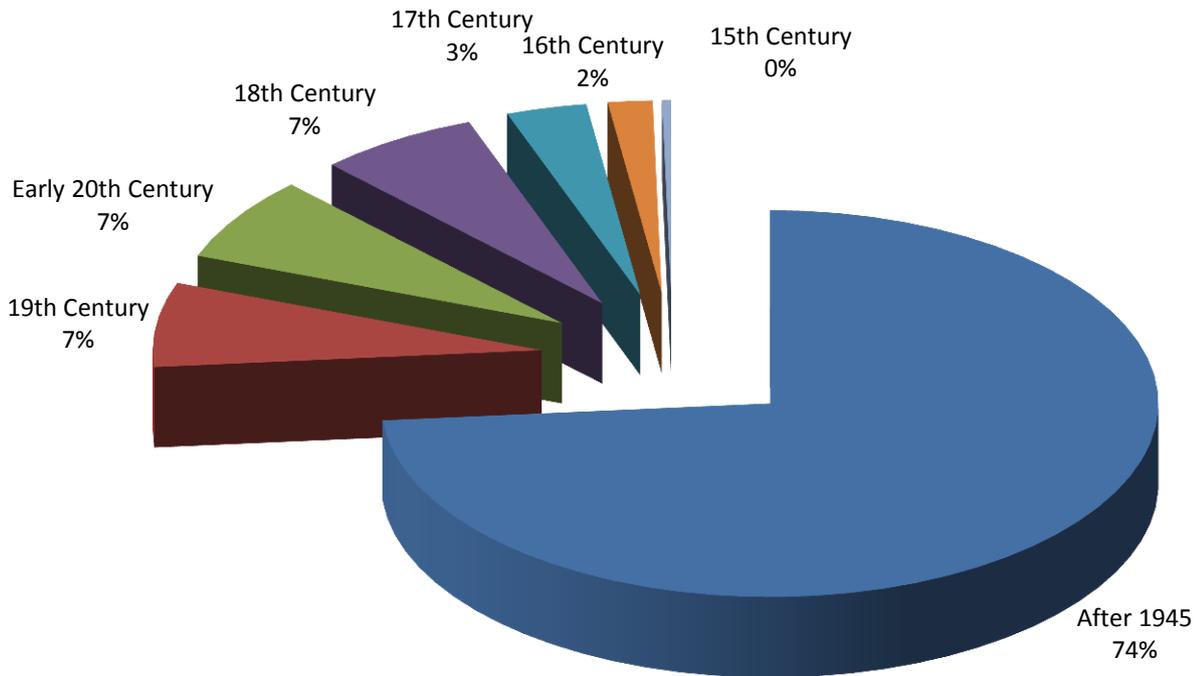
### Conclusion.

The Parish Council, and Residents of Whitminster would like to see this Design Statement adopted by Stroud District Council, and implemented in any decision making involving future development within the Parish, whether it is a small or large application.

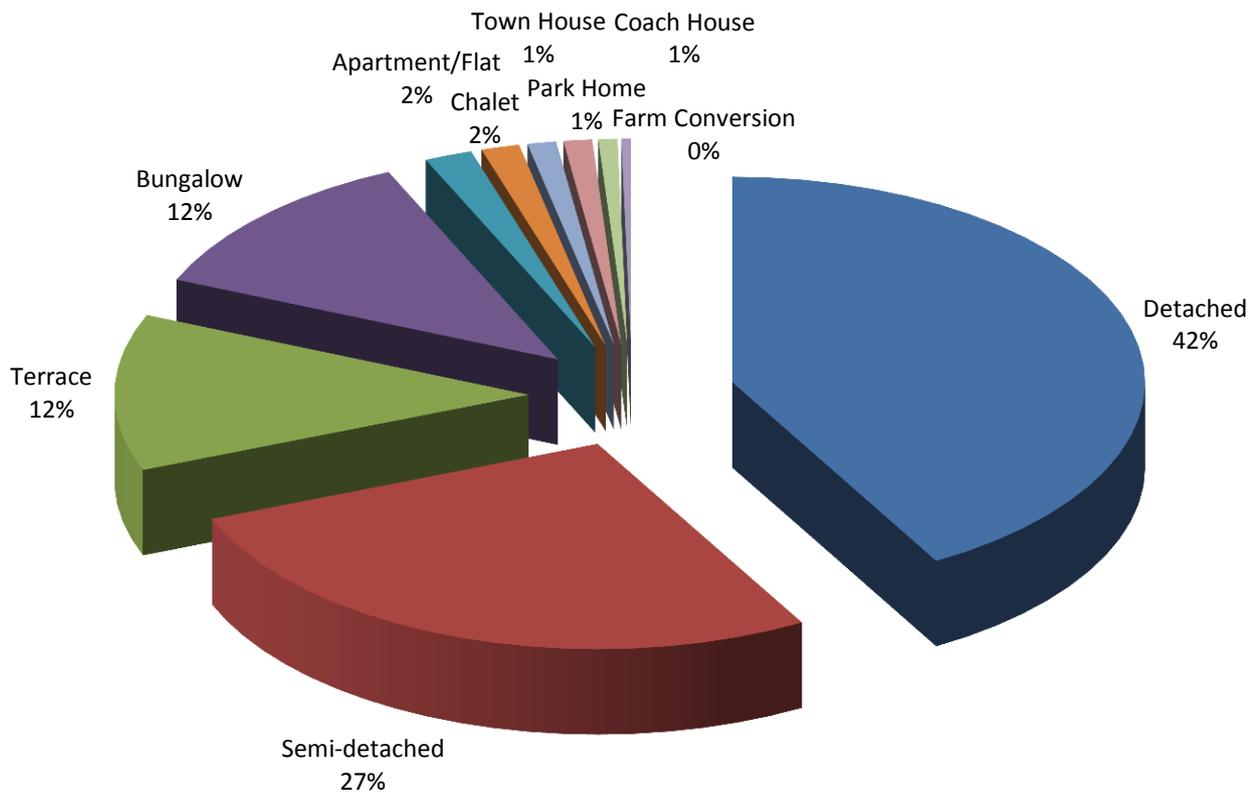
The Whitminster Parish Plan was produced in 2008, and is currently being reviewed.

Contact details,whitminsterpc@orangehome.co.uk

## Appendix 1



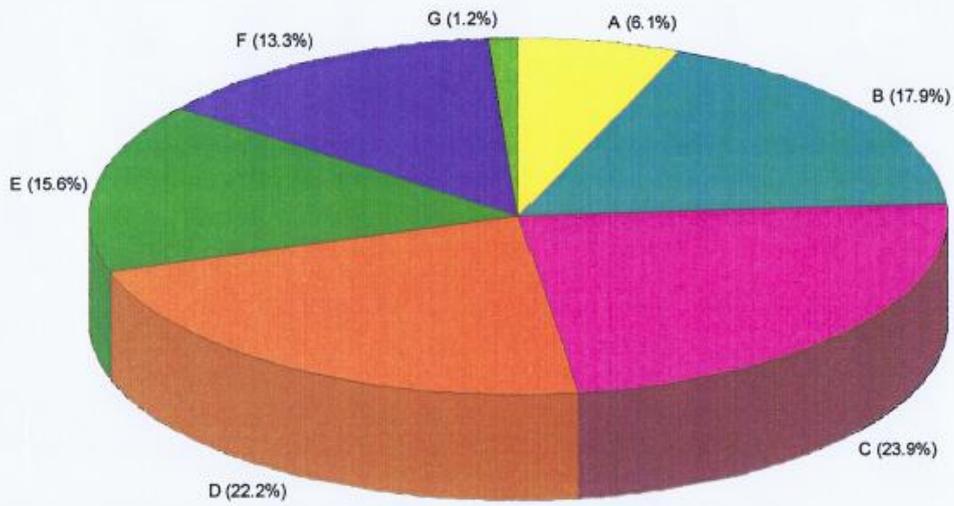
*Chart 1 House age of Houses in Whitminster*



