

Frampton on Severn Community Design Statement



**A community's description of
Frampton on Severn parish
and its guide for future
development and conservation**

December 2018



Cover photograph credits

Front and back cover: Joshua Kattenhorn

Inside front cover: Wayne Seeley (top), Tom Williams (bottom)

Frampton on Severn Community Design Statement Autumn 2018



I welcome this document, which has been led by the local community. It offers residents a real opportunity to express their views on future changes to their local area by setting aspirations and providing a policy framework to consider proposals. It should encourage both locally distinctive and high quality design standards by identifying the local issues to be addressed. Such information can be used to celebrate our District's special and diverse environmental qualities that I see every day. It should enhance all our understanding of the importance of local design in a collaborative and positive way.

Doina Cornell

Leader, Stroud District Council, 2018



Frampton on Severn Parish Council has been producing future plans for more than 40 years. These plans give groups and individuals the chance to influence Stroud District Council's plans. The first version I came across was from 1976, produced after a consultation not dissimilar to the one we carried out during the summer of 2017. We had a 70% return from households, similar to 1976, but the big difference was technology - we could offer an on-line version of the survey and comprehensive analysis of results.

Over the years, Frampton councillors have regularly consulted with parishioners to understand their needs and aspirations for our community and have worked hard to deliver on these. It is interesting to see how some issues re-occur across the decades (for example, parking), whilst new ones emerge (for example, mobile phone signals). This design statement is a description of how we want our parish to develop and be conserved for the next 10 to 15 years. Although it is primarily a planning document, we hope that parishioners will find it a useful source of information and an interesting analysis of the parish in 2018.

Joy Greenwood

Chair, Frampton Parish Council, 2018

The format

Links to Planning documents, used by planners to make decisions, are in green boxes.

Parish council recommendations are in yellow boxes.

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Part A – Parish Design

The Localism Act of 2011 set out to widen decision making down to a local level and new planning guidance was published in 2012. These guidelines have enabled plans such as this Community Design Statement.

National Planning Policy Framework, March 2012. Paragraph 58:

Local and neighbourhood plans should develop robust and comprehensive policies, that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

The Purpose of Frampton on Severn Community Design Statement

This statement has been written by Frampton on Severn Parish Council, with help from many local groups and parishioners. It should be read in conjunction with the Stroud District Local Plan of 2015 and the Frampton on Severn Conservation Statement. It describes the distinct features of Frampton on Severn Parish (also referred to as Frampton parish in this document) in 2018 and it outlines what makes Frampton special, what our community needs to do to preserve its unique character and the guidelines to allow sympathetic development into the future.

Who is the statement for?

- Parishioners
- Statutory bodies and public authorities
- Planners, developers, builders, architects, designers, engineers, local community groups
- Householders, businesses and landowners

How will it be used?

The statement can be used as guidance for the groups above; whether their interest is in larger scale development, house extensions, community or employment developments. It will form supplementary planning advice to the Stroud District Local Plan and, as such, is linked to Local Plan statements. It will be used to inform Frampton on Severn Parish Council's planning recommendations as a statutory consultee of the planning authority.

How was the statement derived?

Views of parishioners were sought through an extensive programme of consultation which included meetings in small groups, e-mail surveys of local employers and community groups, an online survey of parishioners, a full paper survey of the parish, consultation with local groups with specialist interests and parish meetings for discussion. We also read nearly 100 pieces of work from Lakefield School which featured contributions on 'My Ideal Village' written by local children. Consultations included questions on what parishioners valued about the parish, their views on building design, on community and open spaces and on the needs of the parish for the future. A full description of the consultation process is given in a separate audit which forms an annex to this document.

Introduction

The essence of Frampton on Severn parish lies in its open spaces. The Green forms a natural meeting site, area to walk, area for community and sporting activity and place to take in the extended views. The Narles includes a centuries old path, linking the Lych Gate on the Street to the parish church of St. Mary, giving open views to the Forest of Dean and of boats travelling along the canal, not to mention stunning views at sunset. The Gloucester to Sharpness canal itself offers an alternative network for travellers both by boat, foot and cycle but also views back to the village and across the Severn estuary, itself a wildlife haven of international importance. The linear development of Frampton has created many streets where householders enjoy views from the front or back of their houses across fields towards the Cotswold hills, Severn estuary or other open spaces and in many places the low density of housing allows glimpses of these views between houses from the road. Add to this the many sites for sport, football, cricket, bowls, sailing, tennis, fishing and general recreation, along with the pathways both around and within the village and you can see how the village has developed to support health, wellbeing, creativity and community. Parishioners feel strongly that this balance must not be jeopardised in the future by development which disrupts this harmony, or compromises on the design features which create it.

It was no surprise to find in our various surveys that the sense of community in Frampton was as highly prized as the landscape and this, in turn, has been supported by our community-used buildings: the Church, Chapel, Village Hall, Cadbury Hall, village shop, pubs, Scout HQ, various sports pavilions and two historic barns. It is also noteworthy that the parish has continued over decades to allow small developments of new housing, recognising that the health of a village depends on achieving a mix of ages and socio-economic groups. The housing in the parish is diverse in period, size and type, allowing a range of occupants in age, family size and income. There is a need for low cost and social housing to allow village children to return to the area, as well as other young families to share in Frampton's benefits. There are still local families that can trace their presence in Frampton over numerous generations, as well as a long-standing custom of welcoming newcomers and integrating them into the community.



Church of St. Mary, Frampton on Severn
Photograph by Ruth Greenwood

There is a need to retain this delicate balance with appropriate development in the future, as well as a requirement for long overdue infrastructure to support current and future needs:

- A footpath and cycle way along the Perryway,
- Improved junction from the Perryway onto the A38,
- Improved parking in Frampton village,
- More open children's play space and equipment,
- Safer pathways from the outskirts of Frampton and Oatfield hamlet,
- Improved fibre connections and mobile phone reception across the area,
- Improved transport links to local towns and the railway stations,
- Strengthened banks to the canal, if this is to remain as our designated flood defence.

Further infrastructure development will also be needed to support additional housing development in Frampton or adjacent areas:

- The foul water drainage system across the village and out to the river estuary will need a complete renovation, particularly if larger scale development is expected in Whitminster,
- Further development of the local school, as it is currently at capacity,
- New development will need to be constrained by access to the village, unless appropriate improvements can be made to the small roads and lanes in and around Frampton. Any increase in traffic flow either from new housing, employment sites or tourism will put additional stress on small lanes, that are already proving inadequate for the increase in traffic.
- Any new development will need to be accompanied by improved parking measures, as several village streets are already under particular stress from parking and traffic.

It is a clear aspiration of the community that development in Frampton parish should not be carried out without significant improvements to its infrastructure. National planning policy and case law has established strict tests on any such Planning Obligations and will need to be complied with. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

History

Frampton on Severn - a village community

The first settlement at Frampton on Severn was probably chosen because it was one of the few dry spots in the swampy meeting point of the rivers Severn and Frome. Archaeological evidence has shown that people lived in this area from the New Stone Age through the Roman period and into the present day. In the Domesday survey of 1086 the village is named Frantone, later becoming Frampton on Severn in the 14th century. It is from the Norman knight Drogo fitz Pons that the Clifford family, who are the custodians of much of the land around Frampton, are descended. This history of the village is, today, reflected in both its visual aspects and in the life of the community.



Frampton War Memorial
Photograph by Joy Greenwood



Farm Pool
Photograph by Kath Turner



Navigating 'The Pill'
Photograph by Kelvin Broad

It was in the 18th century, when Frampton Court was rebuilt, that Richard Clutterbuck created the ponds on the Green and a network of drains through the village to overcome the problems of the swampy ground. Many of the houses and walls in the village are built from Frampton bricks, which were manufactured at the brick pits between the Canal and the river at Splatt Bridge. Because of the salt content in the clay, they were not of a high quality, but they continue to provide a distinct character to many locations in the village. Before the building of the canal, the Severn had been a vital transport link, providing employment to many in the village. Lanes on the west side of the Green and The Street reflect the importance of the village's maritime history, which brought greater employment to the area. Before the building of the Canal, Frampton Pill was a tidal inlet of the Severn, which served fishing boats and larger vessels via a wharf on the site of today's Splatt Bridge. The Free Landing Place beside the remnants of the Pill recognizes this heritage. The Gloucester and Berkeley Canal was opened in 1827, giving safer passage for boats from the Bristol Channel up to Gloucester and beyond. The canal, no longer in commercial use, provides an opportunity for leisure and is an important habitat for wildlife. It was because of the canal and its access to Bournville, that Cadbury Bros. built a factory for the production of chocolate crumb at the beginning of the First World War. The factory needed a supply of good quality milk for their crumb and farmers throughout the Berkeley Vale benefited from this employment. Cadbury Bros. brought changes to the village, including social amenities, such as football, bowls, cricket and amateur dramatics, which continues today. Very importantly, Cadbury Bros. also encouraged the District Council to build social housing in the village on Bridge Rd. The Cadbury's Factory site now provides continued employment with a flour mill and other business units.



The Trafalgar Oak, planted to commemorate the Battle of Trafalgar on its bicentenary
Photograph by Joy Greenwood

Agriculture in the parish has had to adapt to economic changes and dairy has given way to arable, forestry and small-scale beef, sheep and pig rearing. Some land, which was formerly used for agriculture, has been dug for the provision of gravel during much of the 20th century. The gravel pits now provide opportunities for fishing, sailing and bird-watching and some have been designated as Sites of Special Scientific Interest.

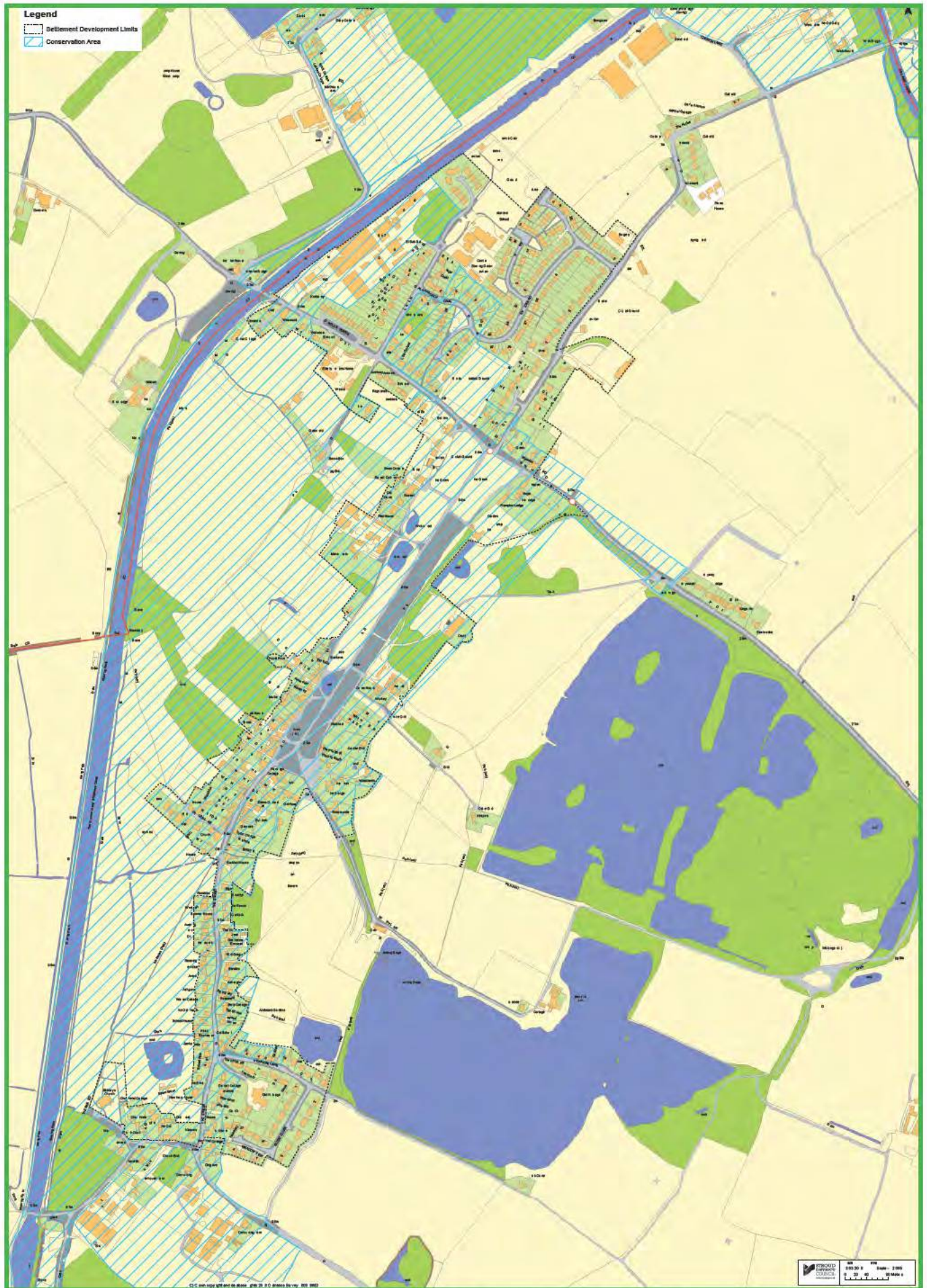
Frampton on Severn has always been a magnet for visitors. The Frampton Fair, which celebrates the Feast of St. Mary, has been held on the Green for many hundreds of years. The 19th century Horse and Steam Fairs were annual events; their successors the Circus and Country Fair are regional attractions.

The village has changed over the centuries and has developed effectively to meet the needs of its community, through housing, employment and the essential services of a school, surgery, shop and Post Office, all complimented by a strong identity and community spirit.

Map of Frampton Parish, Showing Footpaths



Map of Frampton on Severn Conservation Area



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The Setting of Frampton on Severn

Frampton parish is bordered by the River Severn to the west, the A38 trunk road to the east, the River Frome to the north and east, the Gloucester to Sharpness canal to the north west, the former course of the river Cam to the south west and Wickster's Brook to the south. Lying in the tidal floodplain of the River Severn, the proximity of water determines its nature, with a complex series of drainage channels, ponds and lakes liberating once marshy land and making it fit for habitation.

This successful system of drainage has developed over many centuries, but it is in delicate balance and could be easily disrupted. The village lies over river gravels and clay, the latter keeping water close to the surface. The rivers and associated floodplains create physical constraints to development.



The setting of Frampton parish

Photographed at 6000ft by Wayne Seeley

Frampton lies approximately 11 miles (17 km) south of Gloucester, 8 miles (13 km) west of Stroud and 30 miles (48 km) north of the centre of Bristol. It is approximately 5½ miles (9 km) from both Stonehouse and Cam and Dursley stations and 3 miles (5 km) from junction 13 of the motorway. Its close access to both the M5 and 2 railway stations makes it attractive to those who need to commute to work. The village is accessed by the B4071 'Perryway' and the great majority of traffic entering the village uses this access road. Other access points are from the western B4071 arriving over Fretherne Bridge from Saul or Arlingham, or Whitminster Lane, which runs from Whitminster through Wheatenhurst. Although there are footpaths, there is no through road from the south of the village to parishes further south and all traffic must come back to the Perryway to gain access back to the A38. The limitations on access and the position at the 'horseshoe bend' of the River Severn create a remote and tranquil atmosphere appreciated by both residents and visitors.

One of the dominant features of Frampton on Severn is the Green, 700m long and 80m wide and reputed to be the longest village green in England. Housing is arranged around this space and there are housing developments to the north and south of it but not to the east or west. Much of it is in ribbon development and the majority of houses in the parish therefore enjoy views to the front or back. Building materials reflect the estuarine location, with the traditional material being the pink Frampton brick made from river clays. The majority of modern housing is in red brick but there are a variety of styles, sizes and ages of housing around the parish, with some dating back to the 15th century. Frampton Court and Frampton Manor are both historic, grade 1 listed buildings situated on the Green.

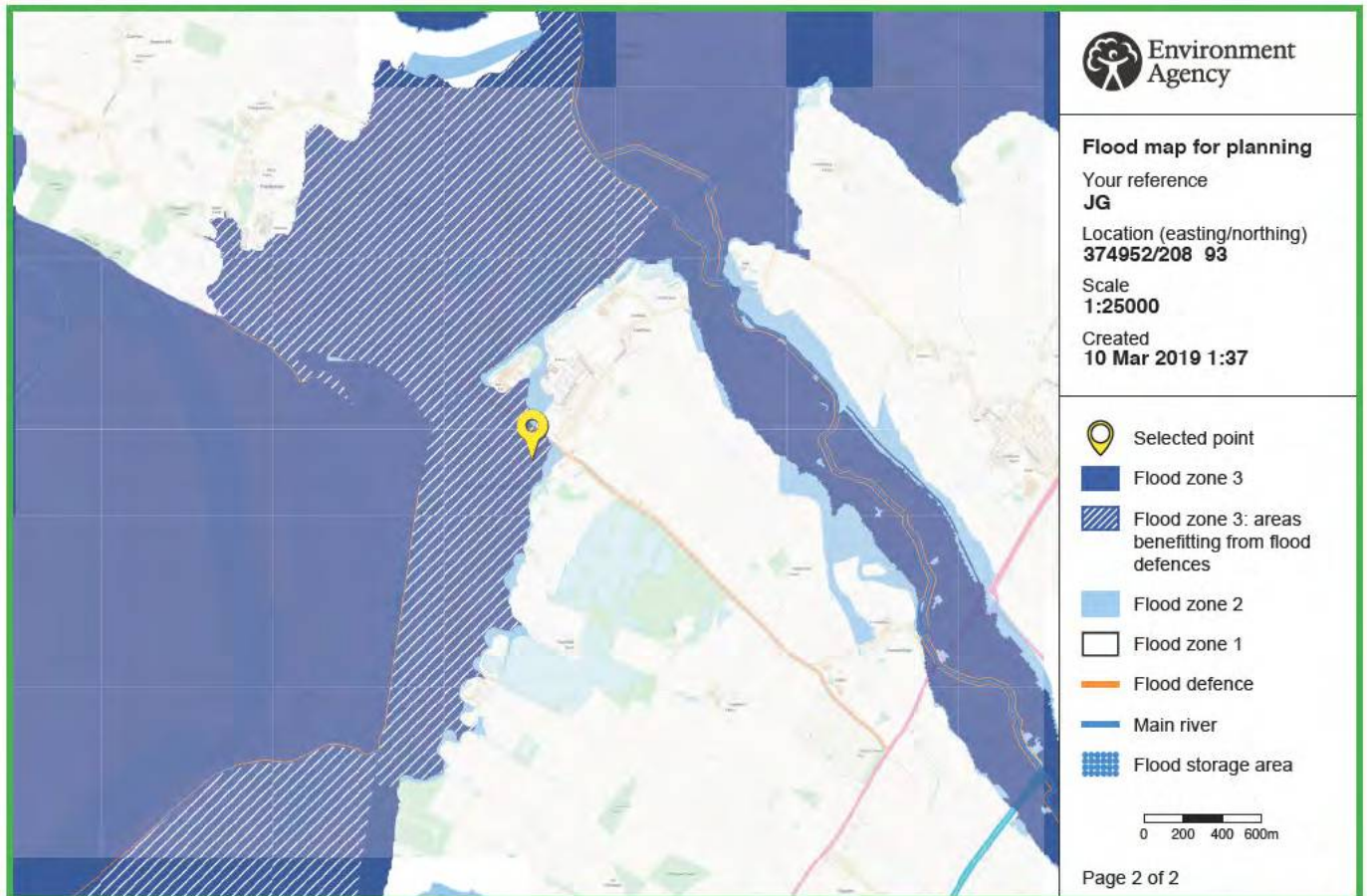
The other two dominant features of the parish are the Gloucester and Sharpness canal, which runs along the west side of Frampton village and the Frampton Court Estate lands to the east. The canal separates the parish from the River Severn, the tidal flats of

which attract migrating birds and host the growth of estuarine plants. The landscape of Frampton parish features large trees, either planted by the main landowners (Frampton Court Estate) or growing wild around the various ponds, lakes and the canal. Frampton Court Estate and the Green feature large mature chestnuts and water-side areas feature trees associated with water, such as willows, osiers and even the rare black poplars. Between the trees are wide open spaces and distant views. The fields are bordered by hawthorn hedges and a few 'ridge and furrow' fields still exist planted with unimproved grassland. The village is largely flat and therefore popular with visiting walkers, who are able to walk circular routes along the canal towpath to look out at the estuary and back through the village lanes or over the various permissive paths across the Court Estate.

The Frampton Conservation Area covers the centre of the village. The Industrial Heritage Conservation Area lies to the north and east of the settlement. There are numerous listed buildings within both conservation areas. The Gloucester and Sharpness Canal Key Wildlife Site follows the canal to the west of the settlement and links to the River Frome Key Wildlife Site to the north and east of the village. The Severn estuary is a designated RAMSAR site (international site of wetland importance) and there are sites of special scientific interest, a special protection area and special area of conservation on the estuary and around the lakes on Frampton Court estate.