*Chart 2 House Type for Houses in Whitminster*

# WHITMINSTER

Compare: No.Houses v Tax Bands



Source: Stroud District Council Tax Department

Chart 3 Housing Data – Village Survey

## Appendix 2

### Listed buildings and map

Whitminster Listed Buildings – reference the HER map

- |  |          |
|--|----------|
| • Fromebridge Mill 18/19c Grade 2 used for corn, fulling, wire and brass | HER07005 |
| • St Andrews Church (Wheatenhurst) earliest 11c Grade 2                  | HER08405 |
| • Parklands Villa house 19c Grade 2 service wing to NE                   | HER22154 |
| • Packthorne Farmhouse late 16c plus late 17c or early 18c Grade 2       | HER39295 |
| • Packthorne Barn and milking parlour early 18c Grade 2 NW of house      | HER39296 |
| • Old Forge Inn timber framed part 15c enlarged 17c Grade 2              | HER39298 |
| • Jaxons Farmhouse 16c plus later extension Grade 2                      | HER39299 |
| • Kings Orchard House 17c Grade 2  | HER39300 |
| • Oak House 17c Grade 2  | HER39302 |
| • Parklands Farmhouse 18c porch 19c Grade 2                              | HER39303 |
| • Yew Tree Cottages 16c N part former farmhouse Grade 2                  | HER39304 |
| • Tomb of King family 18c + pair of grave stones Grade 2                 | HER39307 |
| • Tomb of Hawkins family 18c Grade 2                                     | HER39308 |
| • Tomb with rails of Brewer family Grade 2                               | HER39309 |
| • Whitminster Medieval Hall house 16c added 17c and 19c Grade 2          | HER39310 |

Source : Gloucestershire County Council Historic Environment Record

For more info and images see:

[www.imagesofengland.org.uk/QuickResult/Default.aspx?q=Whitminster](http://www.imagesofengland.org.uk/QuickResult/Default.aspx?q=Whitminster)

See below HER Map which also shows further archeological sites and places of interest.  
A detailed schedule can also be found at GCC HER

# Gloucestershire Historic Environment Record

TITLE: Map of HER areas in Whitminster parish

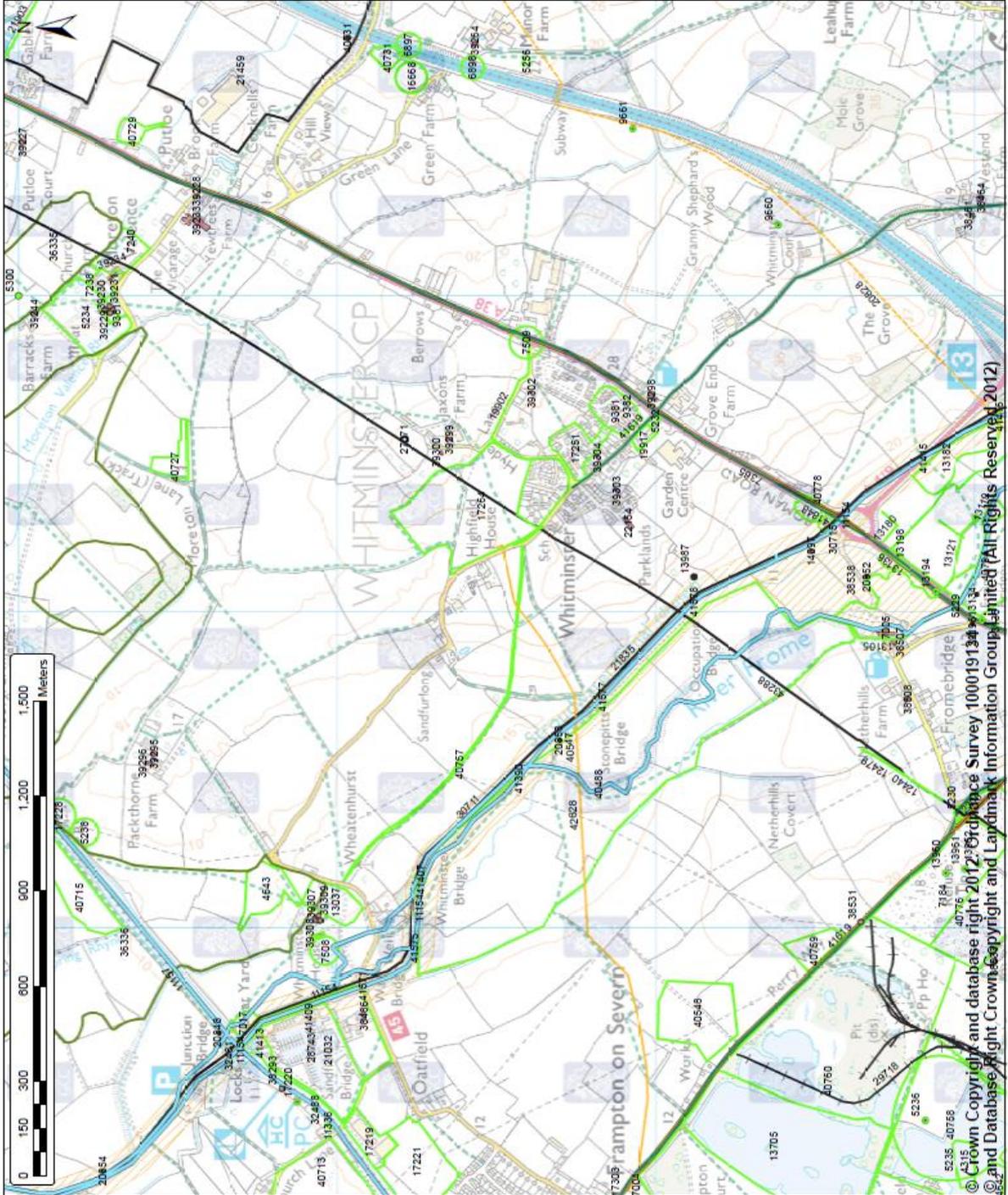
- HER Legend**  
(Not all feature types may be present)
- Untagged
  - Cirencester UAD - Berm
  - CLL
  - Canals
  - Cirencester UAD - Ditch
  - Cirencester UAD - Early\_bank
  - Cirencester UAD - Earthwork\_bank
  - Event
  - Cirencester UAD - External\_lower
  - Glos Gardens and Landscape Trust
  - General SMR entries
  - Cirencester UAD - Internal\_tower
  - LB
  - 20th Century military records
  - Non\_Arch
  - Romano British Roads
  - Railways
  - Cirencester UAD - Rampart
  - Reclamation
  - Restricted
  - Cirencester UAD - Town\_wall
  - Tramways

DRAWN BY: HER Team

SCALE: 1:12,000

DATE:

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Map Historic Environment Record map

### **Appendix 3 Small phased development in the village.**

**Holbury Crescent (1950s)** built as council houses with large gardens, positioned around a green central crescent. Parking issues were not a consideration when this estate was built.

**The Close (mid 1960s)** This relatively narrow road affords the only access to several later developments. Properties comprise of small front gardens some of which have been changed to provide limited parking for residents. Parking is a problem throughout the Close although there are lock up garages available away from the properties. There is a green area at the entrance to The Close with flowers, trees, and the repositioned war memorial. Pavements and roads are asphalt.

**Paynes Meadow (early 1970s)** with access through The Close, adding further traffic to this narrow road. Properties, constructed of reconstituted Cotswold stone, including bungalows, are laid out around a looped road with a central green area and mature trees. Large gardens back and front, with garages. Spaces between properties allow for views over the Cotswold Escarpment and The Forest of Dean.

**Vaisey Field (1980s)** with a curved access off The Close there is an immediate split into 2 roads. These are delineated by the colour of the pavers in the road pattern. The verged entrance is valued, and links with the footway to provide an informal play space. The small front gardens have trees planted every few houses, which have added to the mature look of the streetscape. Nine parking spaces for The Close are located here.

**Rickyard Way (1990s)** A small development of nine detached houses built on the site of the rickyard of Kidnams farm. Each has their own parking space and garage. Bay windows are a design feature here.

**Manor Court (1990s)** A small development of six brick built detached houses built on the site of Manor farm yard. Each house has two garages and additional parking spaces. Brick detail from nearby house is incorporated in the design. The access and exit is opposite The Close.