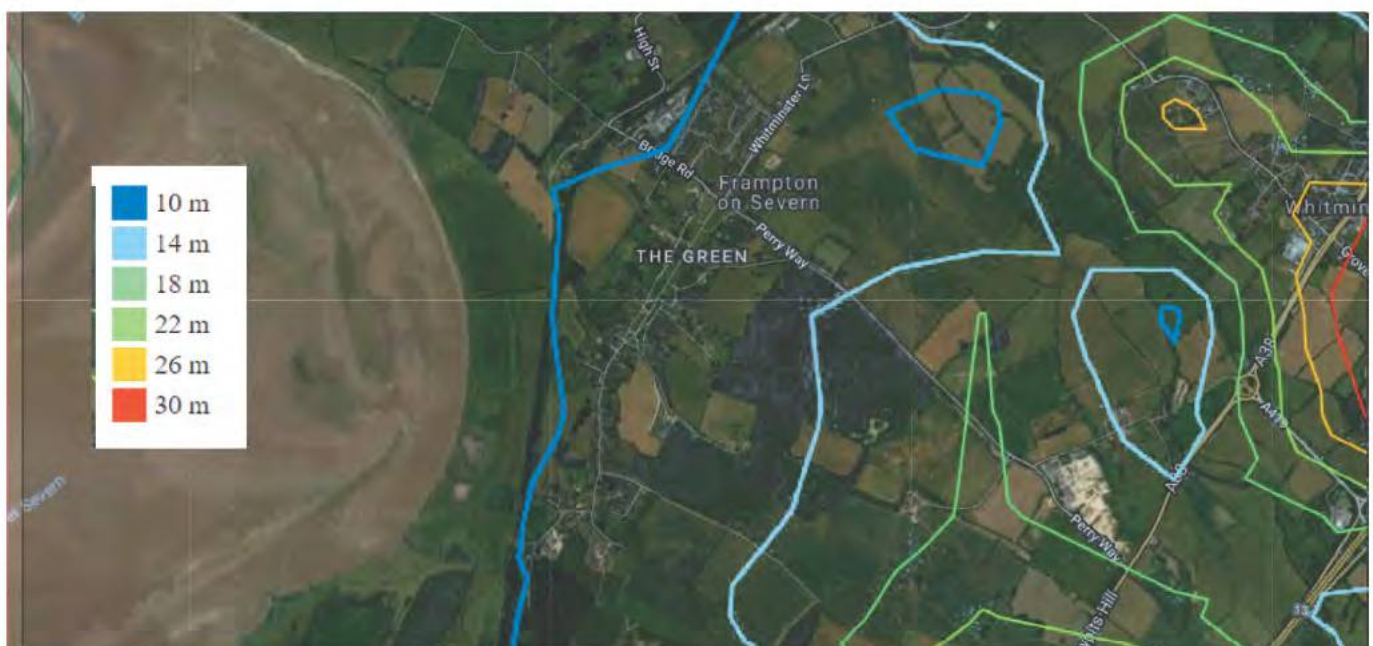
Environment Agency Flood Map of Frampton on Severn to show Flood Zone 3 and Flood Zone 3 Areas Benefitting from Flood Defences

(As at 17th October, 2018)



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Map of Contour Lines, Frampton on Severn



Tidal and Fluvial Management

The management and protection against tidal and fluvial flows is a significant issue.



This photograph shows the high tide of the Severn reaching the canal bank on 2nd March 2014. Some water passed through the gate at Splatt Bridge before sand bags were placed.

This type of inundation at high tide has happened several times in the last 20 years and is forecast to happen more frequently in the future.

Photograph by Rose Hewlett

- 1 Historically the existence of Frampton on Severn is due to its location next to the tidal River Severn and the confluence with the fluvial flows of the Frome and Cam river valleys which help drain the Cotswold escarpment. The village is exposed to fluvial flows from the east and north, tidal ingress from the south west, and has a high water table. The current management of tidal and fluvial flows has evolved over centuries in a series of sea walls, tide flaps, flood meadows, drainage ditches and sluices. This, in turn, has led to the pragmatic design and location of the dwellings that make up the village today. In the early nineteenth century, the Gloucester and Sharpness Canal was constructed on a north-south alignment to the east of the village settlement. Although not designed as a tidal barrier, its embankment currently prevents tidal flows from entering the village. With climate change and rising sea levels, tidal and fluvial pressures will increase. Existing flood planning guidelines do not adequately consider all flooding factors.

Tidal Flows

- 2 Frampton on Severn lies on the outside of a great meander, where the River Severn changes from a north/south flow to a northwest/southeast flow and creates a wide river basin area known as The Noose. Tidal flows and currents in The Noose are complex and the main channel regularly migrates. Historically, flood defences were constructed and maintained to protect the adjoining lands (warths) for agriculture and the village settlement inland, although the warths have often inundated on high spring tides and storm surges. Since 1994 there has been a policy of managed realignment on the Frampton warths, which in practice has meant the abandonment of the old sea wall and acceptance that the western embankment of the Gloucester and Sharpness Canal has become the de facto sea defence. Maintenance is undertaken on the main drainage channels (adjacent to the western embankment of the canal and Frampton Pill), which take fluvial flow out of the village. It is not believed that any surveys, hydrological or otherwise, have been undertaken to assess or predict the effect of such realignment policies on flood risk at Frampton.
- 3 The warths can be split into two parts, the inner and outer, delineated by the (approximately one-metre high) abandoned earthen sea wall. The outer warth lies 0.75 metres higher than the inner warth. Local volunteers (Advance the Line) undertake regular fixed-point monitoring along the outer warth, to ascertain the rate of its erosion and report annually to Frampton on Severn Parish Council, Government organisations and NGOs. Since 2011, up to 82% of the outer warth

has been eroded by the tide; in one place the Severn's bank is now less than 4 metres from a low drainage ditch adjacent to the old sea wall. In addition, the sea wall itself has naturally eroded and been breached by the tide in several places. The net effect of this erosion is that the inner (lower) warth has become subject to more regular tidal inundation; exceptionally, this reaches the western embankment of the canal. These inundations are trapped in the inner warths until such time as they can naturally drain, via the ditch at the toe of the canal's western bank through Frampton Pill, back into the Severn.

- 4 These tidal flows increase the periods where the western bank of the canal is subject to saturation. The inundations also prevent fluvial flow under the canal, trapping them in flood meadows to the east of the canal (see Fluvial Flows, below). The canal's banks are owned and maintained by The Canal and River Trust.
- 5 No surveys or plans currently exist to verify the medium- or long-term integrity of either bank of the canal as a tidal defence. Exposure of the western bank of the canal to tidal flows is predicted to increase due to erosion of the outer warth. If the observed rate of erosion continues, potentially the inner warth and western bank of the canal is predicted to be fully exposed to more than 25% of tides by 2023.¹ In the medium- and long-term this is expected to be exacerbated by climate change and sea level rise, causing even greater risks to the integrity of the canal bank and the potential for an extreme tide to overtop it.
- 6 While not overstating the current risks of tidal inundation, notice should be taken of the Severn Estuary Shoreline Management Policy Review (written in 2010) which predicted that 'the shoreline defence fails in the 20 to 50-year epoch, although residential properties become at risk from [tidal] flooding between 50 and 100 years'.² Planning developments for areas below the 10-metre level in Frampton on Severn should therefore be treated with extreme caution.

Fluvial Flows

- 7 The fluvial catchment areas impacting the village are those of the Frome and Cam basins before they discharge into the Gloucester and Sharpness Canal or the River Severn. These catchment areas are connected by a myriad of brooks, streams and watercourses, the maintenance of which falls to riparian land owners, the Environment Agency and the Lower Severn Internal Drainage Board. Fluvial flow within or adjacent to the core of the village is slowed by relatively flat and low-lying land. Its discharge into the Severn is via siphons under the canal which were built across the natural drainage channels and thus restricts flow. The consequent high-water table is visually evidenced on the village green which sometimes lies wet. These impeded flows increase the necessity for fluvial storage areas to the east of the canal and principally within the parish boundaries. This is normally in the form of lakes or flood meadows. At high tides these fluvial discharges are slowed, or completely stopped. This 'tide locking' feature is common to tidal rivers, but is accentuated by the particularly high tidal range of the River Severn. The tidal flow factors detailed above show that the frequency and duration of such 'tide locks' are increasing and will increase further in the future. In addition, there is evidence to indicate a greater frequency of extreme weather effects, which are expected to increase peak fluvial flows. Planning for fluvial flows should therefore take account of peak flows, combined with the increased fluvial storage needed to combat tide locking. While not entirely unique, these factors require more careful provision for flood risk management in the planning process, than areas of the country not subject to these combined fluvial/tidal features. A local group of hydrological, engineering and other experts known as 'Advance the Line' is currently working with the Environment Agency and the Inland Drainage Board in monitoring changes.
- 8 The need for maintenance and improvement of watercourses is now better understood and accepted nationally, in the light of recent extreme weather events. However, the need to protect, maintain and increase fluvial storage has yet to receive full recognition or acceptance. While it may be technically feasible to build on flood meadows without increasing flood risk in some areas of the country, the specific topography of Frampton on Severn suggests that such development should be avoided. A holistic view is needed to ensure that future developments do not erode the fluvial reservoir, but also contribute to the increase of reservoir capacity.

- 9 When considering planning policy for the village, it is important to recognise the need for attenuation to storm water. Proposed developments should aim to make a marked improvement and not just deal with the additional storm water produced.
- 10 Tidal and Fluvial Management is a dynamic subject that requires ongoing review. This involves proactive engagement with the principle authorities, the Environment Agency, Stroud District Council and the Lower Severn Internal Drainage Board.
 - ¹ Advance the Line, Gauging the tide: A critical review of the current level of methods used to assess and manage flood risk in the Upper Severn Estuary (13 January 2013), pp. 33, 46-48 <<http://gloucestershirehousehistories.co.uk/gauging-the-tide.pdf>> [accessed 15 January 2018]
 - ² Atkins, Severn Estuary Shoreline Management Plan Review, Appendix F, (2010), p. 200.

Community Design Statement Recommendations- Tidal and Fluvial Management

Recommendations FOS-CDS Water Management	Local Plan Reference	NPPF, 2018	Other References
1 The Environment Agency has confirmed that the western bank of the Gloucester Sharpness Canal is the primary tidal flood protection for Frampton on Severn village. Frampton on Severn Parish Council therefore recommend that the EA prepare a contingency plan detailing how this primary defence will function. To support this plan, it is essential that the EA investigate and establish the structural integrity of the canal bank and provide a transparent and effective programme to maintain, and if necessary improve the structure of the canal bank in partnership with the Canal and Rivers Trust.		149, 155, 156	Severn Estuary Partnership report 2015: Frampton on Severn http://www.severnestuariespartnership.org.uk/files/2015/11/11.-Frampton.pdf Severn Rivers Trust (Environment Agency): Managing Flood Risk on the Severn Estuary, 2011, p11 http://severnriverstrust.com/Managing%20Flood%20Risk%20on%20the%20Severn%20Estuary%20-%20Gloucestershire%20(Jan%2011).pdf Severn Estuary Shoreline Management Plan. https://www.severnestuariescoastalgroup.org.uk/shoreline-management-plan/smp2-action-plan/
2 Environment Agency data supported by local knowledge on water levels in the Parish and surrounding area should be used to ensure that planning applications are supported by robust, realistic and up to date site-specific flood risk assessments (FRAs). Because of the delicate balance of drainage maintained in Frampton parish the parish council recommends that in addition to the Flood Mitigation measures recommended by the Environment Agency, any new development below the 10 metre contour level (see Contour Map on page 9) should be avoided, beyond modifications to existing developments.	ES4	156	Advance the Line, Guaging the Tide, 2013. Atkins, Severn Estuary Shoreline Management Plan Review, Appendix F, (2010), p. 200.
3 The recommendations of ES4 (Stroud Local Plan) regarding development on existing flood storage areas should be carefully followed.	ES4	155-165	
4 Developments on or adjacent to watercourses should be avoided unless it can be shown that the development does not detract from the efficiency of that watercourse, either by obstruction or by overloading.		155-165	
5 Full consideration should be given to the opportunities that managed retreat and wetland management provide for nature conservation and/or habitat restoration in flood alleviation plans.	ES6 and SO6	170,171, 174-175	

Parish Council Recommendations/ Actions

1 The Environment Agency has confirmed that the western bank of the Gloucester Sharpness Canal is the primary tidal flood protection for the village. The Parish Council will lobby the EA to prepare a contingency plan detailing how this primary defence will function. To support this plan, it is essential that the EA investigate and establish the structural integrity of the canal bank and provide a transparent and effective programme to maintain, and if necessary improve the structure of the canal bank in partnership with the Canal and Rivers Trust.
2 Frampton Parish Council will request that water testing validation for planning applications by Stroud District Council should be carried out by an independent consultant from the one used by the applicant.

Housing

- 11 The style, nature and age of housing in Frampton on Severn varies greatly by area. There was a strong view that any development should be sympathetic to the vernacular style, but the vernacular varies greatly by ward. Because of this, detailed ward descriptions are given in the later part of this document. The view from the village surveys was that the village development boundary should be kept as it is now and there is relatively little scope for development within that boundary. (68% responded “No” to the question “Should the boundary where building is permitted be extended” and 32% responded “Yes”.) Consistent with the Stroud District Council Local Plan, 2015, it is envisaged that most future development will come either from infill of unused small plots of land or from extensions to existing buildings. In our surveys, there was a strong view that any new housing should feature low cost premises for purchase or for rent. There may be scope for a small development of lower cost housing on the site of ‘The Old Dairy’ near the new cricket field off Whitminster Lane, under ‘exception site’ rules.

On types of housing, the survey responses were instructive. Respondents indicated that someone in their household had needs of the following:

Affordable homes to rent or buy: 79 respondents

Open market smaller 1 or 2-bedroom homes for downsizing: 55 respondents

Open market 1 or 2-bedroom starter homes: 44 respondents

Open market 3 or 4-bedroom starter homes: 44 respondents

Open market larger houses: 6 respondents

Accessible housing designed for the elderly or disabled: 47 respondents

Sheltered housing: 18 respondents

No additional needs at present: 233 respondents.

- 12 The predominant building material in the parish is red brick, with some houses rendered, particularly in the Frampton Conservation Area and a few older houses still with wattle and daub. Boundaries are almost universally low, made of brick walls, hedges, picket fencing, occasionally metal railings and often a combination of two. Housing density tends to be lower than comparable urban areas and the views between buildings to the surrounding countryside are recommended for preservation in several places in this Statement. Photographs of typical materials and boundaries on the following page.

Housing Exteriors and boundaries

Stonehouse brick
(in some older cottages)



Frampton brick
(the traditional brick of the parish)



Lighter brick
(in Glebe Close)



A widely used red brick in
Whitminster Lane



... and in Ann Wicks Rd



Particularly within the conservation area, some houses have rendered or painted brick exteriors:
Vicarage Lane



The Green



The Street



Wall in the Street



Front boundaries are ubiquitously low/medium:
Hedges in Phillimore
Gardens



Wall and picket fence in
The Oval.

Pictures by Sheila Murray and Joy Greenwood

Community Design Statement Recommendations - Housing

Recommendations FOS-CDS Housing	Local Plan Reference	NPPF, 2018	Other References
There were some general principles from our consultation:			
1 The current village development boundary should be maintained, but 'infill' building will be allowed subject to the limitations on infill building given in the Stroud Local Plan and in areas not conserved for local views (see FoS Conservation Statement) with priority given to low cost or rent housing.	CP4, GP 3.78, HC1	145 (e)	Frampton on Severn Conservation Area Statement 'Open Spaces'
2 Housing developments should be in keeping with this rural area. New houses should be balanced with the size of the plot in keeping with the immediate area* (see following page)	HC1, GP3.78, ES12	68, 77, 78, 117, 118, 122, 123 128	Frampton on Severn Conservation Area Statement Sub area descriptions
3 New building or building extensions should not demonstrably have a negative impact on the setting of heritage assets such as listed buildings.	3.75, ES10	189, 190, 192	Frampton on Severn Conservation Area Statement
4 Where access and safety allow, off- street parking should be provided to relieve the congestion on our local lanes.	HC6 section 4.48, HC8	102 (e)	
5 Driveways should be free draining.	ES4	157 (c), 163 (c)	
6 The colour and texture of new building exteriors should be in keeping with current exteriors in the parish ward in which they will be placed but innovative building design should not be excluded.	CP4, CP14, ES1, ES10, ES12, GP3.78 point 5	79, (e) 126, 128, 131, 190, 192	Frampton on Severn Conservation Area Statement Sub area descriptions. Parish ward descriptions in this document.
7 In keeping with the local plan and NPPF, new buildings should have no significant adverse impact on wildlife, the RAMSAR site, Sites of Special Scientific Interest, Special Protection Area, Special Area of Conservation, Key Wildlife Site or other environmentally protected areas.	HC1.5, ES6	170, 175-177	Gloucestershire Centre for Environmental Records. Wildlife Section, this document. Wildlife records held by Frampton Court Estate
8 In keeping with Local Plan Delivery Policy ES1, all new housing should be built in accordance with the approved plans and the adopted Sustainable Construction Checklist.	CP5, CP8, ES1	127, 129	
9 Orchards will be a protected asset and their status as national Priority Habitats will be observed when considering planning applications. In keeping with delivery policy ES8, building on traditional orchards should be avoided.	ES6 ES8	170, 175 (c)	UK Biodiversity Action Plan Habitat Descriptions p85/86 'Traditional Orchards' updated 2011
10 Front boundaries should be in keeping with the surrounding area. In Frampton on Severn, the majority of front boundaries are low.	CP4, ES7, ES10, ES12 GP 3.78, point 5	127, 170, 185	Frampton on Severn Conservation Area Statement
11 Tree cover in gardens should be conserved.	ES6 ES8, ES12	127, 170, 185	
12 Planting associated with new buildings should be sympathetic to and encourage wildlife.	CP14, ES6, ES7, ES8	127, 170	

13 Tranquillity and dark night skies are a characteristic of the Parish and should be maintained through measures to minimize noise and light pollution both within settlements and beyond in the open countryside, as set out in Institute of Lighting Professionals Guidance. Where safety concerns and permitted development rights allow, houses should not create a lot of artificial light visible to others. Some species of bats in Frampton on Severn are light averse and particular care should be taken in designing lighting where inappropriate lighting might adversely impact upon them.	CPI4.2 ES6.38	8(b) and (c), 180	Wildlife Section in this statement – Bats. Guidance Notes for the Reduction of Obtrusive Light, ILP 2011. Bats and Artificial Lighting, ILP Guidance note 2018
In addition to these points, the parish council would recommend that new developments of several houses have the following design features:			
14 Staggered frontages	HCI, ESI CPI4, ESI2		
15 Non-uniform design	HCI		
16 For terraced housing, a design that references the cottage style found in 'The Oval'.	HCI		
17 Based on the survey figures, planning priority should be given to smaller houses for rent or buy and for accessible housing.	4.15 -4.18 Homes and Housing CP9	63, 71,77	

* From an opposite front (principal) window, a space of at least 13m to a bare wall or 20m if facing a window. For side boundaries of detached or semi-detached houses, a space of at least 2m between the side boundary and the side wall of the house.

Employment

- 13 At the time of the employment survey associated with this design statement, there were just over 40 businesses with premises in Frampton parish, a further 20 traders working from home, five properties offering tourist accommodation and four farms, with the largest by far being that of Frampton Court Estate. Based on the information obtained about numbers of employees, these businesses are likely to offer work to approximately 300 people, nearly 200 of which will live within 5 miles (8km) of Frampton village.
- 14 However, a lot of this employment is part-time and the majority is in the service sector in areas such as catering, care and cleaning. Some firms, such as Cullimores, Shipton Mill and businesses on Frampton Industrial Estate or at Walk Farm offer full time work and there are various types of employment in the public sector via the local school and surgery, and also work at Frampton Court Estate. There are four main sites for employment: on Frampton Industrial Site, Tanhouse Farm, Walk Farm and in Fromebridge Lane. These seem to accommodate most local requirements, although one local employer has been searching for a larger unit in which to operate. Redundant farm buildings have been used for local businesses and this type of building is likely to offer the main source of additional space in the foreseeable future. The Stroud District Local Plan review has identified the site at the B4071/ A38 junction as a possible place for extending employment land and the parish council supports this view, with the provision that any development is on the north rather than the south side of the B4071, as the south side is subject to waterlogging. Further development of the sites at Walk Farm and Tanhouse Farm should be discouraged, given the pressure on their small access lanes.
- 15 In surveying local business leaders, two major concerns emerged: mobile phone signal and fibre connection. These are already under improvement, with the telephone mast being extended and fibre connections improved. However, some deficiencies at the telephone exchange and connected cabinets have impacted on businesses with a need for high upload speeds and further improvement is necessary. In addition, there are a few locations within the parish where overhead aluminium lines still exist and these should be replaced. There is also a need for relaxation on the planning restrictions around 'change of use', to allow adaptation of redundant buildings for business use. Other concerns surrounded road safety on 'The Perryway' and its junction, access in the smaller lanes and the high cost of housing, which is pricing younger employees out of living locally.
- 16 Local business offers sustainable employment for parishioners, particularly those who seek part-time work. Parishioners without their own transport (particularly young adults) face challenges in accessing work or training (9% of households in Frampton on Severn have no car, according to the parish 'Local Insight Profile')³. Regular public transport runs along the A38, but this requires walking or cycling along 'The Perryway', where there is no pavement or cycle lane. Public transport from the village is restricted. There is almost no public transport to the railway stations, despite two being relatively close. Local 16-24-year olds are more likely to be claiming workless benefits than the Gloucestershire average (5.2% in Frampton compared to 3.2% in the county and 4% nationally)⁴.
- 17 Survey responses indicate that this demographic is finding it difficult to travel to work, interviews and also in accessing the full range of training opportunities available to them. A new college is under development at Berkeley and it is essential that young people are offered transport access to this facility, as well as other colleges in the county. There is also a need for local employers to introduce more apprenticeship opportunities for young people. Nineteen respondents in the survey indicated that if there was a hub for home working in the village, they would use it.
- 18 Local farms have diversified into a variety of activities. Denfurlong Farm sells vegetables at the door whilst Tanhouse Farm has diversified into timber and furniture production, as well as running a camp site, leisure activities such as shooting and offering business units in its redundant buildings.
- 19 Frampton Court Estate offers bed and breakfast and guided visits, lets out some of its land for recreational use such as fishing, sailing and other sports and to a plant nursery. Some of its buildings are used by local craftsmen, for example at Nastfield Farm and its Wool Barn is used as a wedding facility.
- 20 There is potential for further diversification as opportunity arises.

³ Local Insight profile for Frampton on Severn CP © OCSI 2016.

⁴ Local Insight profile for Frampton on Severn CP © OCSI 2016

Community Design Statement Recommendations - Employment

Recommendations FOS-CDS Employment	Local Plan Reference	NPPF, 2018	Other References
1 There could be further development of employment land at the north side of the A38/B4071 junction, subject to local plan strategy, countryside and employment policies.	GP3.78		Stroud local plan review 2018)
2 Given that these employment units are accessed by narrow lanes which suffer from traffic congestion, any further development of employment units at Tanfield Farm or in the vicinity of Walk Farm should be carefully weighed against the predicted increased traffic flow it would create and the potential benefits and problems to village people using the local roads and lanes in terms of capacity and safety.	CP13, EI 5.4, EI 12	84, 108, 109	
3 Redundant farm buildings should be utilised for employment, within the constraints of Local Plan policy EI 5.	EI 5.1, 2, 3, 4	79 (c) 83	

Parish Actions and Recommendations - Employment

1 There should be further improvements in digital and telecom services and overhead telephone lines should be replaced (NPPF 18 112, 113, 114).
2 A site should be identified for a co-working business hub.
3 Public transport links should be improved, especially in relation to the local railway stations and transport to local colleges.
4 Business planning developments that offer scope for apprenticeships for local young people should be encouraged.
5 The Frampton Industrial site units should be fully utilised.

Roads, Lanes, Parking, Pavements, Bridleways and Footpaths.

- 21 The Parish of Frampton on Severn is bordered on three sides by water and by the A38 on the eastern edge. This major highway carries a huge amount of traffic, despite having the M5 running parallel to it. Fortunately, this means that most vehicle movement passes by the village at a distance of about 2.5 miles (4km). Traffic needing to get to Frampton is obliged to use either the B4071 (The Perryway) or Whitminster Lane from the north. A small amount of traffic enters the village over Fretherne Bridge from Arlingham and Saul.
- 22 The A38 is basically in good repair, despite a growing need for a controlled junction where the B4071 meets the A38. The B4071 is in good order following considerable work over the past 20-30 years to protect it from flooding. A footpath/cycle lane would greatly enhance the safety of pedestrians and cyclists using the B4071. 60% of respondents to the paper survey wanted a cycle lane added to this road and 64% a footpath. Whitminster Lane is heavily used by HGV and PSV vehicles and is in increasing need of up-grading. This will become more evident if planning permission is granted for further residential building either in Frampton or Whitminster. The unclassified road running south down the Green and The Street is currently in good order until it reaches the turning to St. Mary's Church. This road is then in a poorer condition as it leads to Splatt Bridge and Splatt Lane. Some of the unclassified roads leading off the Green are in poor condition, as are the roads at the north end of the village leading off Lake Lane and Whitminster Lane. To help preserve the small lanes, 70% of respondents in the paper survey felt that small vans and delivery vehicles should be encouraged, rather than large HGV vehicles (67% felt the latter should be restricted).
- 23 There was also concern about erosion of the verges: 81% felt the statement 'stop vehicle damage to verges' was important or very important.
- 24 Pavements throughout the village are not in good order, although some effort has been made in recent years to improve them on Bridge Road and Lake Lane. Due to reduced budgets at County level and the need for vehicles to park half on and half off the pavements and roads, the condition of our pavements will continue to deteriorate.
- 25 There is also a need for more dropped pavements for wheelchair access or prams (75% of respondents in the paper survey stated that this was important or very important and 60% felt that narrow pavements should be widened. There were 83 comments relating to pavements in the online survey). Allowance must be made for the free passage of emergency vehicles, especially in areas of the village where houses do not have garages or off-street parking facilities.
- 26 Parking throughout the village is of major concern.
- 27 There were approximately 80 comments expressing concern over parking in the online survey. Due to the natural attractiveness of Frampton created by water, the Green and gardens, tourism has increased dramatically over the past 30 years. These visitors mostly arrive by car and the areas around the Green can get very congested during weekends. The River Severn and The Gloucester and Sharpness Canal also attract a large number of visitors, but The Canal and River Trust has not to-date sought to address this problem.
- 28 Public Rights of Way and Permissive Paths abound in Frampton, which contributes further to the parking issue. The large network of paths attracts a great number of dog walkers, both private and commercial, all of whom need somewhere to park. The footpaths are generally in very good order and well managed by the various landowners. Keeping the general public to the Rights of Way can be an issue, along with the appropriate disposal of dog waste bags. The parish council has recently added four more dog waste bins around the village.
- 29 Frampton is very proud of its efforts to welcome visitors, but it does come at a cost in the parish element of our residents' council tax bill. It is a subject that needs to be kept under constant review, so that those lucky enough to live in Frampton always have a say in what is recommended by the Parish Council to higher authorities. We have been in discussions with County Highways and our county councillor about

the proposals that would involve them. These have been costed. Some are very expensive and would require multiple funding but we have received support in principle from both County Highways and our county councillor. Local organisations and the parish council are fund-raising for particular projects (eg improvements to the children's play area and improvements in parking). The canal restoration project at the Saul end could link in with our proposals for a cycle/footpath link from the canal towpath to the village via footpaths 14 and 21.

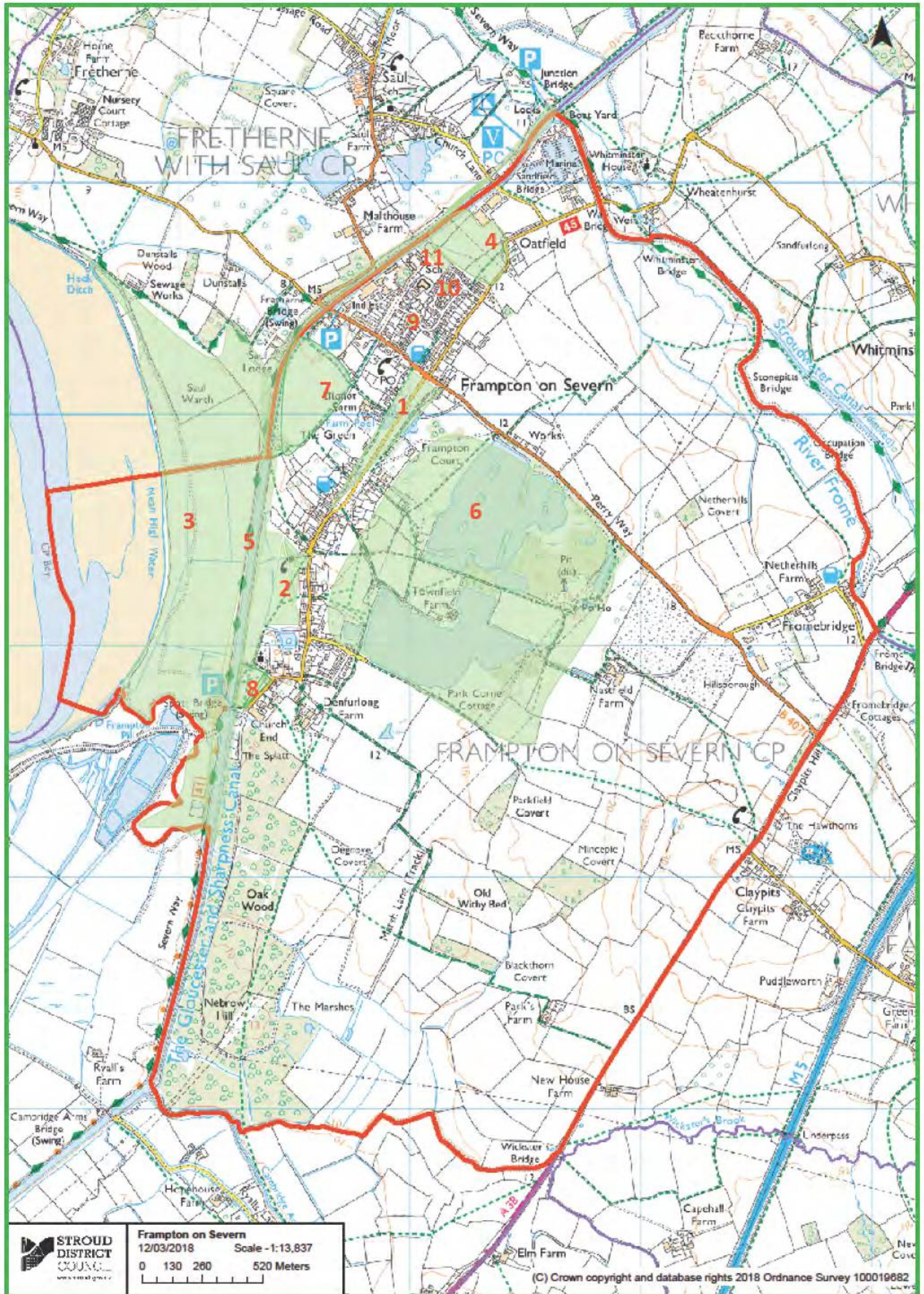
Community Design Statement Recommendations – Roads, Highways, Bridleways, Footpaths

Recommendations FOS-CDS Infrastructure (Roads, highways, bridleways and footpaths)	Local Plan Reference	NPPF, 2018	Other References
1 Planning permission for developments that would put increased and significant traffic pressure on the section of Whitminster Lane, which lies outside of the settlement boundary but within the parish, could lead to adverse environmental impact and hazards to road safety and should be avoided, in keeping with currently adopted Planning Policies E14.5 and CP13.	E14.5 CP13, E112	84, 108, 109	
2 There is potential for including the following projects in CIL allocations: <ul style="list-style-type: none"> • A footpath and cycleway to be added to the B4071. • Upgrading footpath 14 and 21 to include a cycle way. • Increasing the parking area at the entrance to Watery Lane. • Improved parking associated with the development of the Stroud Water Canal. 	CP6	84, 104	Stroud District Council Heritage Strategy – canal restoration Cotswold Canals Restoration Phase 1b Stroud District Council Tourism Strategy, Growing the Visitor Economy, 2018

Parish Actions and Recommendations – Roads and Infrastructure

1 The road around Splatt Bridge and Splatt Lane needs repair. Parish council to lobby county council and councillor for repairs.
2 Roads off Whitminster Lane and Lake Lane need repair. Parish council to lobby county council and councillor for repairs.
3 The unclassified roads off the main Green access road need repair. Parish council to lobby county council and councillor for repairs.
4 Many of the pavements in the village need repair or improvement. Parish council to lobby county council and councillor for repairs.
5 Frampton parish council tax payers should not bear an unfair burden for maintenance of leisure facilities, in the form of walks, bridle ways, cycle ways and car parking, for the wider district and county residential population. The council will lobby district and county councillors and voluntary bodies to divert some spending to rural areas such as Frampton in recognition of the facility that is offered to the wider population.
6 The parking area next to the Old House should be extended and a possible location for a further parking area to the north of Frampton Green should be explored.

Map of Open Spaces highlighted in the Statement



Open Spaces



Frampton on Severn's 'Rosamund's Green' pictured from the north end
 Photograph by Tom Williams

30 As stated in the introduction, the essence of Frampton parish lies in its open spaces. 89% of our survey respondents felt that the following statement about the parish was important or very important: "Open spaces, open views, mature trees and hedges give Frampton parish its character and should be preserved". A similar percentage of respondents felt that 'Open Views' were important or very important. In addition to the various sports pitches, the following spaces were highly valued in our parish surveys and parishioners' feedback. Peace and quiet in these areas are also valued and 68% of respondents felt that "For events in marquees or outside, discourage use of loudspeakers or live bands after midnight" was an important or very important statement.

31 The Green (1):

Frampton Green, also known as 'Rosamund's Green' is of historic significance and is reputedly the longest in England. It forms a natural meeting point, area for village activity and walking in the parish. It is characterised by open views interspersed with chestnut trees and the village ponds. In the online survey 87% of respondents felt that the Green should be preserved. Parishioners have rights to 'air and recreation' on Frampton Green under a settlement with Frampton Court Estate.

32 The Narles (2):

The Narles links the Lych Gate at The Street to St. Mary's Church. It is of historic importance and features in the Frampton on Severn Conservation Area Statement. It contains a mature avenue of chestnut trees (recently supplemented with black poplars) through which runs a public footpath. Near the churchyard there is also a line of walnut trees. It is extensively used by walkers and enjoyed for its views across to the canal. In the online survey 82% of respondents felt that the open space at The Narles should be preserved.



The Narles in winter, showing the site of newly planted Black Poplars.
 An aerial view of The Narles is shown on the next page.

Photograph by Joy Greenwood

33 The Severn Lands (3)

This borders a wetland site of international importance (RAMSAR site). There are sweeping views across the marshes to the River Severn and beyond, which can be viewed from the Gloucester and Sharpness canal towpath. These views are important to walkers and birdwatchers. The salt marshes themselves host scarce estuary plants and visiting rare birds. (See Wildlife section.)



The Severn Lands
 Photograph by Sheila Murray

34 **Oatfield (4)**

Behind the doctors' surgery which connects the back of Oatfield Road with Oatfield hamlet and Saul marina are several large fields, used for agriculture. They afford views to the canal and the marina and contain a public footpath.

35 **Gloucester and Sharpness canal corridor (5)**

The canal corridor allows long views along the water from the north to the south of the parish. It is an avenue for tourists to arrive by boat and its towpath is popular with both walkers and cyclists. The views to and from this corridor into the village are cited as important in the Frampton on Severn Conservation Area statement.



A view of the fields at Oatfield with the marina in the background
Photograph by Tom Williams



Aerial view of the canal, seen from the south of the parish. In the centre is The Narles, with its distinctive tree-lined central path and The Street is to the right.
Photograph by Tom Williams

36 **Frampton Court grounds and lakes (6)**

Frampton Court grounds and lakes are owned privately by the Frampton Court Estate. However, the lakes are used by both Frampton Sailing Club and Frampton Angling Club and the Estate's trustees allow walkers to use some permissive paths through the grounds. Frampton parishioners value this opportunity and are keen to see it preserved. The Estate's grounds include sites for some unusual plants and birds (see wildlife section). They are coming under pressure from visitors. In the further reaches of Estate grounds, some unimproved fields exist with original ridge and furrow.



A view of Court Lake in the Frampton Court Estate grounds
Photograph by Kelvin Broad



Great Cant Lease viewed from the Green
Photograph by Sheila Murray

37 **Great Cant Lease (field to the west of the Green between Portland Place and Manor Cottages) (7)**

On the west side of the Green, it is possible to gaze across the fields towards the canal. This view opens out from the Green and is cited as an important view in Frampton on Severn Conservation Area Statement.

38 **Brickyard Field (field between the church and Splatt Bridge) (8)**

A field crossed by public footpaths connects The Narles to Splatt Bridge. There are views across it to the canal and beyond from the road. It creates a rural fringe to the edge of the village. This field, in one of the oldest parts of the village, is said to be the site of a medieval market and is cited as important in the Frampton on Severn Conservation Area Statement.



Views across Brickyard Field, with the church in the background (left) and a mature black poplar (right)
Photographs by Joy Greenwood

39 **Green spaces in the Oval and Phillimore Gardens (9 and 10)**

There are small areas of green open space in both the Oval and Phillimore Gardens. Their amenity value is prized and in the parish surveys, more than 60% of respondents said that these spaces should be preserved.



Green space in front of cottages in The Oval
Photograph by Sheila Murray



Green space in front of Phillimore Gardens
Photograph by Sheila Murray

There has been a proliferation of events in marquees in recent years and some areas of Frampton village have been subject to noise after midnight at unacceptably frequent intervals, by different organisations. We are recommending that music is discouraged in marquees after midnight.



Frampton Recreation Field with the Children's Playground
Photograph by Sheila Murray

40 **Frampton Recreation Field (11)**

The recreation field at the end of Lake Lane is highly valued by parishioners and particularly local children. There is a children's play area at the east end and tennis club courts and pavilion at the west end. The grass field provides a space for local children to play football, have picnics and play. 72% of respondents to the online survey felt that 'The Recreation Field should be preserved'.

Community Design Statement Recommendations – Open Spaces

Recommendations FOS-CDS Open Spaces	Local Plan Reference	NPPF, 2018	Other References
1 The following open spaces are highly valued by parishioners for their open views, their heritage assets and their leisure utility and they should be conserved: the Green, The Narles, the canal corridor.	GP3.78:5	99,100, 118 (b) 184, 193	Frampton on Severn Conservation Area Statement
2 The following open spaces are highly valued by parishioners for open views, wildlife and agricultural value and they should be conserved : The Severn Lands, Frampton Court grounds and lakes.	GP3.78:5	99,100, 118 (b) 170	Frampton on Severn Conservation Area Statement
3 The following open spaces are valued by parishioners for the open views that they afford from within the village to the canal and vice versa, as well as their agricultural value: Great Cant Leaze, Brickyard Field. These should be conserved.	GP3.78:5	99,100, 118 (b)	Frampton on Severn Conservation Area Statement
4 The following open spaces are valued by parishioners for the amenity value and established sense of place that they afford to adjacent residents and they should be conserved: green spaces in Phillimore Gardens and The Oval.	GP3.78:5	99,100, 118 (b)	
5 Other open spaces cited as important in the Frampton Conservation Statement should be conserved.	GP3.8:5	99,100, 193,194	Frampton on Severn Conservation Area Statement
6 In keeping with delivery policy ES6 & ES8, building on traditional orchards should be avoided.	ES6 & ES8	170, 175 (c)	UK Biodiversity Action Plan Habitat Descriptions p85/86 'Traditional Orchards' updated 2011
7 The Severn Lands should be maintained in a way that conserves existing wildlife interest and habitat.	ES6 GP 3.78:6	99,100, 174	

Parish Actions and Recommendations – Open Spaces

The parish will lobby the Stroud District Environmental Committee to adopt a policy that, where events occur in marquees, use of loudspeakers or live bands should be discouraged after midnight.

Tourism



Many tourists arrive in Frampton by barge
Photograph by Kelvin Broad



Morris dancers outside of The Three Horseshoes pub
Photograph by Kelvin Broad

- 41 Frampton on Severn is an important site for tourism in the Stroud District. The 2015 local plan states that Saul Canal Junction will become an important visitor 'gateway' to the Cotswold Canals and the wider Stroud District – part of a growing and ever improving network of walking and cycling routes. The canal forms part of Stroud District's industrial heritage and also a wildlife corridor. There are further important wildlife sites on the estuary and around Frampton lakes. The long Village Green, historic buildings, canal and waterways, scenic walks, bridle ways and cycleways make it an attractive place to visit.
- 42 The marina has 284 moorings and many visitors arrive by boat. Tourists are found walking around the village at all times of the year, but there are several special events each year that particularly attract them. The 'World Elver-Eating Competition' in the spring, followed by the 'Boules Competition' in the summer, 'Giffords Circus' in late July, 'Frampton Feast Fair' in August and 'Frampton Country Fair' and 'Frampton Sheep Racing' in September all draw in many visitors, especially the Country Fair, when visitors can number up to 10,000. Add in cricket on the Green, Morris dancers at the pubs, occasional tours of Frampton Court or Manor, two open garden events each year and various occasional concerts and theatrical performances and there is often an event to attract the public. Facilities for tourists include the two pubs, 'The Bell Inn' and 'The Three Horseshoes' both on the Green and two cafés, 'Ley Bistro' on the Green and 'Mrs. Massey's Delicious Diner' in Frampton Industrial Estate, adjacent to the canal. In addition, 'The Green Shop' (also on the Green) has a few tables outside and serves tea, coffee, sandwiches and cakes. There are at least five places for bed and breakfast in the village, including the Grade I listed Frampton Court and its 'Orangery' and five self-catering cottages. There is potential for more bed and breakfast providers.
- 43 Tourism does bring its own pressures. Parking in and around the Green is limited and on sunny summer days parking along the main Green access road becomes a problem. To relieve car parking on the village green an extension of the village car park at the junction of Watery Lane with the Green, adjacent to the Old House would greatly help.

- 44 The parish council welcomes the development of the Stroud Water Canal in our parish and would wish to strongly promote a cycle way and footpath along its length, with consideration given to the addition of a bridleway. However, there is no pavement from



Oatfield hamlet to the village until the turning to Oatfield Road is reached. When the west stretch of the canal is opened up, this could prove a hazard for the increased numbers of walkers who may wish to leave the towpath to walk into the village. There is a potential footpath improvement that could alleviate this if the footpaths from the canal to the Perryway were developed (Footpaths 14 and 21) and a section of footpath added from its junction at the Perryway to the village green. The village is a popular area for cyclists and

a national and regional cycle route (Sustrans 41) passes through the village to Splatt bridge and follows the canal to Slimbridge. The route is one of the main access points to the village for cyclists. The tow path currently provides a poor surface for cycling and is extremely narrow in places. It requires significant improvement to encourage cyclists, discourage car use and meet national standards.

- 45 Access to Frampton on Severn by bus is very limited. There is also virtually no public transport connection to either of the two local railway stations. For tourism to develop in a sustainable fashion, there is a need to develop connections to the two railway stations and any additional station that is opened in Stonehouse. There is also potential for public transport to develop on the canal. In the mid-20th century a water taxi regularly operated to Gloucester. With the opening of a new college at Berkeley, public transport along the canal connecting Gloucester to the college would provide a huge asset for villages on the canal, including Frampton on Severn.

Community Design Statement Recommendations – Tourism

Recommendations FOS-CDS Tourism	Local Plan Reference	NPPF, 2018	Other References
1 FOS parish council welcomes the development of the west end of the Stroud Water canal for use by boat owners, walkers and cyclists.	ES11, GP 3.78:4	83 (c), 104	Stroud District Council Tourism Strategy, Growing the Visitor Economy, 2018 Stroud District Council Heritage Strategy – canal restoration
2 Development of further bed and breakfast accommodation is recommended within or by extending existing buildings, providing that adequate off-street parking is provided and that any building extension is in keeping with the current provisions of Delivery Policy EI 10 in the Stroud District Local Plan.	GP 3.78:3 EI 10.		Stroud District Council Tourism Strategy, Growing the Visitor Economy, 2018
3 The following are opportunities for CIL infrastructure investment to support tourism: <ul style="list-style-type: none"> • When it is developed, the Stroud Water canal towpath and cycle way should link to the Perryway via footpaths 14 and 21 to a new path along to the village green. • Improve the tow path between Slimbridge and Fretherne bridge for cyclists to encourage cycle access into the village. (SUSTRANS 41 cycleway).* • Extend the village car park at the south end of the Green to relieve parking around the Green area. • Access from the bus stops at the top of the Perryway to the village is hazardous for walkers. A footpath is needed along the road 	CP6	84 98, 104	Stroud District Tourism Strategy, Growing the Visitor Economy, 2018 FOS footpath map Sustrans 41 Map* Stroud District Council Heritage Strategy – canal restoration Cotswold Canals Restoration Phase 1b

Sports, Leisure and Community



Cricket on Frampton Green
Photograph by Ruth Greenwood

46 Frampton parish is well provided for sporting activity with cricket, football, bowls, sailing and tennis facilities. In addition, angling, shooting and riding occur around the parish. It is a popular destination for walkers, cyclists and bird-watchers. The two community halls and school hall host table tennis, yoga, pilates, skittles and various 'keep fit' activities, including several targeted at the elderly or disabled. At the time of the community survey there were approximately 40 clubs and societies, encompassing activities for all ages from the elderly to babies and toddlers and including musical clubs. Activities for younger parishioners include youth cricket and football, Scouts, Guides, Cubs and Brownies, youth church and family riding, as well as school-based events and youth activities in the local tennis and sailing clubs, band and drama groups. However, there was comment about the lack of facilities specifically geared for teenagers and the lack of access for teenagers to travel to centres that might offer them more. Sadly, the local youth club has ceased to function and we have been unable to find a way to revive it.