#### **Little Holbury and Kidnams Walk (late 1990s)**

Constructed by the same developer, each has a single access off Hyde Lane. The development consists of terraced, semi-detached and detached houses of all sizes with proportionate parking. A tarmac entrance leads to a paved road surface. Chimneys are a feature on this development. Both developments contain children's play areas

**Uptons Garden 2000** Named after the previous use by a local market gardener, this development consists of; a new estate and a conversion of the original Parklands house situated within its own grounds. The estate has a mix of terraced, 3 storey town houses, semi-detached, detached and one curtilage listed coach house.

**Henry Withers 2000** At the Millennium these new-build houses were named after a long serving chairman of the magistrates and dated on the brickwork. The site was that of the police station and magistrate's court.

**Moss Views 2012**, developed on a former caravan site, built of brick and includes dormer windows.

**Schoolfield Close 2013** Affordable housing was built to give a chance to younger people associated with the parish to live there when they establish their own households. Next to the school, and playing field are a mixture of three, two and one bedroom residences and one four bedroomed house. Construction is of brick with small back gardens and open plan frontage.

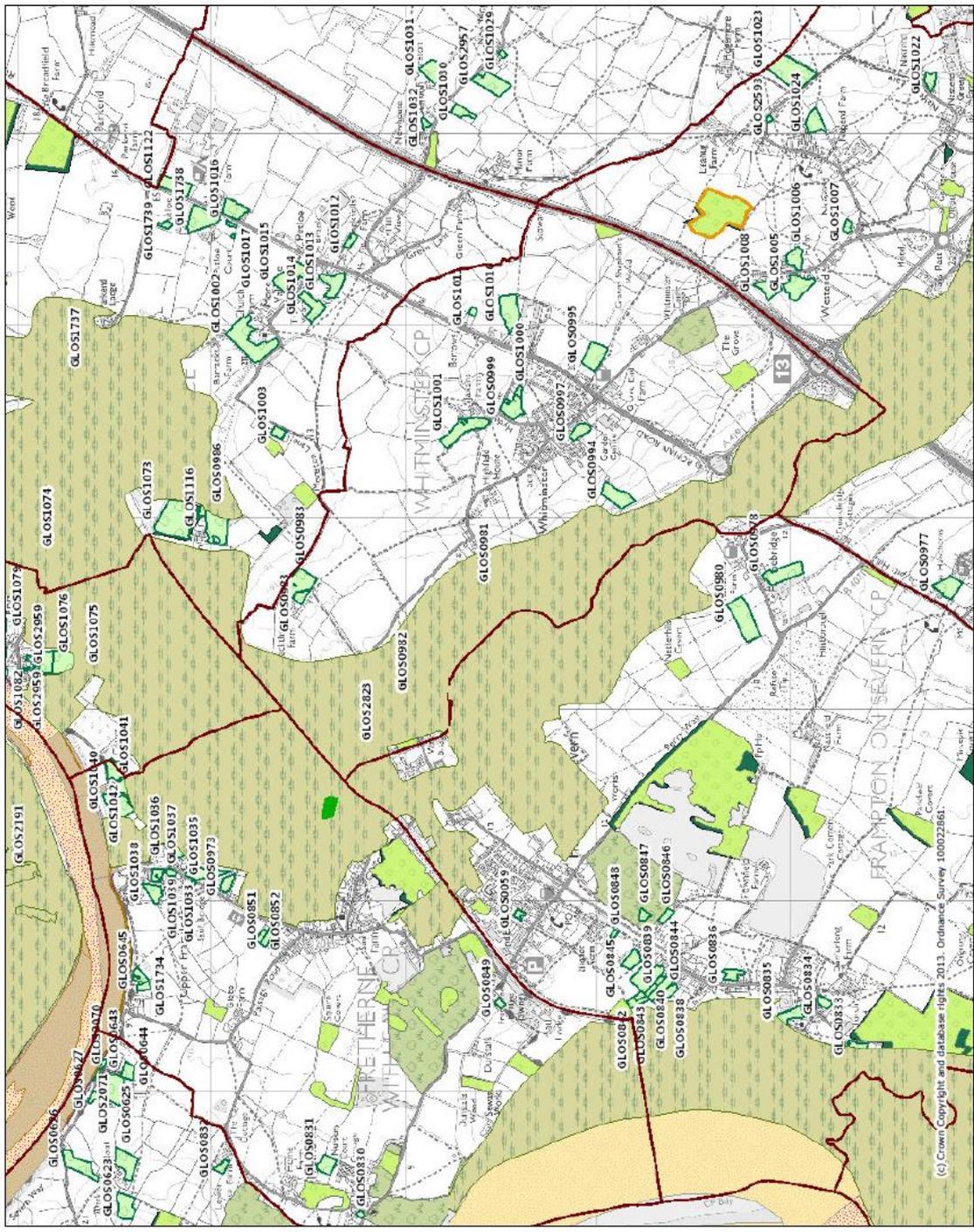
# Appendix 4 Maps various

**Legend**

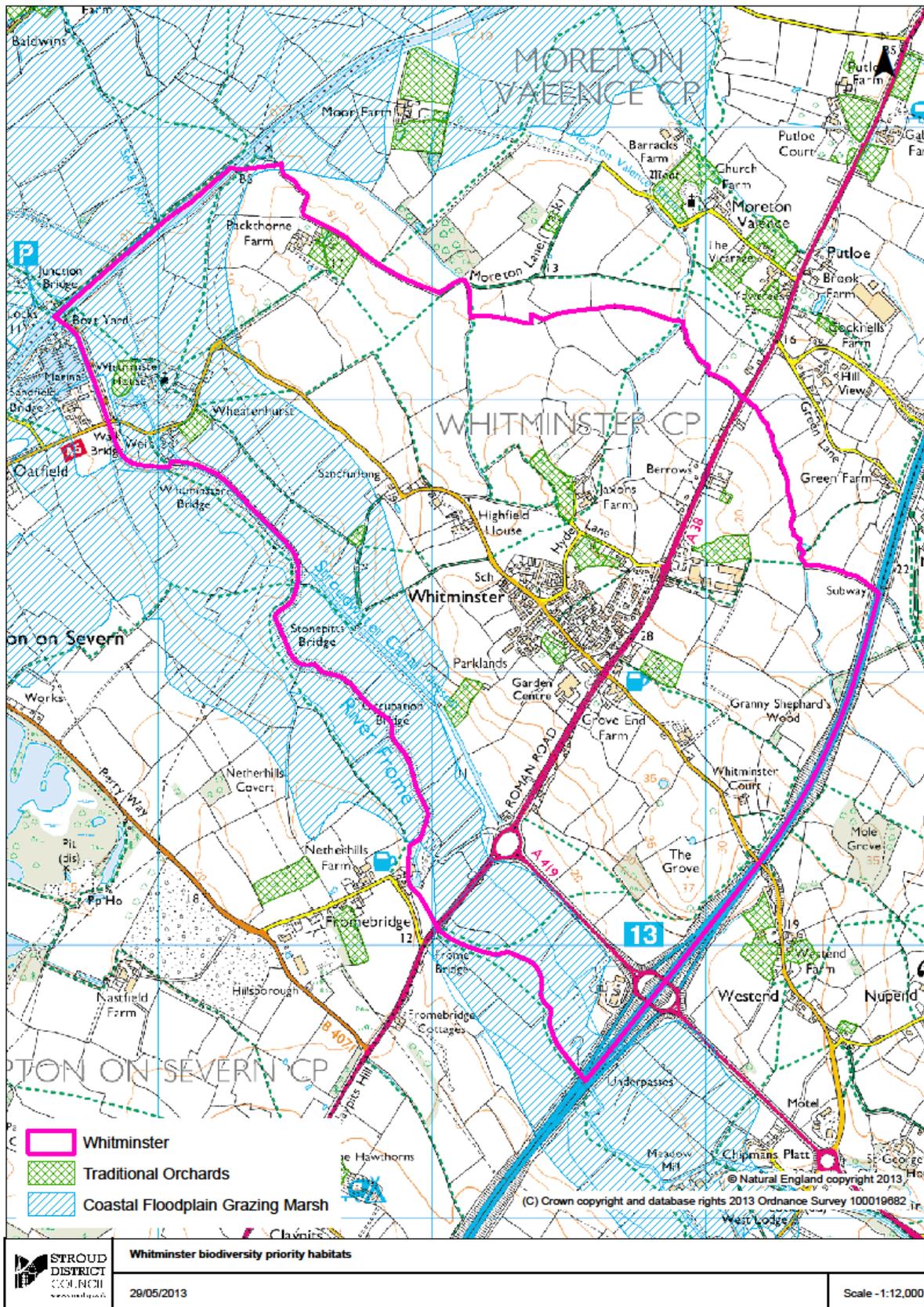
- Parishes (GB)
- Lowland Calcareous Grassland BAP Priority Habitat (England)
- Lowland Dry Acid Grassland BAP Priority Habitat (England)
- Lowland Meadows BAP Priority Habitat (England)
- Undetermined Grassland BAP Priority Habitat (England)
- Upland Calcareous Grassland BAP Priority Habitat (England)
- Upland Hay Meadow BAP Priority Habitat (England)
- Upland Heathland BAP Priority Habitat (England)
- Upland Heathland BAP Priority Habitat (England)
- Upland Heathland BAP Priority Habitat (England)
- Limestone Pavements BAP Priority Habitat (England)
- Coastal Sand Dune BAP Priority Habitat (England)
- Sand Dunes (Wales)
- Coastal Vegetated Shingle BAP Priority Habitat (England)
- Coastal and Floodplain Grazing Marsh BAP Priority Habitat (England)
- Maritime Cliffs and Slopes BAP Priority Habitat (England)
- Mudflat BAP Priority Habitat (England)
- Saltmarsh (Wales)
- Saline Lagoons BAP Priority Habitat (England)
- Saline Lagoons (Wales)
- Seagrass (Wales)
- Nationally Important Intertidal Habitats (Wales)