The Courts at Frampton Tennis Club
Photograph by Sheila Murray

47 When surveying parishioners about sport and leisure, it became evident that they find many of their needs in the parish and those that are sought further afield, would be unsuitable for introduction (professional theatre, football and rugby, minority interest activities that need a larger catchment, or activities such as swimming which have a high cost of provision.) There is no provision for the sports traditionally played by girls in secondary schools (netball and hockey) and no pitch for amateur rugby or multi-purpose court (but a multi-purpose court is proposed in a new Youth Football Club facility). However, there are extremely successful women's and youth cricket sections at the local cricket club and the tennis, sailing and riding clubs provide good opportunities for boys and girls, as does the youth football team. The equipped children's play area provides a slightly smaller allocation than it should (by 0.6ha)⁵. A few survey respondents stated that they did not wish to see any further 'duplication of facilities'. They may have been thinking of the two cricket sites (the Green and Whitminster Lane) and the two football sites (Bridge Road and Whitminster Lane) although in each case the sites cater for varying provision and are needed.

48 Walkers can access local public footpaths along the canal towpath and across local farmland and the canal towpath is part of the 'Sustrans 41' cycle national and regional route. Many of the footpaths on local farmland are 'permissive' rather than 'public' and there are some concerns about recent increased use of these from visitors (particularly those walking dogs), the impact of this on the local wildlife and farm animals and the potential restrictions in access that might occur in response. In their survey responses, Frampton parishioners were concerned about future access to the permissive paths, which form a significant part of the paths used by locals. Riding is also popular and the conservation of parish bridleways is important, along with the need to consider extending provision. The Frampton Court Estate has recently positioned a number of sign boards indicating 'walking routes' and the consequence of this is being monitored. Tanhouse Farm closed access to its woodland in recent years. A significant improvement in walking and cycling access should come from the development of the west end of the Stroud Water canal and its towpath.

⁵ Stroud District Local Plan 2015

Community Design Statement Recommendations – Sports and Leisure

Recommendations FOS-CDS Sports and Leisure	Local Plan Reference	NPPF, 2018	Other References
1 Duplication of facilities should be avoided.	E111	96, 182	
2 The feasibility of the development of netball, hockey or rugby should be considered before any further sports facilities are created.	E111	96	
3 The following are opportunities for CIL improvements: <ul style="list-style-type: none"> • Cycle ways on both the Gloucester and Sharpness and the Stroud Water canals should be improved. • Footpaths that link the Stroud Water canal to the Perryway should be upgraded and a new footpath created to link their exit on the Perryway to the Green. 	E111, E113 ES11 CP6	99,100, 118 (b)	Frampton on Severn Conservation Area Statement
4 The available children's play space is slightly below recommended levels by 0.8ha. The children's play space should be increased by at least this amount. There is capacity for this at the site of the current play space.	E111, ES15, GP3.79.3	99,100, 118 (b)	

Parish Actions and Recommendations – Sports and Leisure

1. The provision of paths for walkers and bridleways for riders should be preserved or increased wherever possible.
2. The parish will lobby the Canals and Rivers Trust to allow access to riders on canal Towpaths.
3. Access to facilities for teenagers should be improved, with reinstatement of the youth club if possible.



Sports and leisure facilities in Frampton on Severn: The Bows Club is in the foreground, with Cadbury Hall to the right and the football ground in the middle distance with the Green beyond. Lake Lane is to the right and Ann Wicks Rd leading to Phillimore Gardens to the left. The Oval is in the centre.
Photograph by Tom Williams

Wildlife

Habitats

49 A range of habitats exist in Frampton parish. These include improved, semi-improved and unimproved grassland and woodland on the local farms, lakes, fresh water margins and pools, rivers and streams (eg the Rivers Frome and Severn, Wicksters Brook), the canal tow-path, marshland, brackish estuarine areas and salt marshes. These diverse habitats support a large range of wildlife, some of which is described below. Some areas of the parish are designated for wildlife conservation. The River Severn estuary is a RAMSAR site (wetland site of international importance) on which there have been found two nationally scarce species of plants, as well as a nationally scarce species of spider and various visiting rare birds. The Severn Lands in Frampton parish also contains a Site of Special Scientific Interest, a designated Special Protection Area and Special Area of Conservation. There are Sites of Special Scientific Interest at the Frampton lakes, known as Frampton Pools (Court and Townfield) and within the Severn Lands. The River Frome is also designated a Key Wildlife Site.

Plants

50 The plants of the parish are an attractive feature and, because of the variety of habitats, there are several hundred species represented. They are an important source of food and shelter for the other organisms that live there, so destruction of local flora can lead to unintended consequences for insect, bird and other wildlife. Although there are rarer plants in other habitats, the Green is an historically important and rare reservoir of ecotype material. It has not been either ploughed or re-seeded (except for the edges) for several centuries. Grazing will have eliminated some species and car parking will have introduced seeds from other places. Horses and carts attending the fairs on the Green in earlier centuries and later army vehicles crossing it during the second world war will have also introduced 'imports'. Seeding eroded edges also spreads 'foreign' seeds. Notwithstanding all of this, the Green is a record of pasture land from previous centuries. It contains a mix of pasture grasses fairly typical of the limestone escarpment above the parish, along with a range of perennial herbs such as the 3 common buttercups (Creeping, Bulbous and Meadow), Germander and Persian Speedwell, Creeping Jenny, Meadow Cranesbill, Ladies bedstraw, Red and White Clover, Ribwort, Great and Hoary Plantains, Dandelions, Catsears and Birds Foot Trefoil. The presence of several species of sedge and rush betrays its marshy history and the occasional incidence of flooding there today.



Pyramidal Orchid
Photograph by Joy Greenwood



Lesser Sea Spurrey
growing on the Severn Lands.
Photograph by Joy Greenwood



Sea Clover growing on the Severn Lands
Photograph by Joy Greenwood

51 In contrast to the Green, the Severn Lands support some very unusual plants. The fields here are mostly semi-improved with a few improved and they are subject to managed grazing. Two nationally scarce plants grow there (Sea Clover and Bulbous Foxtail) and more than twenty that are rare or scarce for Gloucestershire. Most of these are estuary specialists, such as Hairy Buttercup, Lesser and Greater Sea Spurrey, Sea Milkwort, Sea Plantain and Reflexed Salt-marsh Grass.

52 In other parts of the parish, some of the fields of Frampton Court Estate retain traces of 'ridge and furrow' from previous centuries and are designated 'unimproved'. A huge variety of species, with Knapweed, Oxeye Daisy, Fleabane and Buttercup can be found here, combining to form a vivid display in June and July. In the far reach of the parish is a field dominated by the white, lacy Corky Fruited Water Dropwort and hidden within are a few Pyramid and Bee Orchids. A large stand of Common Spotted and a few Bee Orchids plus the less showy, green Common Twayblade (another orchid) can be found in glades in the woodland of Frampton Court Estate, along with a strongly scented array of mint species. Unfortunately, the attractive but highly invasive Himalayan Balsam is also marching its way through the woodland at the side of the path, as well as making an annual bid to clog up the ditch next to the Perryway. The lakes and ponds are habitat to freshwater plant specialists. Most noticeable among them are the Yellow and White Waterlilies and Reedmace. However, the delicate white



Glade of Common Spotted Orchids in woods of Frampton Court Estate.

Photograph by Joy Greenwood

Water Crowfoots and Marsh Marigolds are also a welcome sight in the spring. Water Parsnip and Water Speedwell also occur in many places along with the ubiquitous Duckweed. Close to the river Frome, wild daffodils and Forget-me-nots can be found and within the water are Yellow Iris (which also grow in Townfield Lake). Around the edge of the lakes are many willows with Crack Willow predominating. These can also be seen along the canal. The canal towpath creates another habitat, with Common Comfrey, Wild Garlic and Cow and Upright Hedge Parsley much in evidence. The newly capped landfill site at the east of the Court Lake has become a new source of colonisation, with the topsoil used for capping bringing in a new set of plants. In late June and July it is covered with a carpet of vivid Birds-foot Trefoil and,

already, Common Spotted and Bee Orchids have been found there. This has introduced a new type of habitat to the parish which supports insect life.

53 The trees are an important landscape feature of Frampton village. On the Green and in The Narles, chestnuts predominate whilst around the lakes, willows are the main species. The woods around the Court Lake contain a mix of species, with chestnuts lining the Perryway. The most endangered native timber tree in Britain, Black Poplar, grows in the parish in several places. There are two fine specimens in Brickyard Field, close to the church, another on the Green and Frampton Court Estate has planted several in The Narles to replace trees that have died. There is a line of walnuts at the Church end of The Narles. Hedgerows are predominantly hawthorn, with elder, blackthorn, dog rose, bramble and hazel found within them.

Birds

54 The parish is fortunate in having a wide range of diverse habitats that are ornithologically significant and of interest to many birdwatchers, including: the lakes and surrounding scrub/woodland; the Frome; the marshes and wet meadows adjoining the Severn and the restored reed bed. This range of habitats is unusual within a single parish.

The River Severn and its foreshore are part of the Severn Ramsar site, and the foreshore, the Wigeon Field, the reedbed and the lakes are designated SSSIs. Other sites are designated as Key Wildlife Sites. It is essential that these designations are maintained. The contiguous habitat of the recreated WWT wetlands on the neighbouring Berkeley Estate is a contributory factor to the diversity, and when the warth areas remain wet into or beyond the spring, they are very important for breeding birds, especially wildfowl and waders. Maintaining these wet areas (as has been the case on the Berkeley Estate '100 acre') would make a significant difference for breeding birds.

55 The lakes and surrounding areas provide excellent breeding grounds for other wildfowl and also good numbers of a range of passerines. Low numbers of Nightingale have bred in recent years. The area is rich in birds of prey, with three species of breeding owl plus Kestrel, Sparrowhawk, Buzzard and Hobby in most years. In winter the lakes and marshes support large numbers of wildfowl and waders, and the occasional Bittern, and raptors include Short-eared Owl, harriers, Peregrine and Merlin. In spring and autumn Townfield Lake in particular attracts large numbers of hirundines and also is probably the best site in the county for Black Terns and Little Gulls on passage.

56 In the south of the parish at Nebrow Hill there is an extensive area of young woodland plantation, which was pasture before 2000. In general, the current agricultural practices in the parish are sympathetic to birdlife, although there is concern about eutrophication and algae in Court and Townfield Lakes; water quality should be a priority. The gardens in the village are useful, but not greatly significant, for urban wildlife. However, the large number of cats poses a significant hazard. Birds in the garden can help enthuse villagers to take an interest in other birds. The remnants of old orchards in the western part of the village are an important source of invertebrate and other food for many species. Local bird populations have



Bee Orchid

Photograph by Joy Greenwood



Lapwings have declined nationally and locally, but one or two pairs still breed on the marshes

Photograph by Lewis Thomson



Bankside vegetation in drainage ditches provides valuable nesting habitat for warblers and other birds

Photograph by Gordon Kirk



Little egret at reed bed near Splatt Bridge

Photograph by Gordon Kirk

mirrored national trends in the past 15 years, with steep declines in many species, particularly summer migrants and some increases such as Common Tern and Cetti's Warbler.

Birdwatchers:

57 There are a good number of active, skilled local birdwatchers and, increasingly, visiting birdwatchers; social media helps to highlight the richness of the area and this increase is likely to continue. For many years the Severn Vale Ringing Group has been ringing birds and providing nest boxes for owls and other species, and for the last three years other local birdwatchers have carried out a monthly survey.

Disturbance and access:

58 Of greatest concern is the increase in walkers in the village and surrounding areas and in particular dogs being let off the lead. With the expected increases in visitor numbers - partly because of housing development west of Stonehouse - stricter people management is needed for birds to be protected, particularly in the area



Swan nesting on Farm Pool
Photograph by Gordon Kirk

around the Frome, which is a significant wildlife habitat (not always noted as an area of the parish's responsibility). Wildfowling causes the greatest disturbance on the warth during the winter months. If rare avian visitors and breeding on the estuary are to be encouraged, access to the fields west of the canal needs to be managed.

Bats

59 Bats are the only free-flying mammals in the world and one of the most diverse groups after the rodents. In the UK we have at least 18 resident species and a small number of infrequent "vagrants" blown in from continental Europe. Being nocturnal and small, bats can be difficult to study and are often overlooked, even though they often live in close proximity to people. There are a number of records of bats found incidentally by members of the public in the Parish, with at least one large roost on The Street found some years ago. Sadly, this has been lost. Other notable records include a roost of lesser horseshoe bats, a grounded serotine bat (the first record for the parish of this species) and a dead greater horseshoe bat found in a wood store.

60 The most concerted effort to record bats was in 2015-16, when bat detectors were placed at Court Lake and on the boundary between the Severn wash lands and Saul Warth. These detectors recorded several species of conservation importance, including greater and lesser horseshoe bats, barbastelle and Nathusius's pipistrelle.

61 Frampton is situated within an important area for bats in Gloucestershire and with its diverse habitats, it is no surprise that a good assemblage of species has been recorded. Whereas there is a resident population of lesser horseshoe bats, recorded foraging on the Warth, at Court Lake and in at least one Frampton garden, greater horseshoe bats are likely to have come from one or both of the major roosts for this species, at Woodchester Mansion and Littledean Hall. This species depends on dung beetles typically found in association with livestock and some individuals have



Noctule bat
Photograph by Eric Palmer

large foraging ranges that could easily bring animals from these roosts to our parish. There are also exchanges of ringed animals between the roosts and the most likely route would be along the Severn via Frampton to Arlingham and then across to Newnham, where the river narrows making crossing easier.

Barbastelle bat is a rare species found on both sides of the Severn. It needs cracks and flaking bark on trees to find roosts and long grass habitats to find large moths to feed on. The species has not been frequently recorded, so it may not be resident, but there are trees in the Parish with the potential to support this bat. Other bat species very likely to be resident - due to the presence of woodpecker excavations and rot holes in many trees - include Noctule, a large species often seen at dusk hawking in the company of swifts and Daubenton's bats. This latter species is often referred to as a "water bat" because of its strong association with lakes, ponds, canals and slow-flowing rivers. Accordingly, Court Lake is host to this species, which can be seen skimming over the water as the light fades on still summer evenings. By far the greatest numbers of bats recorded in the parish are common and soprano pipistrelles. These are the commonest species we have in the UK and they readily take to roosting in houses, barns and other buildings.

- 62 Clearly, the River Severn is a defining feature of the parish and this may be one reason why Nathusius's pipistrelle has been recorded. All records within the parish have been taken from the detector close to the river, in spring and autumn, indicating that - in common with most of the UK - this species passes through the parish on migration routes along rivers and coastlines to and from continental Europe. In addition to the major habitat features mentioned above, the scattered woodland, copses, hedgerows, orchards and gardens of the parish provide excellent foraging resources for all of the bats found in the parish. Building renovations and conversions can be detrimental to bat roosts by exposing animals to injury or worse. Without appropriate safeguards, roosts can be needlessly and permanently lost from the parish. Similarly, felling of dead, dying or damaged trees can result in the loss of roosts. However un-intentioned, such losses could be catastrophic for a local population, if most or all of the individuals of that population were in the roost at the time the destruction took place. This is a primary reason why bats are protected by law. Some bat species are light-averse and could suffer from increased light pollution within the parish as a result of new development, particularly if adjacent to linear habitat used by bats to cross the landscape. Providing roosting opportunities for bats in new buildings should always be considered in plans for the parish, but this needs to be appropriate to the places where housing is planned and sensitive to the needs of people.
- 63 Trees in the parish should be retained as much as possible for their benefits to all wildlife, particularly if they contain features suitable for roosting bats, nesting birds and the myriad of other species found within them. Parkland, hedgerow and woodland trees are all important to bats of various species. It is inevitable that some trees become unsafe or are blown over, so losses will occur within the parish. However, a good range of different aged trees in a variety of locations are likely to be available, provided that management remains as benign as it currently is.
- 64 Erection of bat roosting boxes on trees would help to understand the bat fauna of the parish, because they provide an opportunity to study the bats closely. It may be appropriate to fund this via a development levy or by sponsorship.
- 65 Every effort to retain habitat characteristic of the parish should be made, particularly to preserve orchards, grassland, woodland and water features. Given their potential importance to bats and other wildlife and their historic association with the village, re-created orchards could be given some measure of priority.

Fish

- 66 One of the most common features of Frampton is water. Throughout the parish there are examples of fresh running water in the various streams and the River Frome, Wickster's Brook, large lakes and small village ponds, the canals of the Gloucester and Sharpness and Stroud Water and of course, the wide expanse of the River Severn estuary with its mixture of fresh and salt water. Where you have water, you will inevitably have fish and given the numerous available habitats, there are many species found in the parish.
- 67 In the River Frome, the Stroud Water canal and the Gloucester and Sharpness Canal there are roach, eels, perch, pike, bream, chub, dace, minnows and a few trout. The river was stocked a few years ago with barbel, but little evidence of these

remain today. A more recent and not welcomed addition is the arrival of the zander which have been seen in increasing numbers.

- 68 The village ponds have a surprising variety of species which include carp, roach, rudd, eels, sticklebacks and a few goldfish released after being won at past Frampton Feasts!



Carp caught in a local lake
Photograph by John Huggins

- 69 In the two large Court and Townfield lakes, which fall within the Frampton Pools SSSI, there are specimen carp and bream, pike, eels, roach, rudd and perch, but with the arrival of large numbers of cormorants and more recently otters, the numbers have been steadily decreasing. The lakes are relatively shallow and with the lack of sufficient weed cover to provide some safety, this would seem to be a problem that is sadly set to continue. One unusual inhabitant of these waters is the swan mussel.

- 70 As an estuary famous for its large tidal bore, the Severn sometimes plays host to "strangers" historically sturgeon and lamprey and now dolphins and conger eels, but more normally it is known for its salmon and baby eels, known as "elvers". There are several varieties of flat fish, such as dabs, to be found and at certain times of the year shoals of grey mullet and mackerel are seen. Large common eels are present all the year round. There is a growing threat to fish stocks from predators and those fish living in the enclosed environments of the ponds and lakes are particularly at risk. The placing of electrified fences (as done on some waters) seems impractical here, if only because of the amount of water present in the parish. Likewise, the use of netting to stop the cormorants taking vast numbers of fish is clearly not a solution. However, if we are to avoid our fish populations being decimated (as in other parts of the country), clearly some action has to be taken. Natural England oversee the management of both the SSSIs.

Amphibians

- 71 There are six species of amphibian in the UK, four of which occur widely in the lowlands. These are common frog, common toad, smooth newt and great crested newt. Palmate newts do also occur in the same habitats, but are more sparsely distributed and more likely to be found in upland or acidic areas of the country. The final species, natterjack toad, is a specialist of ephemeral ponds on sandy habitats such as heathlands and dune systems on the coast. It does not occur in Gloucestershire.

Amphibians in Frampton:

- 72 It would appear that amphibians are poorly recorded in Frampton, with few records available. However, the three ponds on the Green are known to be host to a large population of common toads. This species is most tolerant to co-habiting with fish, which predate on the eggs and larval stages of all the amphibians. (Fish species in the ponds include eel, roach, rudd, sticklebacks and carp). The size of the toad population has not been estimated, but dozens of pairs in "amplexus" (mating) have been seen in Roe's Pool in the early spring. In addition to toads, there is some evidence of other amphibian species being present on the Green. At least one dead great crested newt has been found on the footpath by Manor Farm, suggesting that the unfortunate animal was on its way to a breeding pond when it was killed. Elsewhere in the village, there are records from the 1980s for this species to the north side of the Green and on The Street. There is currently a small population of this species in a garden pond on Lake Lane, with records from ponds on the other side of the canal in Fretherne with Saul parish, as well as a recent record of these newts found by contractors cutting the grass on the canal bank. Smooth newts are also known to occur in the Lake Lane area.



One toad that unfortunately did not make it across the road
Photograph by Eric Palmer

Threats to amphibians:

- 73 Naturally occurring ponds, or those established for agricultural uses, fisheries or wildfowling are a feature of the Severn Vale but many are declining due to lack of management or in-filling. Ponds are no longer a primary source of drinking water for livestock so tend to become over-grown and dry out in the course of time. As all amphibians depend on ponds for successful breeding, this is clearly a concern for their conservation. Although the ponds on the Green are important for toads, their value to other amphibian species is likely to be limited due to the presence of fish, so it is hoped that a number of other ponds are still available to them. Most are likely to be very small and in private gardens.

The most visible threat to amphibians in the parish is the effect of road traffic on migrating populations. On the Green, the relatively constant flow of traffic in the early evening has resulted in multiple toad casualties every night when weather

conditions are suitable for the mass movement of animals. Local people have set up “Toad patrols” to try to help animals to cross the road safely (by collecting them in buckets and delivering them to the ponds) and signage has been erected at the critical times of the year, but the patrols have been under-resourced and motorists generally do not reduce their speed in response to the signs. The value of terrestrial habitat, such as unmown grassland, scrub and woodland, gardens and hedgerows is hard to quantify without intensive survey, but it should be recognised that amphibians spend most of their lives in these habitats. When they are disturbed or destroyed (e.g. land clearance for new development) the damage to amphibian populations could be severe.

Opportunities for amphibians:

74 Pond management and pond creation are obvious means of ensuring that amphibians have healthy populations in the parish and this should be encouraged at every opportunity. Encouraging garden pond owners to manage their ponds sympathetically for the benefit of amphibians would also be of great value. In addition, the retention and creation of terrestrial habitat around the ponds and connecting them to each other should be considered. Probably the single most valuable conservation measure would be to find a means of encouraging motorists to reduce their speed on the Green, whilst actively looking for, and avoiding running over the migrating toads on the road.



Great crested newt from a pond in a Frampton garden
Photograph by Eric Palmer

Dragonflies, other insects and spiders

75 The wetland habitats of Frampton parish provide an important site for dragon and damselflies and many parishioners see them hovering around their gardens in the spring and summer. Many insects are essential as pollinators. The last records of any survey is from the estuary in 2012. This recorded two species of dragonfly and five species of damselfly. The Hairy Dragonfly, *Brachytreron pratense* is designated as 'nationally local'. There were 13 species of hoverfly found, of which one, *Tropidia scita* is also nationally local and had not often been recorded in Gloucestershire. There were 14 species of bee recorded, including *Bombus humilis*, the first official record for Gloucestershire for over 100 years and two nationally local spiders *Hylyphantus graminicola* and *Araneus triguttatus* and a nationally scarce species, .

Mammals and Reptiles

76 There are no recent records of local mammals and reptiles. However, the following have been observed in the parish in recent years:

Wild mammals: Roe deer, muntjac deer, badger, fox, rabbit, hedgehog, bat, grey squirrel, mole, otter, mink, field mouse, brown rat, stoat, weasel, shrew, vole.

Reptiles: Slow worm, grass snake, adder, smooth snake.



Otter footprint in mud at Saul warth
Photograph by Eric Palmer

Community Design Statement Recommendations – Wildlife

Recommendations FOS-CDS Wildlife	Local Plan Reference	NPPF, 2018	Other References
1 Any changes to the agricultural practices or flood prevention strategies on the Severn Lands should not be made before impact assessments are carried out on estuary wildlife (including flora and spiders) and care should be taken not to jeopardise the habitats of nationally scarce organisms living there.	ES6	170-172 174-177	This report 'Wildlife' section. Severn Estuary Strategy 2016
2 To maintain the landscape character and biodiversity of the parish, sympathetic agricultural practices should be maintained as far as possible.	CPI4.9	170 (b)	
3 Where building alteration or tree felling is proposed, consideration should be given to the possible presence of bird nests, protected invertebrate or bat colonies and the detrimental effect that changes might have.	ES6, CPI4.8	174 (b) 175 (c)	This report: 'Bats' in Wildlife Section
4 Light pollution should be considered when planning applications are made or when lights are replaced and steps taken to avoid light pollution in areas where light sensitive species are present.	ES6 CPI4.2, CPI4.8	174 (b)	This report: 'Bats' in Wildlife Section Guidance Notes for the Reduction of Obtrusive Light, ILP 2011. Bats and Artificial Lighting, ILP Guidance note 201
5 New roosting opportunities for bats should be considered in new development, providing these are in appropriate surroundings.	ES6 CPI4.8	118 (a)	This report: 'Bats' in Wildlife Section
6 The current varied habitat characteristics of the parish should be conserved.	ES6, ES7, ES8 GP3.78.5' GP3.78.6	174, 175 (c)	This report: Wildlife Section

Parish Actions and Recommendations – Wildlife

Recommendations: CDS Wildlife
1 Encourage the development of new walks, especially those that create 'circular walks' around the parish, to reduce pressure on areas of heavy use.
2 Local farmers should continue their sensitive management of unimproved fields to preserve the species mix found in them.
3 The capped landfill site should be grazed by sheep to encourage a close sward for ground cover plant species which support insect life, especially bees and butterflies.
4 That water quality is prioritised in Townfield and Court Lakes and measures taken to reduce eutrophication working with the EA, IDB and landowners.
5 That rough grazing areas are maintained or expanded.
6 That weed and lily beds be planted in the two main lakes to offer some protection for the fish and this would have the added advantage that it would oxygenate the water and help prevent the problem of eutrophication, as mentioned elsewhere.
7 That permission be obtained to regularly reduce the numbers of cormorants on the lakes.
8 That the village ponds are regularly cleaned and deepened to offer some protection from herons.
9 That dead trees are left in situ where possible.
10 Design and improve approved walks with manageable stiles and gates and wildlife viewing points, whilst restricting access to wildlife sensitive areas.
11 Encourage the development of nature awareness amongst local children and parishioners.
12 A good range and age of locally native tree species should be maintained to conserve the local landscape character and amenity.
13 Encourage pond creation and good pond management.
14 Promote and encourage the 'toad crossing' initiative in the village on the road across the Green

The Views of Local Children and Teenagers

- 77 Children at Lakefield School were asked to write and draw about 'My Ideal Village'. It was gratifying to read that most of them described places that were very similar to Frampton, with village ponds, a Green, a children's playground, school etc. Bakeries and sweet shops featured strongly (and sometimes chip shops, takeaways and even a shoe shop that sold 'glitzy' shoes) but they also prized a friendly, happy and caring community. A zip wire for the playground was a popular item.
- 78 In our online and paper surveys, teenagers and their parents drew our attention to some of the problems faced by this age group. They are disappointed at the closure of the youth club and would like to see a new one created. They are also particularly affected by the poor access to public transport in the village. This affects older teenagers especially, when they seek to choose college courses, training opportunities or work. Furthermore, access to leisure facilities in the local towns can be very expensive when it involves taxi fares. The recommendations for children and teenagers are incorporated in the other sections.

Some samples of the children's work are shown below:

Leila Peacey



peacey My Ideal village

My village is called the Green village, it is a welcoming, friendly village. When you enter it, there is a road to the village centre and the other one goes to other places in the village. There are cafes and lines of houses. For children there is a school with a playground and a field. There is a sports centre with a football pitch, cricket pitch, tennis courts and 2 buildings, one for training and one for inside sports. In the village centre there is a pub and a social club, a youth club and McDonald's, for religious people there is a church. There's a coffee shop and a hairdresser, village shop and a bakery, for everyone a village hall. For those with a sweet tooth there is a chocolate factory, sweet shop and an ice-cream shop. There's a green forest and a skate park also a normal playing park. There's a massive village green 2 fields for party people a doctors a lake and pond soon you should visit my village it is fun!!

Kate McCurich



Friday 23rd June 2017 My village

My spectacular village is called Breckon village. It has lots of fun things to do so on the weekend you will not ever be bored. When you enter on the smooth road, you will see amazing mountains with a very big ski ramp. Later on your journey, you will pass a delicious restaurant and lots more all leading to a very fun beach where you can sit and relax, sunbathe, splash in the sea, relax or any more fun things you can think of. In your amazing, neat home, if you can eat off food, just stroll to the pub, McDonald's or try some food from Sainsbury's. There is a very good village school to have amazing education at. If you are sitting with nothing to do, you could have great fun at the park (skate park, tennis) or the baseball courts. Near the big, tall mountains and the magical looking forest, there is a small pond with a pull-out bridge. It is all the best place to have fun.

Sally Davis



My Ideal Village

My village is called cupcake village,
 the houses are made of real cupcakes,
 the roads are made of gingerbread,
 the grass is edible,
 the clouds are made of sandshakes,
 the cupcake houses are edible,
 the windows are made of edible jam,
 the sun is made of milk and brown sugar.

Rowan Golledge



my village

My village is called Peace Village
 it is a friendly village.
 As you enter it has a golf course a
 church and a village hall.
 Here you can go sailing
 in old fashioned sailing boats, there's
 a golf course, you can theme
 the best at the church and there's
 a lot of things to do there.
 This is the best village please visit
 soon.

Imogen Coughlin



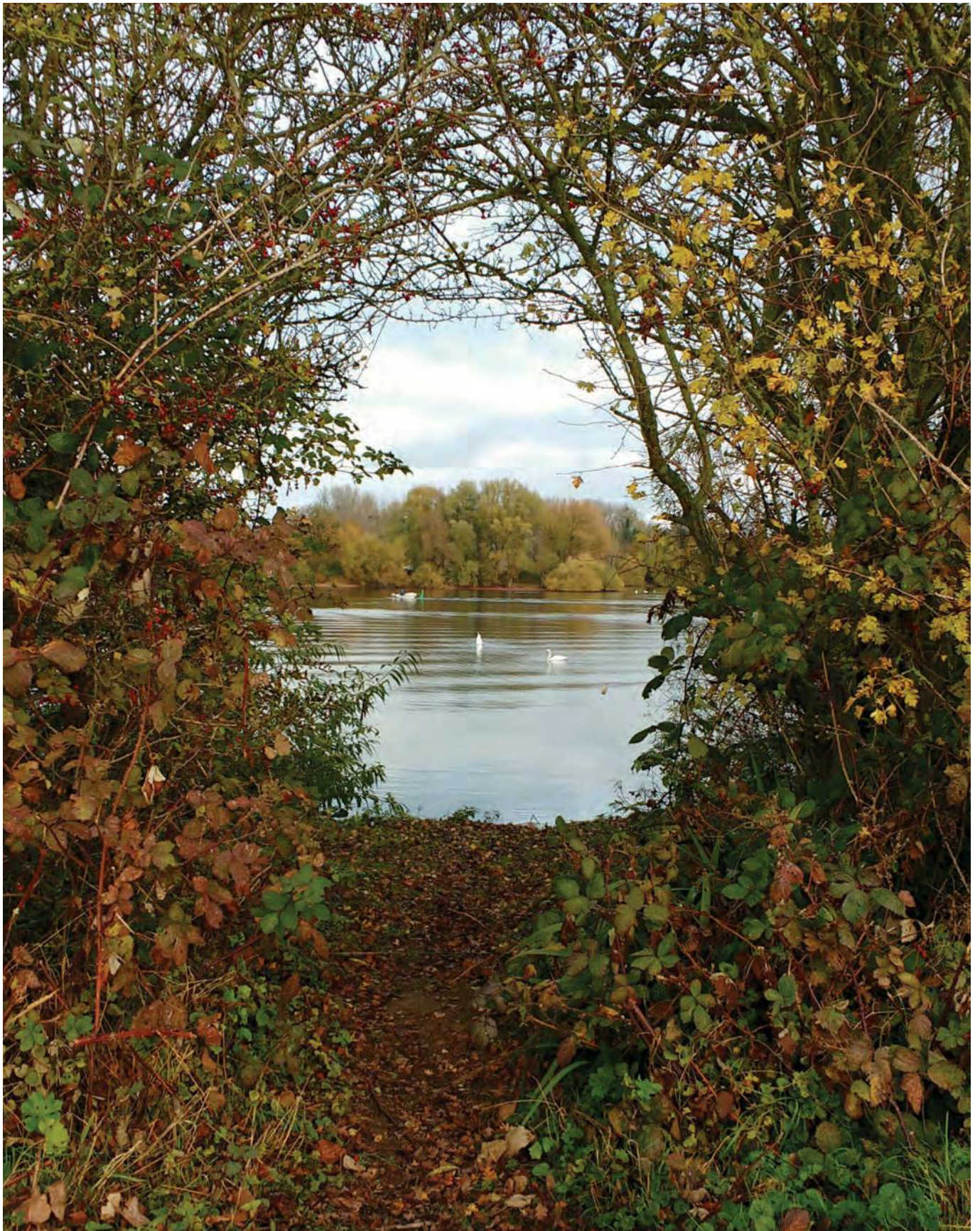
My village is called Lillington
 village, it is a friendly, kind and
 loving village and is open to
 anyone. As you enter it you can
 see a school, and just above it
 has a pub, homes for people
 with not much money and a river.
 Across the river, there is a forest
 which is wonderful to walk in.
 It also has a hotel with a
 restaurant, a church and a community
 hall. Around the main field there is
 a bakery, hair dresser, local shop,
 restaurant, doctor and a sweet
 shop. It has got some houses
 and an old people home.
 This is the best village, please
 visit soon!

Thomas Hutchins



My village

My village is called uppington.
 it is a very happy village with
 a lot of things to do. As
 you enter uppington you will see
 immediately see the very tall
 spire of the church.
 uppington has a place for
 everyone. It has two ponds and
 one of them with a small
 boat. uppington has a local bakery
 with lovely pasties.



Part B- Ward Descriptions

Townfield Lake

Photograph by Joshua Kattenhorn, Year 4, Lakefield School

Map of Parish Council Ward of Perryway, Fromebridge Hamlet and Park Farm, Cambridge

Perryway



Fromebridge hamlet



Parish Council Ward of Fromebridge, The Perryway and Cambridge

- 79 This Parish Council Ward encompasses the out-lying areas of Frampton parish. Fromebridge is a small hamlet on the north-eastern corner of the village sitting on the River Frome. The Perryway is the main arterial link to the village (B4071) from the A38 and M5. In Cambridge there is one isolated farmhouse known as Parks Farm.
- 80 The properties in Fromebridge are either the traditional miller's cottages near The Mill or newer houses and cottages that have been built in a similar style, which gives a sense of continuity to the hamlet. Historically, The Mill and The Miller's House (both grade II listed) were of importance. When The Mill became a pub and restaurant a new access was created via Whitminster parish due to it being adjacent to the A38 roundabout at the bottom of Whitminster Pitch. Access to the hamlet is via a narrow lane from the A38, which at peak periods can become a 'rat-run' to avoid the A38/B4071 junction. The hamlet is surrounded by farmland and was home to one of the last dairy herds in the Severn Vale.
- 81 The Perryway has properties in linear formation mainly on the northern side which are outside the village boundary. Some have been built to blend in with both style and materials, whilst others have been constructed to stand out as alternative. At the entrance to the Perryway are the grade II listed buildings of Northend House and The Old Post Office, (18th century) probably once one house, but now two semi-detached in brick. On the south side but further east and set up a track, Nastfield Farmhouse is grade II listed. Due to the land on the north side of The Perryway



The lane at Fromebridge
Photograph by Joy Greenwood



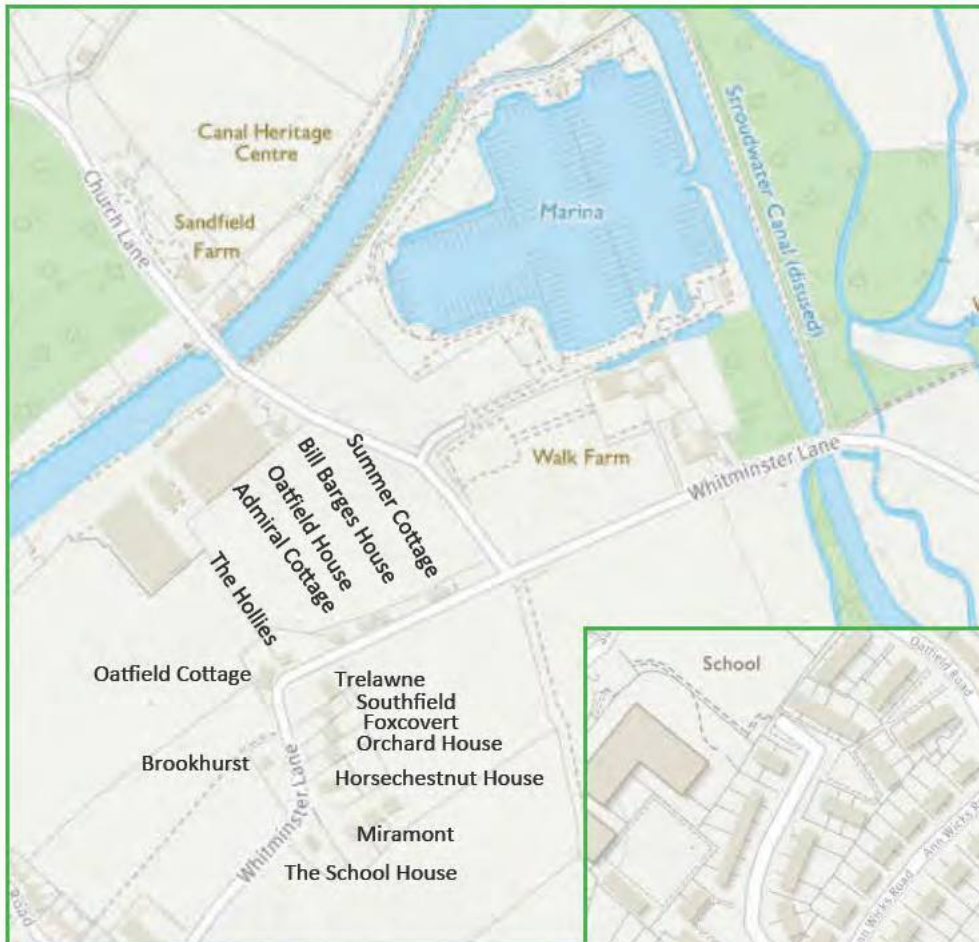
Aerial view of Fromebridge
Photograph by Tom Williams

being mainly higher than the road, water run-off is a consistent winter problem and strenuous efforts to mitigate the problem have been made by landowners. A foot/cycle path from the A38 to the Green has been on the Parish Council agenda for many years, but cost has prohibited progress. A major concern, and of growing importance, is the requirement for either traffic lights or a roundabout at the A38/B4071 junction. This has been discounted on numerous occasions by Gloucestershire Highways due to a lack of accidents.

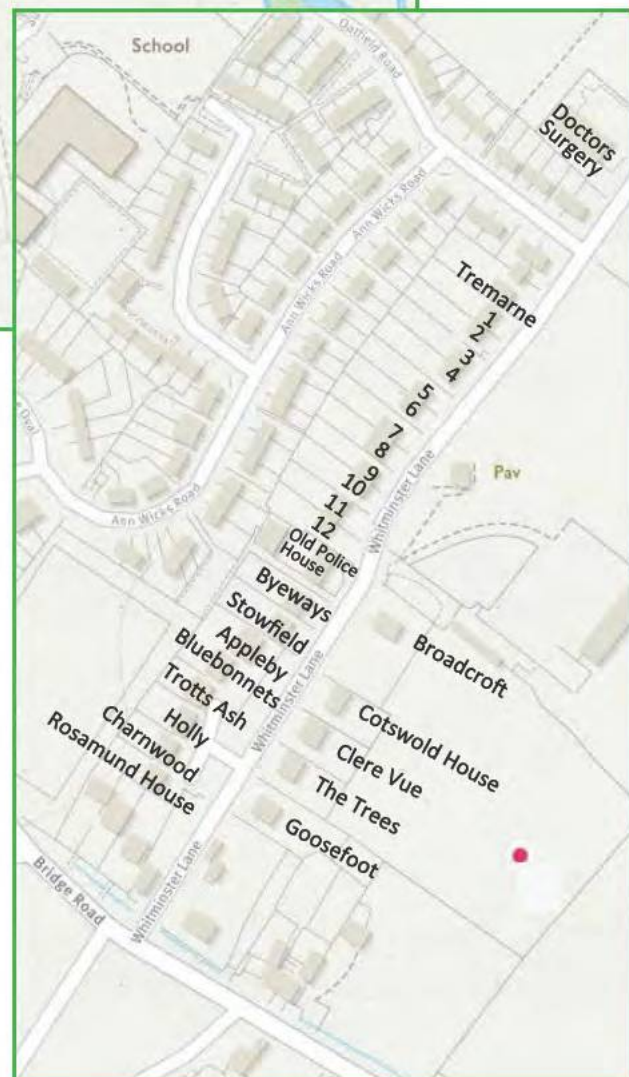
- 82 Park Farm at Cambridge sits within the parish and is set within a beautiful rural area of Frampton on Severn. The farmhouse is a grade II listed building. It is served by public footpaths and is a great favourite with the rambling community. The views from here across the Severn Vale cannot be bettered and really sum up the essentially rural and peaceful nature of Frampton on Severn.

Map of Parish Council Ward of Oatfield Hamlet and Whitminster Lane

Oatfield Hamlet



Whitminster Lane



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Parish Council Ward of Oatfield and Whitminster Lane

Oatfield

- 83 Oatfield is a small hamlet comprising 16 houses, set amongst beautiful open fields. Until recently, the hamlet numbered 13 houses, all of unique design, mostly constructed of Frampton brick and rendered brick and well-spaced in location; gardens vary in size, but most are generous, well stocked with shrubs and a variety of fruit trees; Silver Birch, Horse Chestnut and other varieties of tree can be seen from the lane. Three large red brick houses have recently been built in a line near the southern boundary of the hamlet. All three are very similar in design, with minor variations and have small gardens.
- 84 The hamlet is situated on Whitminster Lane approximately 30 metres North East of the doctors' surgery that serves the parish and about 0.5 kilometre from Rosamund's



An aerial view of Oatfield hamlet
Photograph by Tom Williams

Green. There are no pavements that run through it, although Gloucestershire Highways are aware that this is a pressing need for the community. There are many country footpaths, particularly to the North East of the hamlet, that provide both leisurely and more challenging walks.

- 85 There are views across fields all around the Oatfield; fields to the north have historically been used as farmland. The hamlet is a short walk from both the Gloucester and Sharpness canal and the Stroudwater Navigation, the latter attracting great interest because of proposals to restore the 'Missing Mile', which will open up links between the Gloucester and Sharpness canal and, ultimately, the Thames and Severn canal. The hamlet is also close to the Saul Marina and Wycliffe School rowing 'Head' where rowing competitions and events are regularly held. Saul Marina was created in 2008 with 284 moorings and supporting facilities such as showers and toilets. It is a popular destination for tourists, both barges as well as walkers and cyclists. Behind the marina are several local employment units and there is a further employment outlet at the building that once housed the grain store, next to the canal.