Projection = OSGB36  
 xmin = 373500  
 ymin = 207000  
 xmax = 379500  
 ymax = 210100

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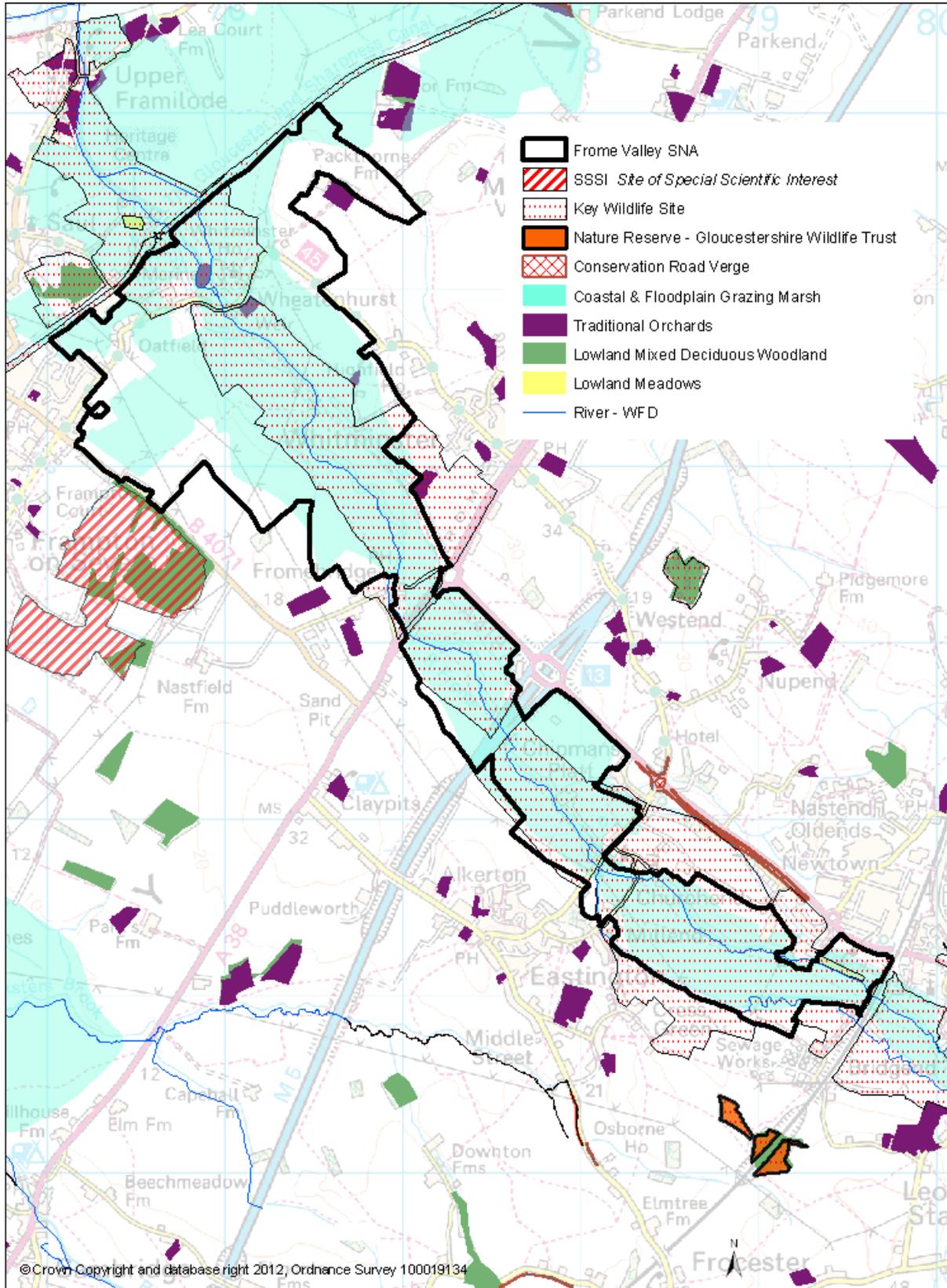