Whitminster Lane

- 86 Whitminster Lane runs from Bridge Road and connects to Oatfield hamlet and then on to Whitminster. Like 'The Street', it contains a variety of house sizes and types, predominantly on the western side. At the south end is a small cul-de-sac of red-brick detached houses built in the late 20th century and a further four modern red-brick detached houses front Whitminster Lane on the eastern side. Further north, there is a run of red-brick former local authority houses, many now extended and improved. Six of these were the first local authority housing in the village, with building starting in 1921. They were probably part of the government's drive to



Oatfield hamlet
Photograph by Joy Greenwood



"Homes for heroes"

Photograph by Sheila Murray

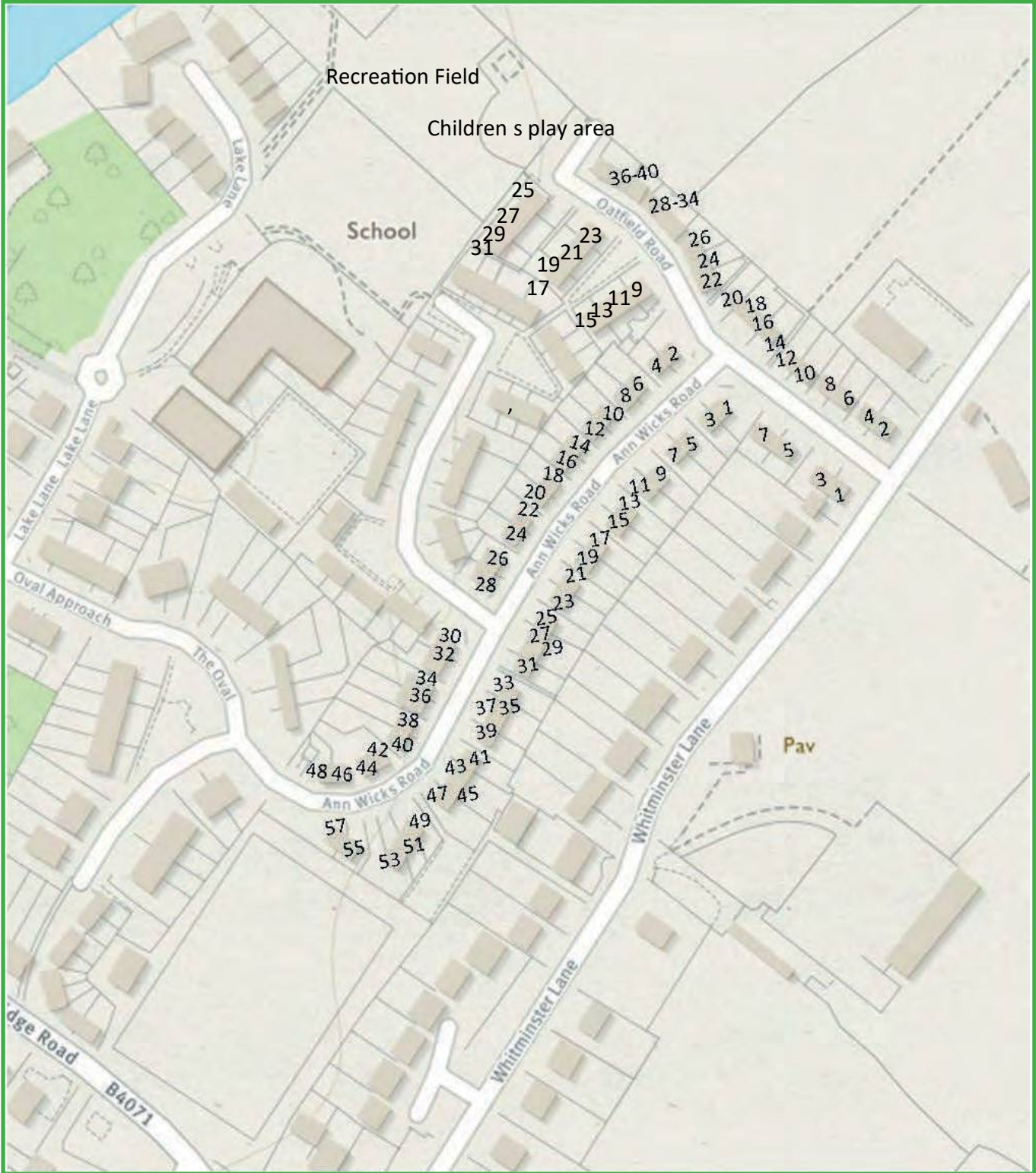
build 'homes for heroes' after the first world war and feature patterns in the bricks and wide spaces between houses, not to mention hugely useful larders in an era when fridges were rare. Most of these houses have good-sized gardens with hedges, picket fences or low walls to the front. Some of the detached houses have larger gardens, especially those on the east side. Next to the former council housing is the Old Police House, which ceased as an operational police station in the late 1980s and there is a pathway beside this that leads to Ann Wicks Road.

87 On the eastern side of Whitminster Lane, to the north of the four detached houses, two sports fields have been developed. Frampton Cricket Club expanded their facilities in order to acquire a league standard of pitch in 1997. Today it is in regular use for league matches, but also hosts around 80 children learning to play or taking part in local tournaments on a weekly basis in the summer. In the early 2000's a pavilion was added to this pitch, but the club still uses the pavilion on the Green as well. There is a small amount of parking at the Whitminster Road site. Further north, another sporting facility was added in the form of the Youth Football Club pitch, known as the Reg Davis Memorial Ground, which gained planning permission as a new ground in 2004, with the addition of a modern Club House opening in 2012. The Club has plans to expand with a new all- weather facility. The entrance to the Youth Football ground is large enough to accommodate parking for those attending the club and this parking facility is sometimes lent to village institutions for other needs, such as the annual flu vaccinations at the surgery on the other side of the road. The purpose-built doctors' surgery on the west side of the road, just beyond the junction to Oatfield Road, was opened by Cllr. Stephen Greenwood in 1994. It provides a convenient location, with enough parking for routine needs and suitable access for those with mobility problems.

88 Like Oatfield hamlet, Whitminster Lane houses a varied community, from young families to elderly residents. The sports fields on the east side are highly valued facilities for the parish. In the Frampton survey part 1 (online survey) 68% felt that the youth football field should be preserved and 61% the cricket field. Less than 10% felt that either might be a suitable site for development. However, several respondents mentioned the site of the Old Dairy, adjacent to the cricket field as a possible site for low cost housing.

89 Like some other parish lanes, traffic can become heavy in Whitminster Lane. Lorries accessing the industrial units near the marina, marina traffic, cars accessing the surgery and general traffic driving from Frampton to Whitminster, or from the Perryway into Oatfield Road, all contribute to occasionally heavy use. This is a particular problem beyond the surgery and into Oatfield hamlet, where there is no pavement on the side of the lane.

Map of Parish Ward of Ann Wicks Rd and Oatfield Rd



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Parish Council Ward of Ann Wicks Road and Oatfield Road



Ann Wicks Rd

Photograph by Sheila Murray

90 Ann Wicks Road and Oatfield Road were built in the late 1950s/ early 1960s and designed to be family sized council houses. They enjoy a reputation of being of sound construction and practical design. Being good sized family houses, they are popular with younger families. Built in red brick which, though not Frampton brick, echoes other brick housing in Frampton, they fit well with the vernacular style of the village. The small front gardens have frequently been converted to hard standing for parked cars and most have low walls or hedges to the front. Compared to 21st century housing, many have good sized back gardens, particularly on the east side of Ann Wicks Road and they are built with lower density, allowing wider access to the side.

91 Most are semi-detached with three bedrooms, but some have been extended and there are a few bungalows, which once housed elderly council tenants at the south end of Ann Wicks Road. There is a small cul-de-sac at the south end to the rear of the football field. The former telephone exchange stands here, now converted to a Scout Hut and a footpath runs alongside this to connect Ann Wicks Road with Whitminster Lane. The telephone exchange was sold to Frampton Community Association (FCA) in 1980 and FCA manages it on behalf of the Scout Association.

92 Ann Wicks Road is a main thoroughfare for traffic moving from Whitminster Lane to Lake Lane and Fretherne Bridge, or the other adjacent roads. As with other housing on this estate, no garages were built and cars are parked either in front gardens turned to hardstanding, or in the road itself. In the paper survey (Frampton Survey part 2), it was identified as one of the areas of the village with serious parking problems; navigation around parked cars and vans in the road can be difficult.



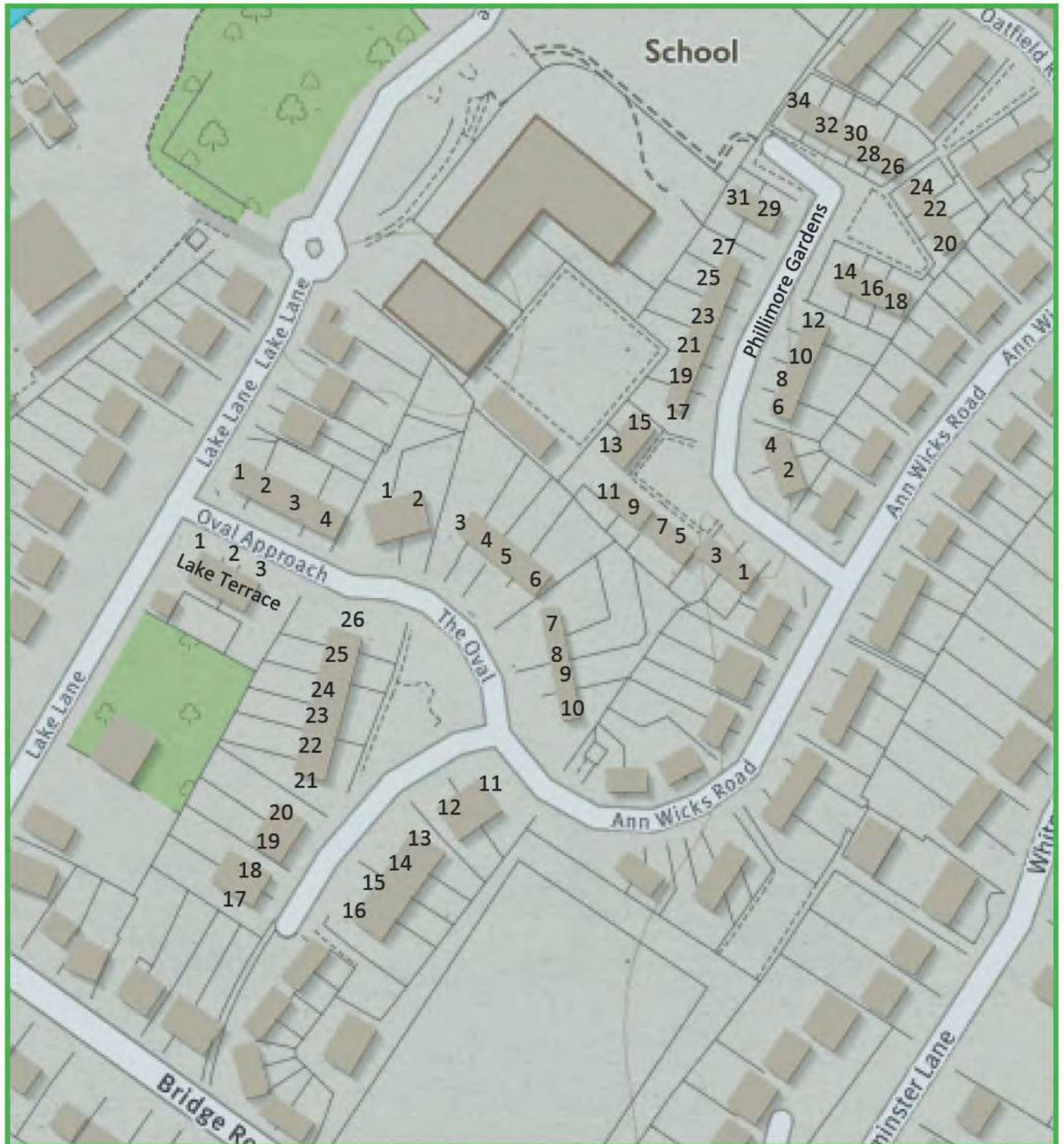
The Children's Playground

Photograph by Sheila Murray

93 Oatfield Road was built in a similar style and at the same period as Ann Wicks Road. However, it includes the only purpose-built flats in Frampton on Severn, with two upstairs and two downstairs flats towards the west end of the road. At the east end the houses are similar to those in Ann Wicks Road, but with larger front gardens and one in particular has been greatly extended to accommodate a larger family. At the far west end is a terrace of three houses with half tile cladding on the upper half. There are useful walkways from the road to Phillimore Gardens and to the field behind the doctor's surgery off Whitminster Lane, connecting to a footpath which tracks across the field to Oatfield hamlet. At the west end, there are three rows of four terraced houses that stand at 90 degrees to the road and are accessed by paths and grassed areas. A well-used car park has been constructed at the end of the road, thus relieving some of the parking problems for Oatfield Road residents. Beyond this is the children's play area, constructed on part of the Frampton Recreation field. This was first developed in the late 1980s and remains popular with young villagers. Frampton has a slightly smaller area of allocated play space than that recommended in guidelines from the District Council.

94 Along with Phillimore Gardens, Whitminster Lane and the Oval, Ann Wicks Road and Oatfield Road sustain a vibrant Frampton community. Many of the residents can trace their families in Frampton through several generations and surnames in the churchyard and on the war memorial are repeated in current families. Some Frampton families moved here when the housing was built, leaving cottages formerly rented from the Frampton Court Estate, which were subsequently sold. Others formed strong links via the Cadbury workforce. With its Sports and Social Club, Cadbury's engendered a strong sense of community. The community spirit and sense of Frampton history generated by these residents contribute to the strong sense of community still evident today and highlighted in both Frampton surveys. Most of these houses are now in private ownership and extensions and other improvements are common. The price of such housing is now out of reach for most young people hoping to find their first home, but younger Framptonians often return, once established on the housing ladder.

Map of the Parish Ward of the Oval, Oval Approach, Lake Terrace and Phillimore Gardens



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Parish Council Ward of Oval Approach, The Oval and Phillimore Gardens



Phillimore Gardens

Photograph by Sheila Murray

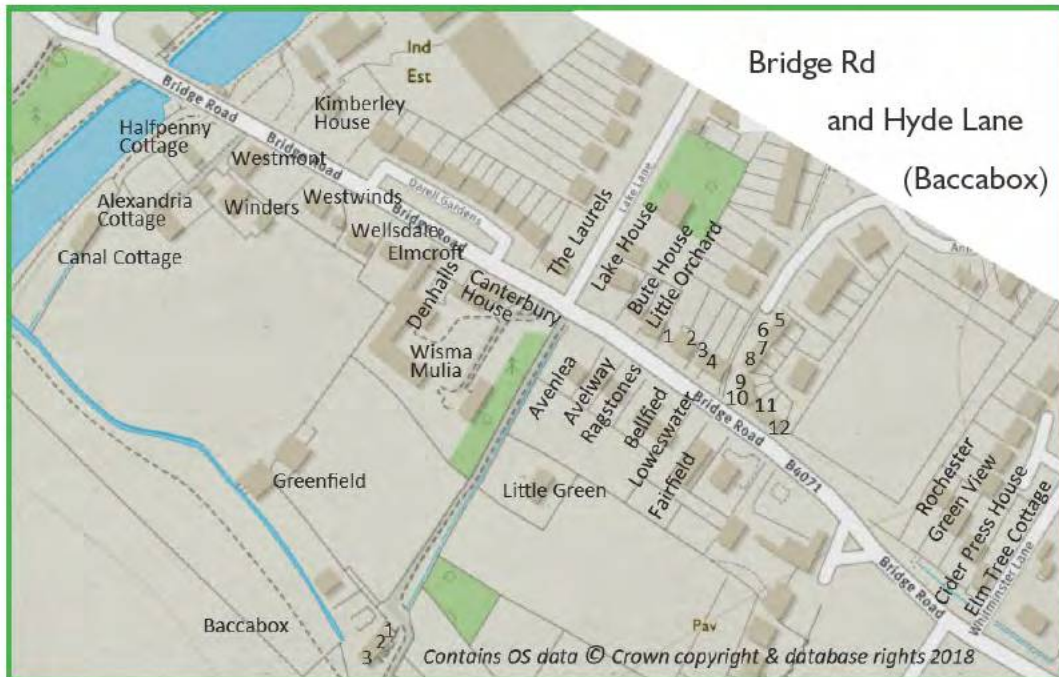
- 95 This Ward of Frampton on Severn Parish Council is situated at the north end of the village and was originally a site consisting of all Local Authority housing. The properties were built in the late 1940's. The Oval, known for the Arts and Crafts cottage style of some of its housing, is within the Conservation Area due to its imaginative design. It includes easy-access footpaths, cul-de-sacs and, at a later date, a parking area. Phillimore Gardens, built later in the early 1960s, also has an excellent footpath and green area within its design. Car parking is at a premium, despite being extended by Stroud District Council during the last 20 years.
- 96 The houses are all brick built and enjoy a reputation of being well designed and constructed. Although not of Frampton brick, they have weathered well and fit well within the village.
- 98 The three areas of this Ward are conveniently close to The Lakefield School, The Frampton Community Centre with The Cadbury Hall and The Green Shop with Post Office. This has meant that since the 1980's many of the properties are now in private ownership.
- 99 Oval Approach is a small stretch of road linking The Oval to Lake Lane. It contains four semi-detached 20th century red brick houses on the north side of the road and a terrace of older cottages in rendered brick with modern extensions known as 'Lake Terrace' on the other side.
- 100 Perhaps the most valuable assets to this Ward are the two areas of green space alongside the parking areas that have increased over the last couple of decades (see 'Open Spaces'). In the Frampton Survey Part 1 (online survey) 63% of respondents said that this space should be preserved and only 4% thought it should be developed.
- As stated in the 2008 Conservation Area document The Oval can now be considered a valid part of Frampton's architectural history.



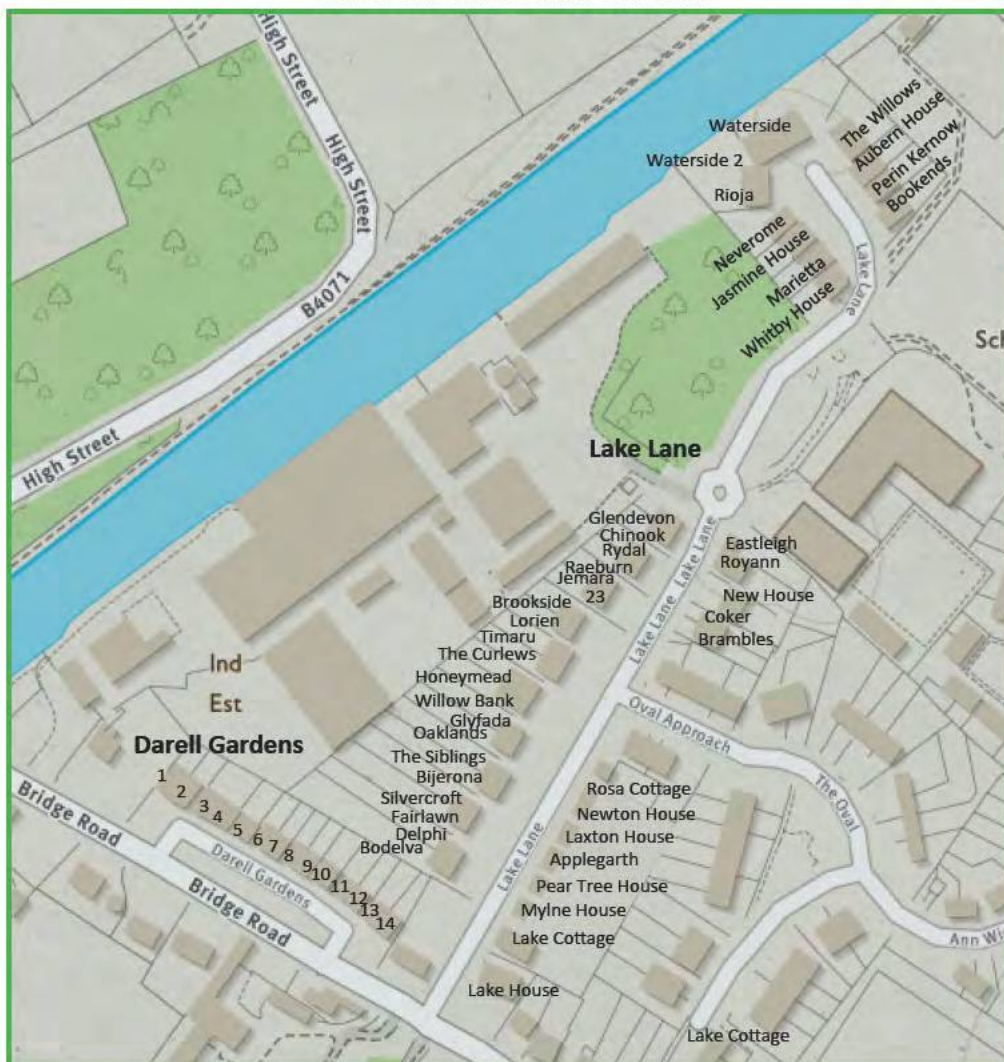
The Oval

Photograph by Sheila Murray

Maps of Parish Ward of Bridge Rd, Darell Gardens, Baccabox (Hyde Lane) and Lake Lane



Lake Lane and Darell Gardens



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Parish Council Ward of Bridge Road, Lake Lane, Darell Gardens, Frampton Industrial Estate and Baccabox

Bridge Road

101 Most of this ward (apart from the east end of Bridge Road) came into the parish relatively recently (in the early 1980s). Prior to that it was in Saul parish. Bridge Road connects the Perryway to Fretherne Bridge of the canal, running along the north end of the Green at its west end. It contains a variety of ages of housing. Historic grade II listed buildings include the thatched, early 17th century Elm Tree Cottage, which stands on the corner of Bridge Road and Whitminster Lane. At the top of the Green lies 'The Bell Inn', which dates as an inn from 1740, rebuilt in the 19th century. It has an attractive brick-built façade which overlooks the north end of the Green, now one of Frampton's cricket pitches and a favourite place for tourists to drink a beer, whilst watching a match. At its rear is an old stable, once used as the adjunct for Frampton's cinema during the 1930s, 40s and 50s. Further down Bridge Road and opposite Lake Lane is the turning to the large Wisma Mulia, now a residential home. This early 19th century grand house is rendered in white and set in landscaped gardens, which include wide lawns. There are a couple of older houses and 17 modern flats in the grounds, housing the more independent residents, whilst there are five rooms in the old house.



Houses in Bridge Rd built for Cadbury workers
Photograph by Joy Greenwood

102 Running along Bridge Road are a variety of houses, mostly large detached and dating from a variety of periods, with larger brick built 19th century houses fronting the Green. There is a run of modern 20th century red brick detached houses built in 1975/6 running along from the telephone exchange, next to the Bell Inn. Like most of Frampton, they feature medium sized front gardens with low boundary walls. Opposite them lie some of the earliest former council housing in Frampton, (though later than those in Whitminster Lane) built by the Rural District Council in 1932 at the prompting of Cadbury Bros, who wanted accommodation for their staff. The semi-detached ex-council houses in this road have long since passed into private hands, along with bungalows, no longer inhabited solely by the elderly. One of the village's two grade II listed telephone kiosks stands here and, since decommissioning, houses a defibrillator. This is also the site of one of Frampton's bus stops and small shelter.