Map 3 Whitminster Habitats *\*NB BAP as a term is no longer used*

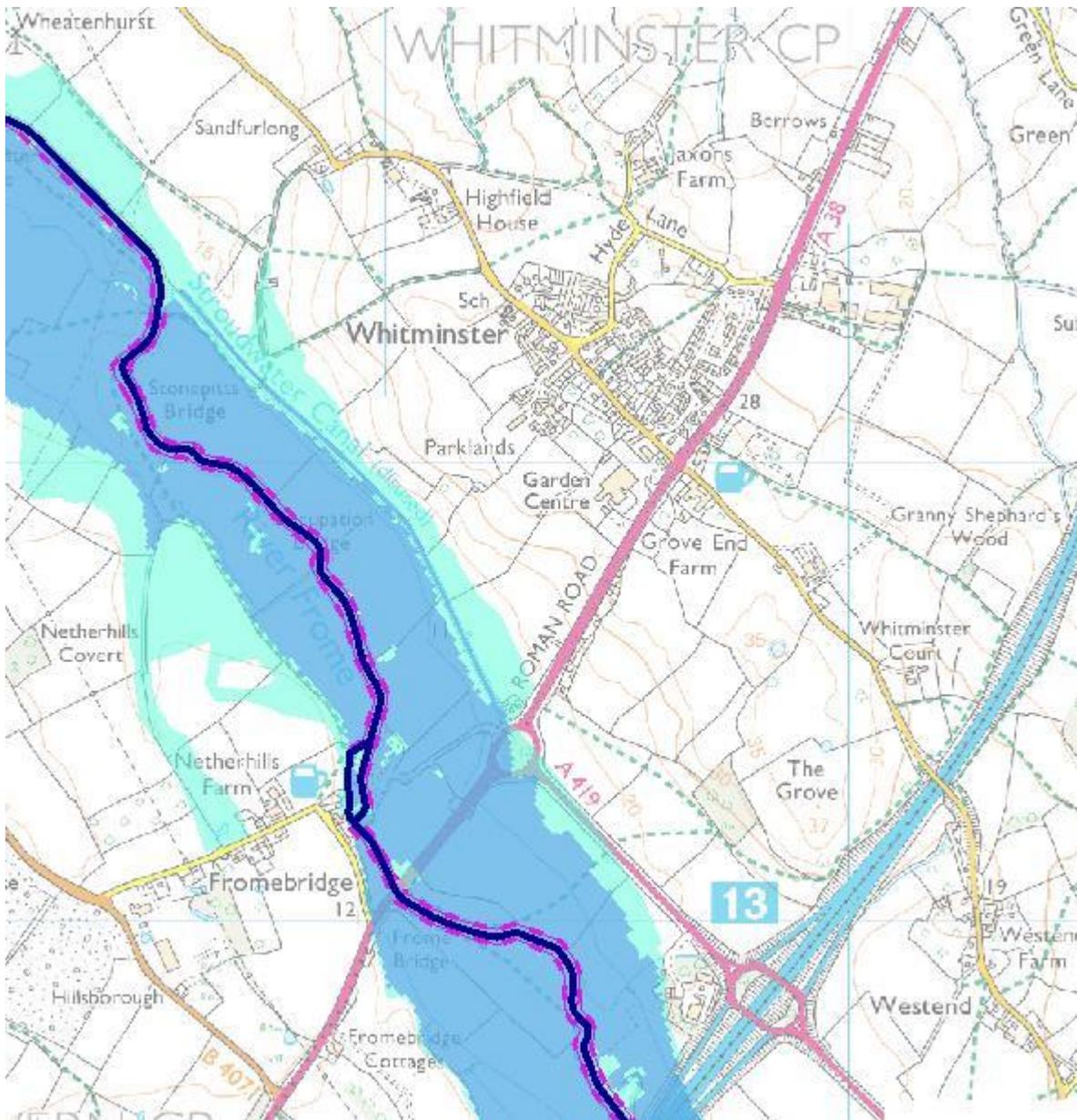


Map 5 Whitminster biodiversity priority habitats

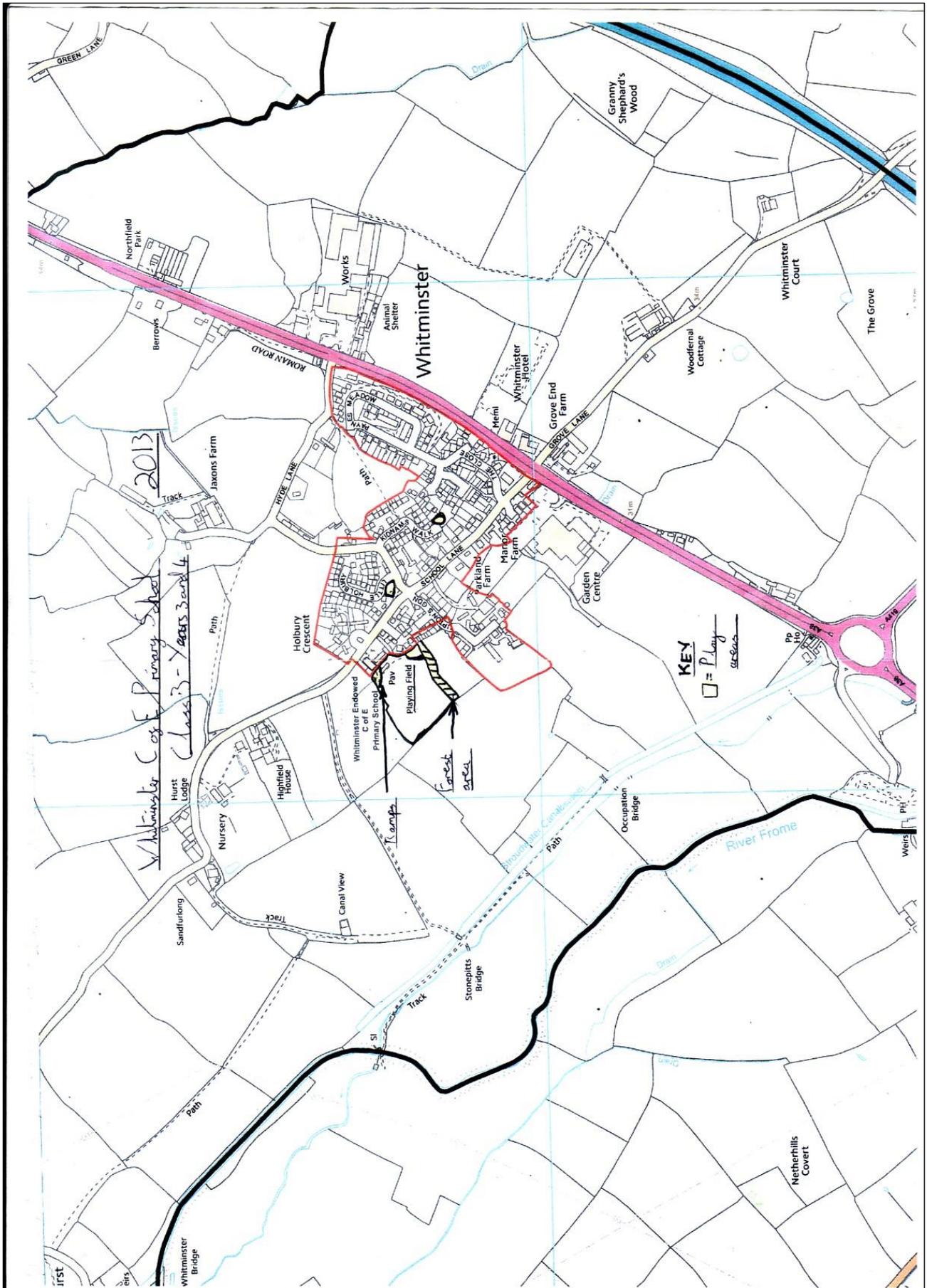
### Frome Valley Strategic Nature Area



Map 6 Frome Valley Strategic Nature Area (part of the Gloucestershire Nature Map)



Map 7 Whitminster Flood Risk



Map 9 Whitminster Play Areas

## Appendix 5 (Evidence produced in the process)

**SNA unique number:** 55 **SNA name:** Frome Valley **SNA area (ha):** 479.29

**National Character Area:** Severn and Avon Vales

**Landscape character:** Settled Unwooded Vale (Vale of Berkley)

**Geology and soils:** Quaternary alluvium overlying Blue Lias and Charnmouth Mudstone from the Triassic. Loamy and clayey floodplain soils with naturally high groundwater.

**Geodiversity:** To be determined

**Access:** The majority of access routes tend to run along the length of the SNA, with routes in the North West of the area radiating outwards from Wheatenhurst into the wider landscape.

**Archaeology:** A good deal of archaeological data is available for the SNA. A lot of this surrounds the Stroud Water Canal, however other records ranging from ridge and furrow to world war pillar boxes are included.

**Biodiversity:** Lead Priority Habitat: Wet Grassland (as part of Coastal and Floodplain Grazing Marsh)

Approximately nearly half the SNA is designated as a KWS for its mammal interest, which is associated with the River Frome and its riparian habitat.

**Priority Species:** Brown Hare, Otter, Water Vole, Reed Bunting, Farmland Birds, Curlew, Herring gull, True Fox Sedge, Bullfinch, Bewick Swan, Bats, Great Crested Newt, Lesser Spotted Woodpecker, House Sparrow, Starling, Harvest Mouse

### Targets, opportunities and constraints

SNA Targets	
Land Use	Hectares (ha)
Lowland meadows	145.62
Other semi-natural habitat	146.62
Other land use	194.16

1. *Lowland Meadows - management, restoration and creation*
2. *Coastal and Floodplain Grazing Marsh - management, restoration and creation*
3. *Wet Woodland - creation*
4. *Reedbed - creation*
5. *Traditional Orchards - management, restoration and creation*
6. *Ponds - management, restoration and creation (particularly of pond complexes)*
7. *Hedgerows - management and restoration*
8. *Arable Field Margins - creation*

Approximately 50% of the land use is grassland with a further 35% being in arable production. All of the land is grade 3 or above under the ALC and therefore has good agricultural value. 90% of the soil type is non-permeable. Nearly one fifth of the land is in existing CSS agreements; there is poor uptake of ELS as only a quarter of land area is under agreement. There are no OELS or HLS agreements. The lack of presence of agri-

environment uptake may provide an opportunity for engaging with landowners in this SNA. There are relatively few wet ditches present in the SNA with those that are running parallel to the River Frome before feeding into the Stroud water canal. Flood defences are present alongside the banks of the River Frome.

Power lines feature fairly heavily within the SNA, transecting it a few times in different directions. These would cause problems for over-wintering birds.

**Delivery Mechanisms:** Current delivery is through HLS, Stroud Valleys Project projects, Severn Vale Living Landscape project and Green Infrastructure Plan e.g. developer contributions.

## **Summary of Landscape and character Assessments**

### **Survey 1 – Jaxon’s Farm towards A38 and Attwoolls**

Jaxon’s Farm lies towards the north perimeter of the village. The landscape towards the north/north east of the farm opens up to medium sized fields. These fields are used for arable farming. Hedgerows surround the perimeter of the fields interspersed with native trees. The sound of birds singing is clear to hear above the sound of traffic in the distance from both the A38 and M5 motorway.

There is a public foot path across the farmland, which is well sign posted.

There is a sense of space due to a view of rolling landscape. The residential part of the village starts at Hyde Lane south of Jaxon’s Farm where there are a mixture of residential dwellings. 2012 saw the construction of 3 new dorma bungalows. Older properties lie in the nearby vicinity of Jaxon’s Farm.

### **Survey 2 – Jaxon’s Farm towards School Lane**

This survey commenced by walking on the west side of King’s Orchard, where there is situated a paddock and listed property. There are arable fields edged by residential estate and School Lane at the south side of the field and Hyde Lane at the south east side. The fields are larger here. They are edged by hedgerow and native trees but the hedgerow suffers from some gapping. The northern fields roll downwards and there are great views towards St Andrews Church, Whitminster, Forest of Dean and May Hill in the distance, giving a sense of openness and space.

The traffic noise is less noticeable here. There are plenty of birds singing in the trees. The edges of the fields look well-trodden by local walkers.

### **Survey 3 – School Lane and Highfield House to River Frome**

School Lane now lies behind us towards the north of where we are standing and we are walking south.

The landscape rolls downwards towards River Frome. Fields lie in front although a new residential estate is currently under construction next to the local school. The fields are used for arable farming. A track takes you down the hill which is popular with local dog walkers. In the distance it is a completely rural aspect with one or two buildings. Field in the distance on the opposite side of River Frome are used for grazing animals. There are electrical pylons on the landscape in front. You can see towards Frampton-on-Severn and the River Severn.

Traffic noise is minimal here. As you walk down the hill you come to a bridge across the canal. You can walk in either direction following the canal.

The hedgerow here is made up of established trees and you can see a demarcation line across the hedgerow where the River Frome flooded in 2012. The demarcation line probably stands approximately 6 feet high.

#### **Survey 4 – River Frome to Upton’s Garden**

From the River Frome you walk across pasture fields over a brook and over an attractive brick bridge that spans the canal. This takes you into hill side pasture fields. It feels very secluded here at the bottom of this hill. The fields are different sizes, smaller towards the canal and then open up to medium sized fields towards the top. There is an orchard on the right hand side and the field at the top of the hill is ridge and furrow. There is lot’s of wildlife in this area with wood peckers, buzzards, kestrels, sparrow hawk, kingfishers and an otter being spotted here. Other wild life include rabbits, pheasants, grass snakes and foxes and of course the resident swans on the canal and river. Owls have been heard but not seen! Continuing up the hill you arrive at a private park land residential estate called Upton’s Garden. This estate includes a listed estate house and trees with a preservation orders on them. Further on lies Parkland Farm and to the east lies Highfields Garden Centre and A38. The traffic noise is more noticeable at the top of this hill.

#### **Survey 5 – A38 and Attwoolls towards M5 Motorway**

Crossing the A38 and following the public foot path signs at the side of Attwoolls we walked around Attwoolls site to the pasture fields at the back. On the Attwoolls site there are retail and industrial buildings. Here the public foot path route became unclear due to lack of signage.

However, on passing through a gate it opened up onto a pasture field. In the distance could be seen a farm close to the M5 motorway. Eastwards you could see in the distance you Haresfield Beacon. The M5 is about two fields in distance away. The noise from the traffic is loud here.

The fields are smaller in size and are edged by hedgerow and trees.

## **Summary of Landscape & Natural Environment Report**

This is a clay predominately lowland landscape influencing the local building stone which is predominantly brick. To east of the parish some sandier soil may be found.

### **Topography**

This is a broad lowland, gentle and undulating landscape indented by the river Frome flowing west to join the larger river Severn, this lowland lies below 50m AOD and is part of wider Severn Vale/valley 8 miles south of the City of Gloucester. The open aspect and sense of space of the landscape leads to distant views of the escarpment of Cotswold Hills taking to the east Haresfield Beacon, to the north east in the distance Painswick Beacon and Robinswood Hill stand out in the vale and to the west of the centre of the main settlement a view of St Andrews Church tower with in the distance the Forest of Dean with towards the north west May Hill with its wooded summit.

### **Hydrology**

The river Frome here flows westerly flanked by the Stroudwater Canal, the latter of which is being subjected to restoration work and this valley is part of a much larger industrial heritage conservation area, which is crossed by the Sharpness to Gloucester canal at its western end.

The river is large enough to have a defined valley floor and floodplain. It flows through a shallow alluvial valley with gentle convex slopes and within the wider Severn plain with associated willow trees giving it a distinctive character.

### **Flood Risk**

The Environment Agency assesses the flood risk for the Whitminster Parish as 'Moderate'. The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). Areas likely to be impacted by fluvial flooding are shown on the Flood Map (below).



*Whitminster Flood Risk*

## **Land use**

In this lowland landscape a number of small farms are to be found, in earlier times large areas of woodland would have been found but all remains today is a small wood called The Grove. Most of the farm fields are bordered by ancient hedgerows containing Hawthorne, Hazelwood and other natural bordering materials and as such are protected from removal. Scattered in the borders and fields can be seen common native trees. Crisscrossing the field layout can be seen much used public paths.

## **Agriculture**

The agricultural land is mainly clay based and is of moderate quality. Some of the agricultural land is owner occupied and some is rented. Grassland is on the decline hence the cropped area of land has increased. Farm types have changed with pigs, poultry and cattle on the decline, with some sheep being grazed and only one dairy herd left and limited number of pigs.

While within the arable areas crops such as cereal have replaced some of the grassland, other more up to date crops such as oilseed rape and maize have increased. The number of Orchards have declined over the years and only two or three remain, none are in productive use.

Farm diversification due to the agriculture economy and planning policies in the future will be increasingly important in respect of the landscape, e.g. farm buildings being converted to holiday lets. With the likely restoration of the Stroudwater Canal in the area in the next decade or so, it may be that some fields are excavated to form small marinas on the route, on a smaller scale than the one recently built at Saul, while a Cycle and Walking Route is to be established on the route of the Canal through our Parish within the next couple of years or so.

## **Ecology**

In the right seasons many wildflowers can be seen growing in grass pasture fields and along the hedgerows including cowslips, snowdrops and bluebells. Again according to the season different birds can be heard singing in the skies above and in hedgerows and trees along the field divides including buzzards, kingfishers, herons, skylarks, goldfinch, woodpeckers and fieldfares.

Water fowl can be seen in the margins of the river and canal and include ducks, geese and swans. Animals which live in the wild can be seen at various times of the year including rabbits, foxes, badgers and bats.

## **Atmospheric Conditions**

No night time light pollution due to low level light in surrounding roads (exclude A38 crossroad area). Slight background smells at times due to surrounding agricultural activities. Some noise due to M5 and A38 traffic (also weekend entertainment) on the east side of the Parish.

## **Key Characteristics and Priorities in the Local Landscape**

### **Characteristics**

- Varied landscape of an open flat plain.
- Established old, rich, rural lowland with mature hedgerows and trees.
- The parish is bordered by the river Frome and Stroudwater canal to the south.
- Traversed from the north to south by the A38, M5 and Sharpness to Gloucester canal.
- Semi-enclosed landscape with some distant views.
- Church acts as a strong landmark.
- Land is a mix of arable and pasture fields.
- Field pattern medium to small in scale.

## **Priorities**

- Conserve and protect the valley of the Frome.
- Encourage the continued management of existing hedgerows and trees.
- Review in future natural areas within the parish for possible conservation.
- Control sporadic developments along the main routes in the parish and at the edges of the village.