103 Close by, in the field to the north of Bridge Road, is Frampton United Football ground. Frampton United was founded in 1891 and has played at this site for over 80 years, with their pavilion installed in 1968. A footpath runs across the field connecting Bridge Road with a cul de sac off Anne Wicks Road, which houses the Scout Headquarters. At the west end of Bridge Road, the detached houses in red brick are more widely dispersed and varied in design, each with a large front garden and low front boundary (hedge or wooden fence). Kimberley House, beyond Darell Gardens, is a red-brick early 20th century building, which formed part of



A view of the west end of Bridge Rd
Photograph by Sheila Murray

the Cadbury Factory complex and once housed the Cadbury manager. Finally, at the end of Bridge Road are a few red brick or white rendered cottages which lie alongside the canal. They sit low to the canal and are accessed by a small track running below the east canal bank.

Lake Lane , Darell Gardens, Hyde Lane and Frampton Industrial Estate

104 Until 1976, Lake Lane contained just a handful of cottages and houses, all on the east side of the road. It derived its name from the fact that it regularly flooded before modern drainage was installed. At the south end, a small cottage was in the grounds of a local plant nursery, whilst to the north beyond the turning to Oval approach, were a further five houses. Cadbury's, as it was then known, sold off orchards that they owned to the west of Lake Lane and north of Bridge Road in the early 1970s.



Lake Lane

Photograph by Sheila Murray

Twenty semi-detached houses in red brick were built on Lake Lane in 1976/77 and a mixture of a further 14 semi-detached and detached red brick properties built in Darell Gardens in subsequent years. Because the plot was triangular, the Lake Lane Gardens have a range of back garden lengths, from relatively short to nearly 100 metres and the properties are popular with families. At the front there are open plan gardens planted with a variety of trees, shrubs and lawn, accessed by tarmac drives.

105 In Darell Gardens, a line of mixed trees border Bridge Road and conceal the road from the houses, which lie behind an access road. The Lake Lane properties were constructed with ample side access, whilst the density in Darell Gardens is greater. In later years, many of the Lake Lane properties were converted to create an extra room from the original garage. A further ten red brick detached houses were built at the far end of Lake Lane in the next decade and one of these has since been split into two.

106 The new Frampton School, which had previously been in the Street, opened in 1976. It was later extended when Saul school amalgamated with Frampton School in 2000 and Lakefield School was opened. A small parking area was created, but this is inadequate for the number of cars that park there daily. Cadbury Hall next-door is the main site of Frampton Community Association, which replaced Cadbury Sports and Social Club. Cadbury's had bought the land from 1915 onwards and their factory opened from 1917, with all of their land acquired by 1920. The sports complex included a Bowls Club, tennis courts and a good quality cricket field. In the late 1970s and early 80s, Cadbury's made a staged withdrawal from Frampton. Part of the sports club land was bought by Gloucester County Council for the site of Frampton School, whilst further land was leased from the County Council to the newly formed Community Association, which extended the buildings and later bought the recreation field. The field is much valued by the community and 72% of respondents to the online survey felt it should be preserved, with only 7% thinking



The buildings of the former Cadbury site, now Frampton Industrial Estate

Photograph by Joy Greenwood



Darell Gardens

Photograph by Joy Greenwood



Lakefield Church of England Primary School

Photograph by Sheila Murray



Cadbury Hall

Photograph by Joy Greenwood

it should not. 75% of respondents to the paper survey stated it was either important or very important to them. Volunteers created a new children's playground on part of the field soon after purchase. The original Cadbury's Bowls club was bought by a newly formed Frampton Bowls Club. In the new millennium, a tennis club was built on part of the recreation field, restoring the courts that had been lost when Cadbury's sold the land. However, this has left limited remaining open space and Frampton has insufficient children's play areas than that recommended (by 0.6 Ha according to the Stroud Play Space survey, 2014). In 1983, the factory closed completely and its buildings were converted to industrial units. In 2017, there were 14 companies operating out of Frampton on Severn Industrial Park, which lies along the side of the canal. The industrial site is accessed by an entrance off Bridge Road, close to the canal bridge. A variety of local business operates there, from the large Shipton Mill to small units and a local café. These businesses provide work for local residents.

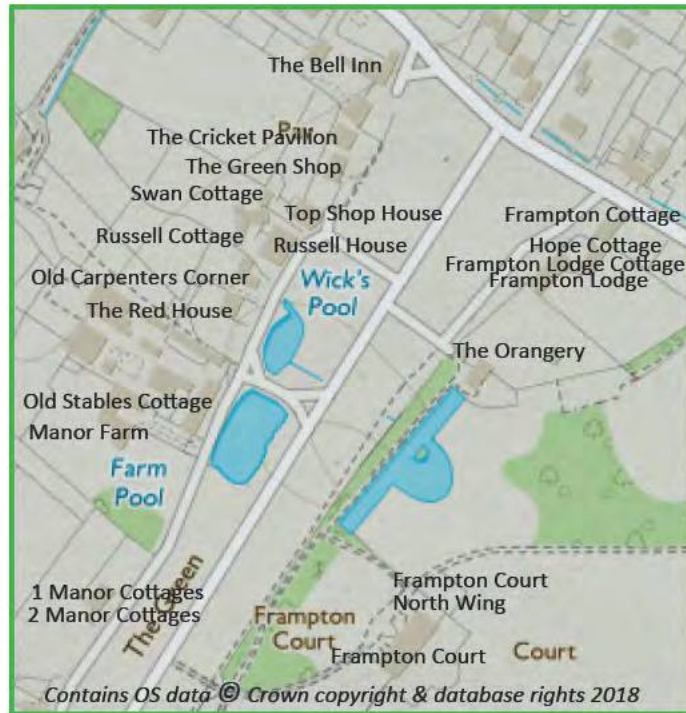
- 107 Further planning permission has been granted in the last two years for more housing. In January 2017, permission was granted for six red brick semi-detached and detached houses on the site of the old nursery. There is further permission for 21 houses at the end of Lake Lane adjacent to the roundabout. This includes three shared ownership affordable houses and four rented affordable houses. There will be a mixture of detached, semi-detached and terraced housing on the site, along with two flats. They will provide much needed low-cost housing, but once these 27 houses are completed, Lake Lane may suffer from increased traffic congestion and parking difficulties and it is likely that County Highways will need to adopt mitigation measures. The drainage channels will also need to be improved.
- 108 In complete contrast with the developments in Lake Lane and Darell Gardens, Hyde Lane is a small lane opposite Lake Lane which leads to a scattering of cottages at 'Bacca Box', with one bungalow half way up and three houses at the top of the lane. These are brick-built farm cottages, with associated outbuildings and views across the fields to the canal or back to the village.



Hyde Lane

Photograph by Sheila Murray

Maps of the Parish Ward of the Green and Watery Lane



Parish Council Ward of the Green, Watery Lane and Townfield

109 This Ward centres around what is said to be the longest Village Green in England and the private ownership of the Green and its designation under both a Conservation Area and a Heritage Management Plan, has largely protected it from some of the less pleasing aspects of development. Numerous architectural styles and eras are



Frampton Manor,
Grade I listed building on the Green
Photograph by Kelvin Broad

represented by the properties that cluster around the Green, ranging from the Grade I listed Manor, Wool Barn, Court, and Orangery and a number of Grade II Listed cottages and houses. These include Frampton Lodge, Parks Cottage and Nastfield Cottage, The Firs, The Grange, Tom Clark's Cottage and Tamaris Cottage, Manor Cottage, The Red House, Russell House, Top Shop House and The Old House, formerly Advowson's Farmhouse.

110 Houses are mainly built of Frampton brick but there are also timber framed dwellings and some thatched roofs. There are also examples of more contemporary dwellings such as Wigeon House. Plot boundaries vary, but are mainly walls built of traditional Frampton brick. Although not overly populated, the houses in the Ward range from those on large plots, to those that are built very closely together. There are open spaces between some of the houses on the west side of the Green with views towards the Severn Estuary and the Forest of Dean. On the east side of the Green, some houses look out over fields and some towards the lakes. Many of the dwellings lack sufficient off-road parking to meet the needs of their occupants. There is a mixed age group in this area, but overall there are probably fewer young families here than in other parts of the parish. Most houses are privately owned or in private rental. The Ward benefits from being an open space with numerous native trees, many of great age. Of special note is an ancient and vast Black Poplar. Three village ponds lie in the centre of the Green Ward and the land here is susceptible to flooding.

111 In years gone by, the area of the Green was central to village life in providing shops and services, but many of these facilities and trades have subsequently disappeared. However, both remaining village pubs and one of its two eateries, the only remaining shop and sole hairdressers are all sited in this Ward, providing amenities for local residents and attracting visitors. The Bell Inn is grade II listed and was a former coaching inn, with the outbuildings that housed the coaches still in existence and now functioning as a sports bar. The grade II listed Congregational Church is found on the West side of the Green.



Frampton Congregational Church
Photograph by Sheila Murray

112 The central portion of the Ward is key to leisure, hosting numerous annual events such as Frampton Country Fair, the re-established Elver Eating competition, Giffords Circus, Rogers Fun Fair, an annual Boules Contest, the Good Friday outdoor church service and occasional gatherings such as a village fete and jubilee and millennium celebrations. Cricket is played almost year-round in front of the Pavilion.

113 In the recent Parish Survey part 2 (paper survey), a number of the features that parishioners were asked to rate fall within this particular ward and the results were as follows: 320 (79%) rated the Green as "Very Important" and a further 60 (15%) as "Important". 160 (39%) rated Frampton pubs as "Very Important" and a further 156 (38%) as "Important". 251 (62%) rated The Green Shop as "Very Important" and a further 96 (24%) as "Important". 261 (64%) rated The post office as "Very Important" and a further 106 (26%) as "Important". All four of these features were rated as "Unimportant" by between 6 (the Green) to 30 (Frampton pubs) of the respondents (1 - 6%).

114 The central road which dissects the Green is of a good standard, but the condition of a number of the spur roads leading off to the dwellings, particularly on the West side are in a poor state. As with all parts of the village, parking is a major problem, possibly more so in this Ward, as it is very attractive to the numerous visitors to the village. Lack of parking provision leads to cars being left wherever drivers can find (or create) a space. Damage is an inevitable result. The residents at the south end of the Green adjacent to the Three Horseshoes and the garage, registered particular difficulties in finding parking and receiving deliveries in the parish survey part 1 (online survey).

115 Watery Lane leads off the Ward at the SE corner of the Green, forming the access to the quiet hamlet of 'Townfield' home to four residents in the old Farm buildings there. These dwellings are set on Townfield Lake, home of the local Sailing and Angling Clubs and part of a popular route for walkers and those riding horses.

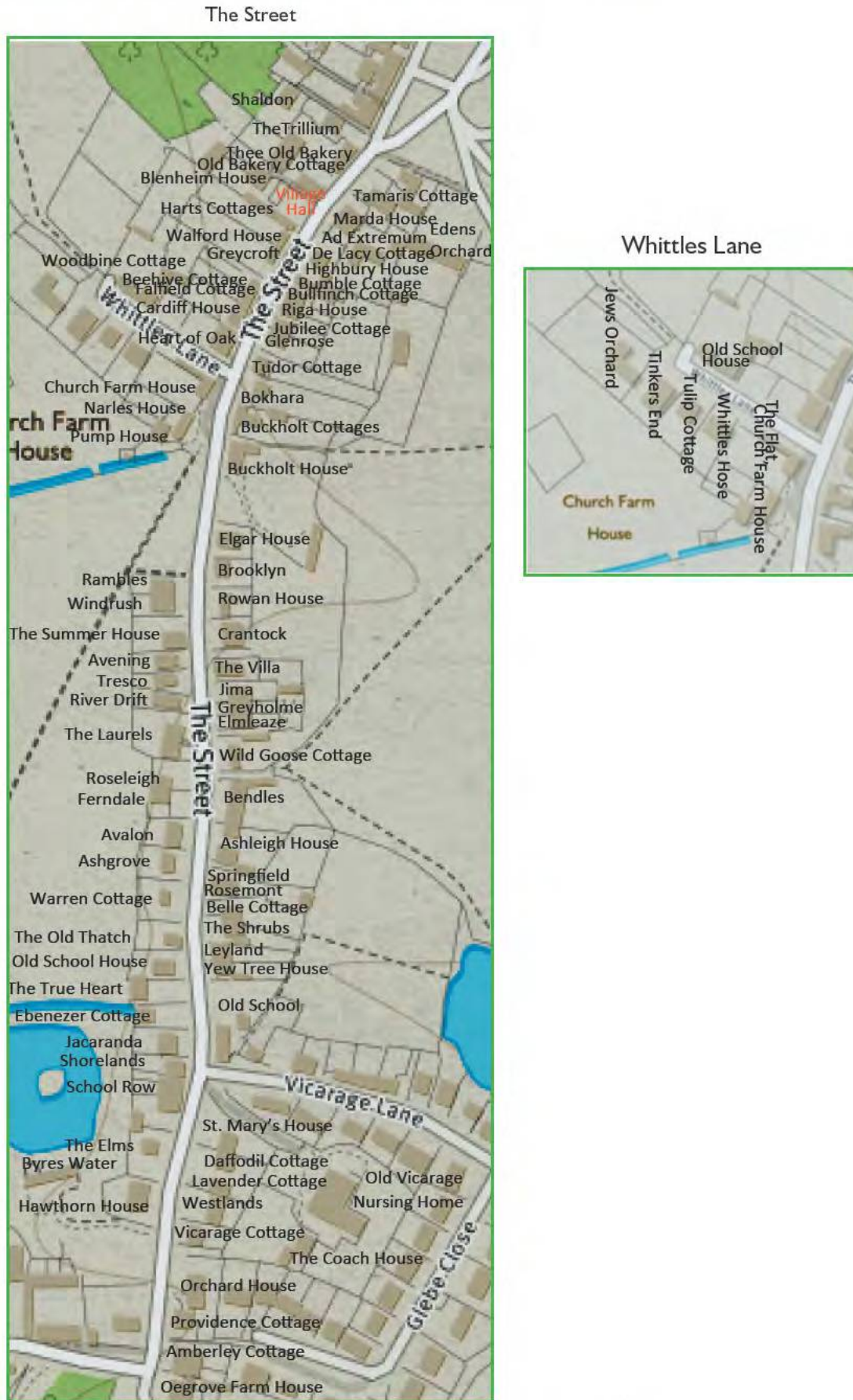


A giant snowman built by local children
Photograph by Joy Greenwood



The Green in snow
Photograph by Kelvin Broad

Map of the Parish Wards of The Street (East) and The Street (West) with Whittles Lane



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Parish Council Wards of The Street (East) and The Street (West) and Whittles Lane

116 The Street runs from the south end of the Green down to Churchend. This long road is continuously lined with housing, with a wide variety of styles resulting from many centuries of infilling. There are spaces between some of the houses, where the fields beyond can be glimpsed and the density of the houses becomes less at the south end. Most at the south end have medium to large gardens, though those at the north end lie close to the road and this creates parking difficulties. The short front gardens result in residents needing to use on street parking. Garden boundaries vary from low walls to picket fencing or hedges. The mixture of house size, type, style and age is reflected in a mixture of ownership. Many of these houses are owned by pensioners, but there is a small influx of middle-aged owners and families into the area. However, the high price that the houses command deters young families from moving here. Almost all of the houses enjoy panoramic views to the rear, with those on the west side looking across The Narles to the canal and river beyond and those on the east looking across the fields to Townfield Lake and the sailing club. These views are greatly valued.

117 The historical and aesthetic significance of 16 properties in the two wards are recognised by their Grade II listed status. These include the 18th century large detached Buckholt House and the three adjacent terraced 18th century Buckholt Cottages, all fine examples of the attractive local brick. Close by is the recently restored 16th century grade II listed De Lacey cottage complex with its oak timber frame and the timber framed Tamaris Cottage (16th century with 20th century extension) whilst on the other side of the road exists Beehive Cottage (part of which dates back to 1560), Falfield Cottage, Walford House (18th century brick) and Greycroft (part 15th century with 17th century extension). At the time of writing, this last cottage has been in serious need of restoration for many years. Further down the road to the south, there is found the large detached brick Church Farm House (18th century) and on the opposite side of the road, the timber framed Tudor Cottage (16th century). Further down The Street to the south lie Wildgoose Cottage (15th century, timber framed with cruck roof), the Shrubs (early 17th century, part brick, part timber-framed) and on the opposite (west) side of the road The Old Thatch (late 15th/ early 16th century timber framed cottage with thatched roof). Finally, at the end of The Street and close to Churchend lies the timber framed Oegrove Farmhouse (early 17th century)

118 Between these historic cottages are many 19th and 20th century additions mostly detached or semi-detached. Most are brick built in a variety of red brick, depending on age, some are rendered. A variety of size and types are included, with several bungalows and a mixture of large detached and smaller houses. There is also a residential home in the large 'Old Vicarage', catering for around 40 residents and specialising in dementia care. At the north end lies the Village Hall (formerly the Village Institute) which is well used by a variety of groups. The parish council regularly meets in its Rowles Room at the back. The overall effect of this road, with its rich diversity and variety helps give a sense of character to the village. The spread of housing means there is little space remaining for building new housing, except at the south end. Requests for planning permission tend to be for extensions and modification to existing buildings. The views from these houses are greatly valued and tandem development here would not be appropriate.

119 There are two other grade II listed constructions in these wards. The telephone box close to Buckholt Cottages is listed and now holds one of the village defibrillators. Close by is the Lych Gate to The Narles, dated 1837 and 1897 to commemorate the diamond jubilee of Queen Victoria. This forms the entrance to The Narles, the most valued of Frampton's open spaces after the Green and 82% of respondents in our online survey said it should be preserved with only 6% stating it should not and 5% stating that limited parking might be allowed there.

120 There is a popular public footpath through The Narles, joining the entrance at the Lych Gate to the church. This passes through an avenue of mature trees, mostly chestnut. At the south end of this avenue are some recently planted black poplars,



The Village Hall
Photograph by Sheila Murray



The Lych Gate
Photograph by Kelvin Broad

replacing chestnuts that have fallen and rotted. This tree, the most endangered timber tree in Great Britain, thrives on the damp soil and several mature species have survived in this parish. Adjacent to the churchyard is a line of walnuts and the field provides a habitat for rabbits and squirrels as well as grazing land for cattle or horses. The views of the setting sun from The Narles across the river and canal are greatly valued by local residents.

Whittles Lane

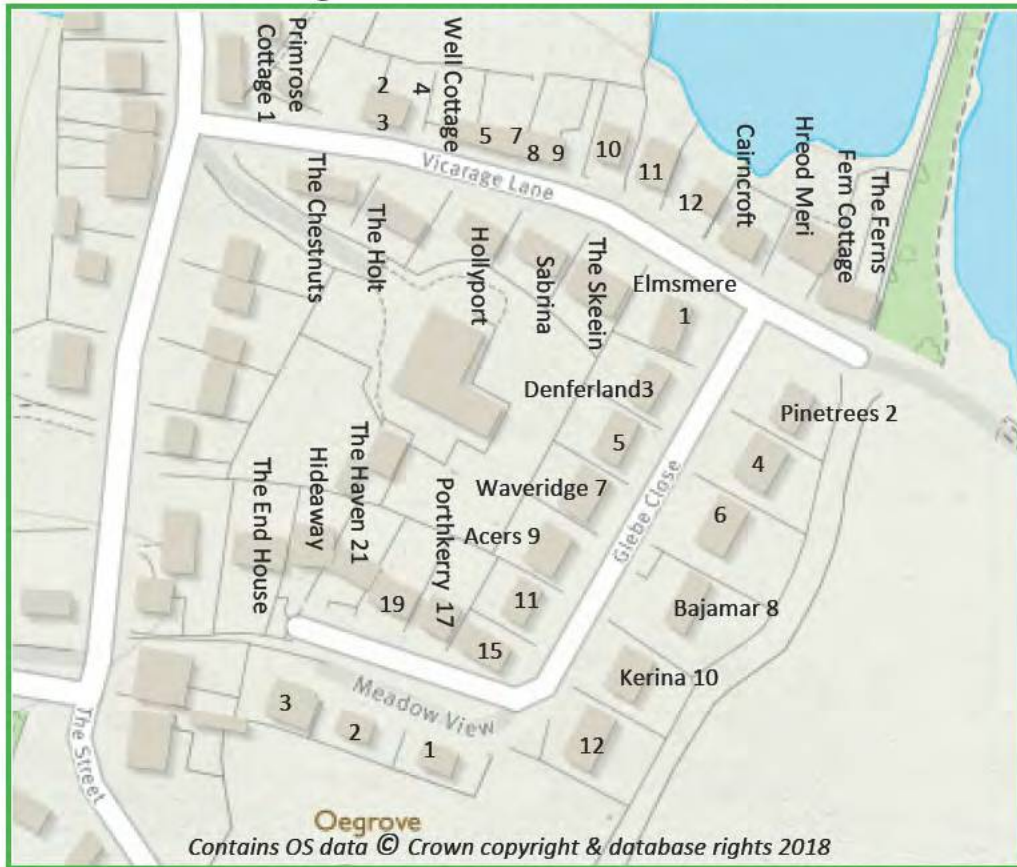
121 Whittles Lane runs at ninety degrees to The Street, entering between Church Farm House and Heart of Oak. It contains a mixture of five old and 20th century houses with ample spacing between each property. Looking down the road from The Street, there is a view of the fields and canal beyond. Historic buildings on Whittles Lane include Tulip Cottage (late 16th/early 17th century) with timber frame and brick infill and the end of Church Farm House which runs along The Street. Interspersed are 20th century rendered or brick bungalows and the Old School House, a large detached 19th century property at the end of the lane. Like those in the west side of The Street, the houses in Whittles Lane look out on The Narles and adjacent fields.