Based on SDC Landscape Assessment 2000  
and Parish Landscape Surveys 2013

NNP0513

## Appendix 6 Community Consultation & Processes

### 6.1 Whitminster's Design Statement process

When	Action/presentation/event	Where	Findings (ref)
04.04.2012 May 2012	Agreed to undertake CDS and review Parish Plan Circulated information and contact point via Newsletter SPAN Issue 184	Throughout the parish  Delivered free to every household in Whitminster Parish (Parish Council contribute to costs)	Parish Council minute Newsletter used from this point on for update, and agenda item on PC meeting
30.04.12	First steering Group meeting	Village Hall	Set up systems and devised questionnaire Arranged regular dates for steering meetings
06.06.12	Conrad Moore (Stroud District Council) presented the VDS process to the parish council	Village Hall	Made contact with SDC at the start of the process
24.06.12	Diamond Jubilee Event to publicise the launch of the questionnaire	Stall on the playing field	See Appendix 6.2 results of village questionnaire
During 2012-14	Start of collection of statistical and desktop data and information	desktop	Population, listed buildings, Maps re environment
28.07.12 19.08.12	Questionnaires delivered door to door, reminders, and another open door event with Display	Village Hall and around the parish	further opportunities to fill in questionnaires Questionnaire closed with 91/350 responses ie 26%
08.10.12	Training attended by steering group members	Kingswood	Additional skills and information
7.11.12	VDS presentation to Parish Council	Village Hall	GRCC support started
February 2013	Young people involved via School open spaces project, including play spaces and the value put upon hedges and environment	School and out in parish	School maps, drawings and ideas
9.3.13 Training at start of on the ground work	Start of series of surveys of the parish Landscape character surveys across parish serial vision; beating the bounds; Street surveys; Green spaces Photos of distinctive buildings, landscape setting, road junctions & paths, signage, streetscape & rural settings	Landscape survey cross - sections	See audit file for originals Landscape character assessment summary in Appendix 5 See summary results/ charts in Appendix 6 Map 11 Green Spaces Throughout document
09.05.13	Presentation and update to Annual Parish meeting and consultation event <ul style="list-style-type: none"> <li>• likes and dislikes</li> <li>• important to keep</li> <li>• issues</li> <li>• young people's views</li> </ul>	Held in Village Hall, used photos and displays  School involved	Audit file  School Governor on steering group: children's map displayed
Summer 2013	Further background research Research of planning and other documents:	Stroud District Council Local Plan, emerging plan drafts, IHCA,NPPF, Stroud Design	Stroud Local Plan context for guidelines Landscape Assessment;

	Provision of maps, with permissions	Guide; Landscape Assessment English Heritage; Natural England; GCER: other local VDS documents Census; OCSI Local history sources including people	Applied to whole parish, with some aspects linking into neighbouring parishes e.g. transport routes Population structure how the settlement grew up, parish knowledge  see Design Statement and audit file for permissions
August-September 2013	Analysis of findings so far, key elements of character	Meetings of steering group	Distinctive character.
	Initial guidelines devised	Steering meetings	Draft guidelines
06.10.13	Village Open Door event, update and further consultation based on displays of photos, findings from surveys and initial ideas	Village Hall with input from school, surveys, summary from documents, attendees	Photo, map and updated evidence displays; GRCC and steering group info and community comments
Winter 13/14	Analysis of further consultation and incorporation into first and revised draft documents	With GRCC help and SDC comment (C Moore)	First draft to CM Jan 13 Further revisions.
02.05.14	Meeting with Highways Area Manager Dan Tiffney	Village Hall	Review of suggested Highways guidelines and revision based on discussion and written comments
23.04.14	Annual Parish Meeting Update to community on VDS	Village Hall	Noted by community
Summer 14	Revisions of draft , linked with the submission draft Local Plan	Steering meetings	Various drafts revised, including guidelines, based on comments from C Moore
2.07.14	Almost final draft presented to Whitminster Parish Council for comments,	Parish Council Meeting	No adverse comments by 14 July deadline
July	Final draft for consultation issued	To statutory consultees and via the web	Out to public consultation
Date	Final document (amended after consultation)	Adopted by Whitminster Parish Council	
Date	Final document	Adopted by Stroud District Council	

## 6.2 Results of Village Questionnaire on which local guidance is based.

<b>1</b> What is important to you about living in Whitminster	Total	%	
a Good local access to the countryside	50	26%	2
b Surrounded by wildlife habitat	26	13%	3
c Good access to major road networks	26	13%	3
d Close to my place of work	7	4%	7
e Enjoy living in a village environment	54	28%	1
f Knowing my neighbours	19	10%	5
g Others	13	7%	6
<i>Single Answers</i>			<b>49</b>
<b>2</b> Where is the location of the village in relation to your employment			
a I am employed within 5 miles	14	14%	3
b I am employed over 5 miles from my home	42	43%	1
c I work from/at my home	8	8%	4
d I am unemployed	2	2%	6
e I am over 18 and in full time education	0	0%	8
f I expect to retire in the next 5 years	1	1%	7
g If employment was available I would like to work in/close to the village	4	4%	5
h Other ( Retired)	26	27%	2
<i>Single Answers</i>			<b>85</b>
<b>3</b> Which of these do you think is important to retain			
a Listed buildings/monuments	271	3.667	4
b Buildings for employment use	357	4.926	6
c Footpaths giving access to the country/neighbouring villages	189	2.267	2
d Residential housing	340	4.518	5
e Open spaces	157	2.214	1
f Protected trees	240	3.161	3
<b>4</b> What type of housing development would you prefer for the village in the future			
a Single houses in gaps around the village	37	33%	2
b Small clusters of up to 5 houses	38	34%	1
c Medium development of 5 to 20 houses	12	11%	4
d Large development of 20 to 50 houses	2	2%	5
e Extra large developments of over 50 houses	0	0%	6
f Others	23	21%	3
<i>Single Answers</i>			<b>70</b>
<b>5</b> What size house would you prefer for the village in the future			
a One bedroom	0		
b Two bedrooms	5		
c Three Bedrooms	11		
d four Bedrooms	10	Total	
e A combination	a	23	23
	b	41	46
	c	46	57
	d	36	46
	f	5	19
f Other		14	
<i>Single Answers</i>			<b>26</b>
<b>6</b> What type of housing would you prefer for the village in the future			
a Terraced houses	5	4%	5
b Semi-detached houses	34	27%	1
c Detached houses	31	25%	2
d Bungalow or Chalet type	16	13%	5
e Apartments or Flats	2	2%	6
f Life time homes	18	14%	4
g Others	19	15%	3
<i>Single Answers</i>			<b>62</b>

7 What type of external material do you think homes should be constructed

- a Reconstructed or natural stone
- b Wooden cladding
- c Brick
- d Render
- e Pebble dash / rough cast
- f A Combination

15	
1	
24	
0	
0	Total
39	54
10	11
40	64
24	24
5	5
2	7
5	

- a 2
- b 4
- c 1
- d 3
- e 6
- f 5

g Other

Single Answers **45**

8 What type of material do you think should be used for doors and windows

- a Natural wood
- b White plastic
- c Brown plastic
- d Metal
- e A Combination

17	
17	
6	
0	Total
34	51
37	54
21	27
4	4
4	13
9	

- a 2
- b 1
- c 3
- d 5
- f 4

f Others

Single Answers **49**

9 What type of roof covering should be used

- a Concrete or clay tiles
- b Natural or reconstructed stone tiles
- c Slate tiles
- d Wood tiles
- e A Combination

11	
10	
28	
1	Total
19	30
28	38
28	56
6	7
3	10
7	

- a 3
- b 2
- c 1
- d 5
- f 4

f Others

Single Answers **57**

10 What type of property boundary material do you think best suits homes

- a Natural hedging
- b Wooden fencing
- c Stone walls
- d Brick walls
- e A Combination

34	
4	
6	
2	Total
41	75
33	37
29	35
25	27
1	4
3	

- a 1
- b 2
- c 3
- d 4
- f 5

f Others

Single Answers **49**

11 How many off-road car parking spaces should each new property have?

- a One within the property boundary
- b Two within the property boundary
- c Three within the property boundary
- d At least one within the property boundary and more off-road parking nearby
- e At least one within the property boundary plus parking on road
- f Others

3	3%	5
63	59%	1
16	15%	2
10	9%	4
2	2%	6
12	11%	3

Single Answers **59**

12 How should you access

**Roads**

- a One access road in/out
- b Two access roads in/out

46	
36	

**Roadside path**

- c Footpath on one side of the road within the estate
- d Footpath on both sides of the road within the estate

23	
59	

**Off road paths**

- e Off-road footpath links to neighbouring estates
- f Off-road footpath links to main amenity areas
- g others

27	
62	
3	

13 What preference on alternative energy installations for homes

- a Solar Photovoltaic
- b Solar panels
- c Ground source heat pump
- d Air source heat pump
- e Biomass heating system
- f Domestic wind turbine
- g Grey water recycling
- h Water butts
- i A Combination

4	
2	
5	
2	
0	
0	
4	
6	Total

a	43	47	3
b	34	36	5
c	40	45	4
d	21	23	6
e	9	9	8
f	17	17	7
g	47	51	2
h	52	58	1
J	4	5	9
	1		

J Others

Single Answers **24**

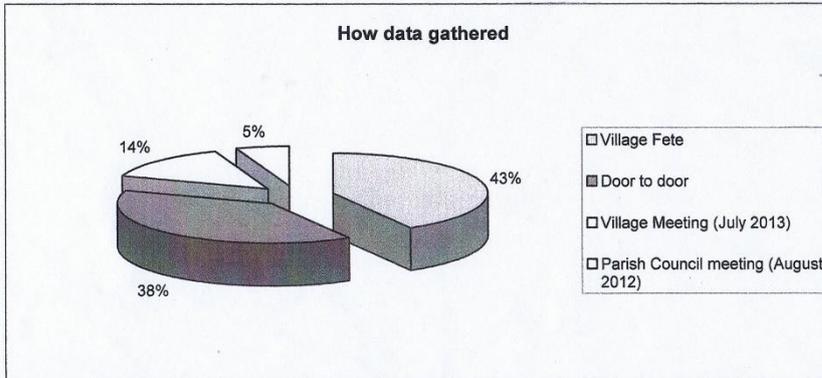
14 What is missing/would you like to see from the money from a new development

- a Road safety improvements
- b Additional buildings for public use
- c Additional public amenity land
- d Cycle path
- e New / improvements to the school
- f Youth provision
- g Banking Module/Kiosk with free ATM
- h Dentist
- i Hairdresser
- j Gym / Spa
- k Better internet provision and connectivity
- l Others

41	17%	1
2	1%	1
39	16%	2
23	9%	4
17	7%	7
16	7%	7
21	9%	4
5	2%	10
7	3%	9
16	7%	7
39	16%	2
20	8%	6

Single Answers **23**

Village Fete	38	
Door to door	35	
Village Meeting (July 2013)	13	
Parish Council meeting (August 2012)	5	Total: 91



### **6.3 Results of Street Survey (House Age)**

Yes 192,

No 134

"Yes" is the number of houses with **pavements** in front of ("No" are houses without **pavements**).

None	134
Hedges	71
Brick	43
Wooden	24
Chain Link	20
Wood Picket	9
Rendered	8
Railings	8
Not Defined	6
Reconstituted Stone	2
Natural Stone	1

Above are the different types of **boundaries** to be found at the **front of houses**

Fenced	283
Open plan	134
Not defined	6

Above are the number of **front gardens** which are **fenced** and those that are **open plan**

Brick	190
Recon Stone	37
Brick/Render	23
Tile/Wood	16
Brick/Tiled	10
Render/Stone	5
Natural Stone	3
Wood Framed	2
Not Known	4

Above are the number of material finishes to be found on **house frontages**.

Detached	143
Semi detached	84
Terraced	37
Bungalows	36
Dormer Bungalows	5
Apartments/Flats	11
Park Homes/Chalet	3
Town Houses	3
Coach Houses	2
Farm Conversion	2

Above are the different types of houses found within the Parish.

After 1945,	258
Early C20	19
C18	18
C19	17
C17	7
C16	5
C15	2

The above are the **age** and number of **houses** found in the Parish

### **Car Spaces per Household.**

At the time of the survey, off-road parking spaces per household varied from none to numerous, dependant on the housing plot size.

The total number of households covered by the survey was **326**.

NB, Moss Views and Schoolfield Close are not included in this survey.

## **6.4 Replies to Whitminster Village Design Statement Consultation.**

The following Statutory Consultees were sent the link to the Consultation Document on 22<sup>nd</sup> July 2014, with notice of the consultation period ending on 2<sup>nd</sup> September 2014.

- 1 Stroud District Council Planning Strategy.
- 2 Gloucestershire Constabulary.
- 3 Gloucestershire Highways.
- 4 Natural England.
- 5 English Heritage.
- 6 Gloucestershire County Council Planning Dept.
- 7 The Environment Agency.
- 8 LEP.
- 9 The Local Nature Partnership.
- 10 Gloucestershire Playing Fields Association.

11 In addition, all the adjoining parishes in the Severnside area, together with Hardwicke PC, Standish PC and Eastington PC were sent electronic copies and asked to comment if they thought appropriate.

### **Comments received**

- 4 25<sup>th</sup> July Natural England replied. Comments are on file
- 1 29<sup>th</sup> July Conrad Moore, SDC Planning Strategy, replied . Comments are on file, and have been included.
- 1 30<sup>th</sup> July Further comments from Conrad Moore offering more help if the Steering Group thought necessary.
- 10 5<sup>th</sup> August Graham Ross, Secretary GPFA replied. Comments are on file and have been included.
- 4 12<sup>th</sup> August Daniel Tiffney, Gloucestershire Highways replied. Comments are on file, and have been included.

### **19<sup>th</sup> August A reminder was sent to all those who had not replied.**

- 11 19<sup>th</sup> August Slimbridge Parish Council intimated they had no comments to make.
- 2 20<sup>th</sup> August Gloucestershire Police replied that their consultant was on indefinite sick leave, and Darren Peters would be making comments.

- 3 21<sup>st</sup> August email from Darren Peters saying he was unable to open the link. Each of 5 pdf of the Statement emailed to him separately.
- 8 22<sup>nd</sup> August Peter Carr from the LEP emailed to say that it had no specific feedback on the Statement, but will bear it in mind if any proposals for future Growth Deal projects or EU funded projects look likely to impact on the Parish.
- 7 26<sup>th</sup> August. Anita Bolton of the Environment Agency replied saying she had just come back from leave and seen the reminder, and would be working to the deadline of 2<sup>nd</sup> September for her reply.
- 2 28<sup>th</sup> August Darren Peters from Gloucestershire Constabulary replied and included detailed comments. These comments have been included as were thought necessary.
- 3 28<sup>th</sup> August Robert Niblett of Gloucestershire County Council,(Highways?) replied apologising for the delay in responding. He hoped to be able to send comments by the end of next week, which he knew would be after the deadline. JJ replied that 2<sup>nd</sup> September was the absolute deadline, any comments received after would not be included.
- 7 29<sup>th</sup> August. Anita Bolton of The Environment Agency replied with comments to be included. JJ replied thanking her. These comments have been included as were thought necessary.
- 6 2<sup>nd</sup> September Rob Niblett from Gloucestershire County Council Planning replied with comments for inclusion. JJ replied thanking him. These comments have been included as were thought necessary
- 4 2<sup>nd</sup> September Amanda Grundy from Natural England replied, via Marilyn Cox at GRCC with comments for inclusion. These comments have been included as were thought necessary.
- 9 3<sup>rd</sup> September No comments have been received from the Local Nature Partnership.

## Appendix 7 Extra Statistics

### Extra Statistics on Whitminster Parish

Mainly from ACRE (Action with Communities in Rural England ) unless otherwise stated.

#### Housing

Info from GRCC census 2011

Homes Owned (Privately) 79% of households  
Homes Rented (Public) 11%  
Homes Rented (Private) 10%

#### Employment

##### Type

Full Employment 48.8% of population  
Part Time 15.6%  
Self Employed 9.4%

##### Sector

In the Private Sector 73% of the working population  
In the Public Sector 27%

##### Location

Working from home 4.8% of the working population  
Travel less than 5Km (3.1miles) to work 10.5%  
Travel more than 5Km less than 40Km to work 77.5%  
Travel 40Km (24.8miles) or more to work 7.2%

#### Transport

(for Infrastructure or Move Routes)

##### Ownership of cars

No car = 5.9% of households  
One cars = 35.6%  
Two cars = 40.9%  
Three cars =12.6%  
Four or more = 5.0%

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