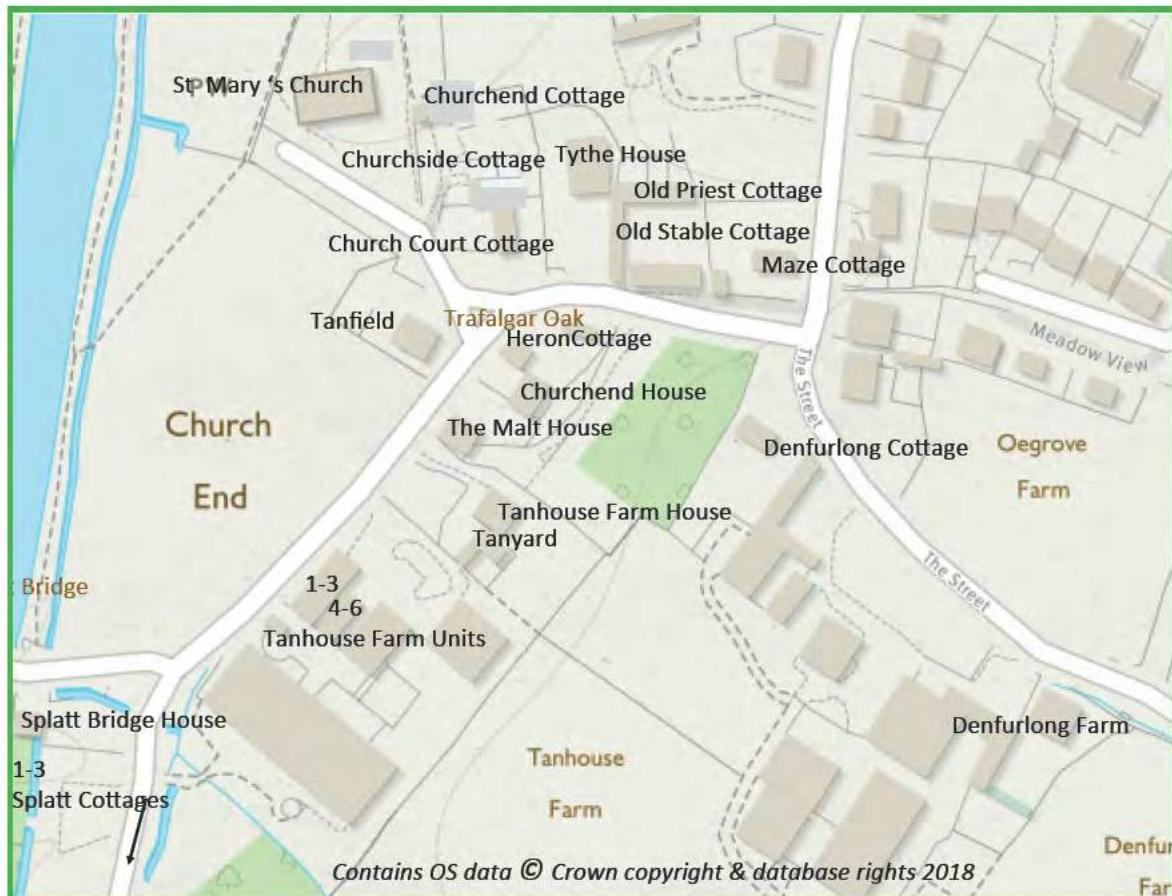
Whittles Lane,
showing views to open country beyond
Photograph by Sheila Murray

Maps of the Parish Ward of Vicarage Lane, Glebe Close, Meadow View, Churchend and The Splatt

Vicarage Lane Glebe Close Meadow View



Churchend



Parish Council Ward of Vicarage Lane, Glebe Close, Meadow View, Churchend and The Splatt

122 Vicarage Lane and Glebe Close are situated at the southern end of Frampton On Severn. Vicarage Lane starts by the old village school just off The Street. The school was an original Victorian school built in 1847, however over the years the building became too small to cope with the ever-expanding population of the village and the building itself started to dilapidate. The school was moved to a new site in 1976 and the original Victorian school was transformed into a dwelling thereafter. Behind the old school and the north side of Vicarage Lane lie Frampton's allotments which are currently very popular. On the opposite side of Vicarage Lane is The Old Vicarage Nursing Home. This is a medium capacity nursing home with around forty residents. The present owners of the home are planning to expand by a further twenty rooms to cater for more residents.



Vicarage Lane

Photograph by Sheila Murray

123 Vicarage Lane continues east towards the southern bank of the picturesque and popular sailing lake. The houses along Vicarage Lane are a mix of old and new buildings; from the original school house and a stretch of terraced cottages built in original Frampton red brick to newer, detached establishments built in modern and lighter coloured brick. The lane is a typical example of different stages of architecture in Frampton throughout the years.

124 The few modern detached houses along Vicarage Lane continue into the predominantly modern Glebe Close with its lighter beige brick and modern architecture from the 1970s. Glebe Close is entirely made up of these houses and whilst they are all built in the same brick, they all vary in design. Their differing designs, landscaped gardens and driveways give each house its own personality.



Glebe Close

Photograph by Sheila Murray

125 Glebe Close leads to further, even more recently built detached houses. Again, each one holding its own personality, but these are built in a modern red brick. This development is named Meadow View and is a no-through road. There is a pathway discretely running through the end of Glebe Close, running parallel to Meadow View, leading from The Street to the grassy pathways that lead to the fields and lakes towards the east of the village. To summarise, this part of the ward is a perfect example of old and new development. It holds history but also shows how Frampton has had to expand to support new families wanting to live in the area. It appeals to those wanting to enjoy the social element of the village, whilst also enjoying the peace and quiet that the ward has to offer. It is predominantly inhabited by the older generation enjoying their retirement, however it is beginning to appeal to young professionals with families. The aesthetic element of the walks towards Splatt Bridge and around the lakes is hugely appealing to both visitors to the area and for those wanting to settle in the ward.

Churchend to the Splatt

126 Churchend is characterised by clusters of cottages, mostly old, surrounded by open fields and gardens with views across to the nearby canal. Most of the houses are made of Frampton brick and are of mixed age. They have medium to large gardens at front and back, bounded at the front by hedges or low walls. Beech hedging has been planted at a number of properties recently. At the entrance of the lane to the church is the war memorial (grade II listed), commemorating those who died in the first and second world wars and just as the lane turns off the street is the 'Trafalgar Oak' planted to commemorate the Battle of Trafalgar bi-centennial. At the end of the church car park is a gate leading to The Narles footpath, a well-used path, which leads to the Lych Gate on to The Street, or in the other direction to the canal-side path.

127 The view from Splatt Bridge back to the church across the field is an iconic Frampton view, often photographed or painted.

128 The views to the west of the village from Splatt Bridge are outstanding, with the picturesque canal overlooking marsh land out onto the River Severn. 82% of respondents in our online survey stated that The Narles should be preserved and 63% stated the same about the field between the church and Splatt Bridge. 15% would allow limited parking in the field near Splatt Bridge. Only 5% would permit parking in The Narles. Of those who would allow development in these fields, only



Splatt Bridge with distant view of the church
Photograph by Douglas Lee

6% would do so in The Narles and 12% in the field to the south of the church. The estuary lands have international protection as a RAMSAR site and parts are also designated as a Special Protection Area, Special Area of Conservation and Site of Special Scientific interest.

129 Churchend was the site of the oldest settlement in Frampton on Severn. There is likely to have been a hamlet there from the 7th century onwards and a manor house, farm and cluster of cottages probably existed in the late 13th and early 14th century. The field behind Tanfield (Brickyard Field) was the site of a medieval market and the village pound was at the end of the current church car park. The original manor house has long since disappeared but the Priest's House is thought to be built on part of its site. Churchend is dominated by the Grade II* St Mary's Church, which dates mostly from 14th century with some 15th century additions. There are 25 grade II listed monuments in its churchyard and within. Close by, to the east, are three cottages, all grade II listed and built in Frampton brick, which formed a 17th century farm complex. It is thought that Church Court House was the farm, the attached Churchside Cottage was its dairy and the half-thatched Churchend Cottage was its stables. There are further groupings of grade II listed houses and cottages.



Views of the church with 17th century thatched cottage adjacent
Photograph by Joy Greenwood



Pair of 17th century cottages. These formed a farm complex with the thatched cottage to the left.
Photograph by Joy Greenwood

130 The late 18th century Church End House was the home of the local brick manufacturer, built in Frampton brick and next-door is the Malt House, also in Frampton brick. Nearby is a large 17th Century, grade II* listed barn with square interwoven wattle panels and behind its courtyard the Old Priest's House mentioned earlier, and the Old Stables. Interspersed between these historic houses are some large modern detached houses, including the timber framed 21st century Maze Cottage. Further south is Tanhouse farm, which has various units and offices rented by local businesses and to the east is Denfurlong Farm, a traditional family farm.



Grade 2* listed barn, part Frampton brick with square interwoven wattle panels
Photograph by Joy Greenwood

131 South of Tanhouse farm, originally a dairy farm, there is a small caravan site at The Splatt and the land beyond is now a well-established woodland with hardwood trees such as oak, ash, walnut and many more. The other farm buildings, which haven't been used as rented units, are used for storing firewood, hardwood storage, drying kilns and timber conversion.



Stonehouse brick in Splatt Cottages

Photograph by Sheila Murray

- 132 At Splatt Bridge is the early 19th century grade II listed Splatt Bridge House, possibly designed by Robert Mylne (first principal engineer of the Gloucester and Berkeley canal company). Just past Splatt Bridge, in the far south of the village and before the new woodlands, there are three semi-detached houses made up of Stonehouse brick which is very similar to Frampton brick. These were built in the 18th century for the canal workers when the canal was being constructed. On the opposite bank of the canal is a grade II listed, 18th century milestone.
- 133 For many years the car parking by Splatt bridge has been inadequate; there is a small public car park used mostly by canal boat owners and there is often no room for visitors. There is a pressing need for further car parking in this area. The increase of large lorries and vans visiting the industrial units at Tanhouse Farm has led to erosion on the lane and this has been exacerbated by the parking problem, as large vehicles try to negotiate around parked cars.

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Sustrans 41 Map* <https://www.sustrans.org.uk/hcn/map/route/route-41>

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Appendices

Townfield Lake

Photograph by Joshua Kattenhorn, Year 4, Lakefield School

Appendix I -Frampton on Severn CDS

Recommendations

Stroud Local plan codes: SO - strategic objective, CP - core policy, GP - guiding principle.

Sections: EI - Economy and Infrastructure, ES - Environment and Surroundings, HC - Homes and Communities

Recommendations FOS-CDS Water Management	Local Plan Reference	NPPF, 2018	Other References
1 The Environment Agency has confirmed that the western bank of the Gloucester Sharpness Canal is the primary tidal flood protection for Frampton on Severn village. Frampton on Severn Parish Council therefore recommend that the EA prepare a contingency plan detailing how this primary defence will function. To support this plan, it is essential that the EA investigate and establish the structural integrity of the canal bank and provide a transparent and effective programme to maintain, and if necessary improve the structure of the canal bank in partnership with the Canal and Rivers Trust.		149, 155, 156	Severn Estuary Partnership report 2015: Frampton on Severn http://www.severnestuariespartnership.org.uk/files/2015/11/11.-Frampton.pdf Severn Rivers Trust (Environment Agency): Managing Flood Risk on the Severn Estuary, 2011, p11 http://severnriverstrust.com/Managing%20Flood%20Risk%20on%20the%20Severn%20Estuary%20-%20Gloucestershire%20(Jan%2011).pdf Severn Estuary Shoreline Management Plan. https://www.severnestuariescoastalgroup.org.uk/shoreline-management-plan/smp2-action-plan/
2 Environment Agency data supported by local knowledge on water levels in the Parish and surrounding area should be used to ensure that planning applications are supported by robust, realistic and up to date site-specific flood risk assessments (FRAs). Because of the delicate balance of drainage maintained in Frampton parish the parish council recommends that in addition to the Flood Mitigation measures recommended by the Environment Agency, any new development below the 10 metre contour level (see Contour Map above) should be avoided, beyond modifications to existing developments.	ES4	156	Advance the Line, Guaging the Tide, 2013. Atkins, Severn Estuary Shoreline Management Plan Review, Appendix F, (2010), p. 200.
3 The recommendations of ES4 (Stroud Local Plan) regarding development on existing flood storage areas should be carefully followed.	ES4	155-165	
4 Developments on or adjacent to watercourses should be avoided unless it can be shown that the development does not detract from the efficiency of that watercourse, either by obstruction or by overloading.		155-165	
5 Full consideration should be given to the opportunities that managed retreat and wetland management provide for nature conservation and/or habitat restoration in flood alleviation plans.	ES6 and SO6	170,171, 174-175	

Recommendations FOS-CDS Housing	Local Plan Reference	NPPF, 2018	Other References
There were some general principles from our consultation:			
1 The current village development boundary should be maintained, but 'infill' building will be allowed subject to the limitations on infill building given in the Stroud Local Plan and in areas not conserved for local views (see FoS Conservation Statement) with priority given to low cost or rent housing.	CP4, GP 3.78, HC1	145 (e)	Frampton on Severn Conservation Area Statement 'Open Spaces'
2 Housing developments should be in keeping with this rural area. New houses should be balanced with the size of the plot in keeping with the immediate area* (see below)	HC1, GP3.78, ES12	68, 77, 78, 117, 118, 122, 123 128	Frampton on Severn Conservation Area Statement Sub area descriptions
3 New building or building extensions should not demonstrably have a negative impact on the setting of heritage assets such as listed buildings.	3.75, ES10	189, 190, 192	Frampton on Severn Conservation Area Statement
4 Where access and safety allow, off- street parking should be provided to relieve the congestion on our local lanes.	HC6 section 4.48, HC8	102 (e)	
5 Driveways should be free draining.	ES4	157(c), 163 (c)	
6 The colour and texture of new building exteriors should be in keeping with current exteriors in the parish ward in which they will be placed but innovative building design should not be excluded.	CP4, CP14, ES1, ES10, ES12, GP3.78 point 5	79, (e) 126, 128, 131, 190, 192	Frampton on Severn Conservation Area Statement Sub area descriptions. Parish ward descriptions in this document.
7 In keeping with the local plan and NPPF, new buildings should have no significant adverse impact on wildlife, the RAMSAR site, Sites of Special Scientific Interest, Special Protection Area, Special Area of Conservation, Key Wildlife Site or other environmentally protected areas.	HC1.5, ES6	170, 175-177	Gloucestershire Centre for Environmental Records. Wildlife Section, this document. Wildlife records held by Frampton Court Estate
8 In keeping with Local Plan Delivery Policy ES1, all new housing should be built in accordance with the approved plans and the adopted Sustainable Construction Checklist.	CP5, CP8, ES1	127, 129	
9 Orchards will be a protected asset and their status as national Priority Habitats will be observed when considering planning applications. In keeping with delivery policy ES8, building on traditional orchards should be avoided.	ES6 ES8	170, 175 (c)	UK Biodiversity Action Plan Habitat Descriptions p85/86 'Traditional Orchards' updated 2011
10 Front boundaries should be in keeping with the surrounding area. In Frampton on Severn, the majority of front boundaries are low.	CP4, ES7, ES10, ES12 GP 3.78, point 5	127, 170, 185	Frampton on Severn Conservation Area Statement
11 Tree cover in gardens should be conserved.	ES6 ES8, ES12	127, 170, 185	
12 Planting associated with new buildings should be sympathetic to and encourage wildlife.	CP14, ES6, ES7, ES8	127, 170	
13 Tranquillity and dark night skies are a characteristic of the Parish and should be maintained through measures to minimize noise and light pollution both within settlements and beyond in the open countryside, as set out in Institute of Lighting Professionals Guidance. Where safety concerns and permitted development rights allow, houses should not create a lot of artificial light visible to others. Some species of bats in Frampton on Severn are light averse and particular care should be taken in designing lighting where inappropriate lighting might adversely impact upon them.	CP14.2 ES6.38	8(b) and (c), 180	Wildlife Section in this statement – Bats. Guidance Notes for the Reduction of Obtrusive Light, ILP 2011. Bats and Artificial Lighting, ILP Guidance note 2018

In addition to these points, the parish council would recommend that new developments of several houses have the following design features:

14 Staggered frontages	HCI, ESI CPI4, ESI2		
15 Non-uniform design	HCI		
16 For terraced housing, a design that references the cottage style found in 'The Oval'.	HCI		
17 Based on the survey figures, planning priority should be given to smaller houses for rent or buy and for accessible housing.	4.15 -4.18 Homes and Housing CP9	63, 71,77	

* From an opposite front (principal) window, a space of at least 13m to a bare wall or 20m if facing a window. For side boundaries of detached or semi-detached houses, a space of at least 2m between the side boundary and the side wall of the house.

Recommendations FOS-CDS Employment	Local Plan Reference	NPPF, 2018	Other References
1 There could be further development of employment land at the north side of the A38/B4071 junction, subject to local plan strategy, countryside and employment policies.	GP3.78		Stroud local plan review 2018)
2 Given that these employment units are accessed by narrow lanes which suffer from traffic congestion, any further development of employment units at Tanfield Farm or in the vicinity of Walk Farm should be carefully weighed against the predicted increased traffic flow it would create and the potential benefits and problems to village people using the local roads and lanes in terms of capacity and safety.	CP13, EI 5.4, EI 12	84, 108, 109	
3 Redundant farm buildings should be utilised for employment, within the constraints of Local Plan policy EI 5.	EI 5.1, 2, 3, 4	79 (c) 83	

Recommendations FOS-CDS Infrastructure (Roads, highways, bridleways and footpaths)	Local Plan Reference	NPPF, 2018	Other References
1 Planning permission for developments that would put increased and significant traffic pressure on the section of Whitminster Lane which lies outside of the settlement boundary but within the parish could lead to adverse environmental impact and hazards to road safety and should be avoided, in keeping with currently adopted Planning Policies EI 4.5 and CP13.	EI 4.5 CPI3, EI 12	84, 108,109	
2 There is potential for including the following projects in CIL allocations: <ul style="list-style-type: none"> • A footpath and cycleway to be added to the B4071. • Upgrading footpath 14 and 21 to include a cycle way. • Increasing the parking area at the entrance to Watery Lane. • Improved parking associated with the development of the Stroud Water Canal. 	CP6	84, 104	Stroud District Council Heritage Strategy – canal restoration Cotswold Canals Restoration Phase 1b Stroud District Council Tourism Strategy, Growing the Visitor Economy, 2018

Recommendations FOS-CDS Sports and Leisure	Local Plan Reference	NPPF, 2018	Other References
1 Duplication of facilities should be avoided.	EI 11	96, 182	
2 The feasibility of the development of netball, hockey or rugby should be considered before any further sports facilities are created.	EI 11	96	
3 The following are opportunities for CIL improvements: <ul style="list-style-type: none"> • Cycle ways on both the Gloucester and Sharpness and the Stroud Water canals should be improved. • Footpaths that link the Stroud Water canal to the Perryway should be upgraded and a new footpath created to link their exit on the Perryway to the Green. 	EI 11, EI13 ES11 CP6	99,100, 118 (b)	Frampton on Severn Conservation Area Statement
4 The available children's play space is slightly below recommended levels by 0.8ha. The children's play space should be increased by at least this amount. There is capacity for this at the site of the current play space.	EI 11, ES15, GP3.79.3	99,100, 118 (b)	

Recommendations FOS-CDS Wildlife	Local Plan Reference	NPPF, 2018	Other References
1 Any changes to the agricultural practices or flood prevention strategies on the Severn Lands should not be made before impact assessments are carried out on estuary wildlife (including flora and spiders) and care should be taken not to jeopardise the habitats of nationally scarce organisms living there.	ES6	170-172 174-177	This report 'Wildlife' section. Severn Estuary Strategy 2016
2 To maintain the landscape character and biodiversity of the parish, sympathetic agricultural practices should be maintained as far as possible.	CP14.9	170 (b)	
3 Where building alteration or tree felling is proposed, consideration should be given to the possible presence of bird nests, protected invertebrate or bat colonies and the detrimental effect that changes might have.	ES6, CP14.8	174 (b) 175 (c)	This report: 'Bats' in Wildlife Section
4 Light pollution should be considered when planning applications are made or when lights are replaced and steps taken to avoid light pollution in areas where light sensitive species are present.	ES6 CP14.2, CP14.8	174 (b)	This report: 'Bats' in Wildlife Section Guidance Notes for the Reduction of Obtrusive Light, ILP 2011. Bats and Artificial Lighting, ILP Guidance note 201
5 New roosting opportunities for bats should be considered in new development, providing these are in appropriate surroundings.	ES6 CP14.8	118 (a)	This report: 'Bats' in Wildlife Section
6 The current varied habitat characteristics of the parish should be conserved.	ES6, ES7, ES8 GP3.78.5' GP3.78.6	174, 175 (c)	This report: Wildlife Section

Appendix 2 - Parish Council Recommendations for Action

Water Management

- 1 The Environment Agency has confirmed that the western bank of the Gloucester Sharpness Canal is the primary tidal flood protection for the village. The Parish Council will lobby the EA to prepare a contingency plan detailing how this primary defence will function. To support this plan, it is essential that the EA investigate and establish the structural integrity of the canal bank and provide a transparent and effective programme to maintain, and if necessary improve the structure of the canal bank in partnership with the Canal and Rivers Trust.
- 2 Frampton Parish Council will request that water testing validation for planning applications by Stroud District Council should be carried out by an independent consultant from the one used by the applicant.

Employment

- 1 There should be further improvements in digital and telecom services and overhead telephone lines should be replaced (NPPF18 112,113,114).
- 2 A site should be identified for a co-working business hub.
- 3 Public transport links should be improved, especially in relation to the local railway stations and transport to local colleges.
- 4 Business planning developments that offer scope for apprenticeships for local young people should be encouraged.
- 5 The Frampton Industrial site units should be fully utilised.

Infrastructure: Roads, highways, bridleways, footpaths

- 1 The road around Splatt Bridge and Splatt Lane needs repair. Parish council to lobby county council and councillor for repairs.
- 2 Roads off Whitminster Lane and Lake Lane need repair. Parish council to lobby county council and councillor for repairs.
- 3 The unclassified roads off the main Green access road need repair. Parish council to lobby county council and councillor for repairs.
- 4 Many of the pavements in the village need repair or improvement. Parish council to lobby county council and councillor for repairs.
- 5 Frampton parish council tax payers should not bear an unfair burden for maintenance of leisure facilities, in the form of walks, bridle ways, cycle ways and car parking, for the wider district and county residential population. The council will lobby district and county councillors and voluntary bodies to divert some spending to rural areas such as Frampton in recognition of the facility that is offered to the wider population.
- 6 The parking area next to the Old House should be extended and a possible location for a further parking area to the north of Frampton Green should be explored.

Open Spaces

- The parish will lobby the Stroud District Environmental Committee to adopt a policy that, where events occur in marquees, use of loudspeakers or live bands should be discouraged after midnight.

Sports and Leisure

1. The provision of paths for walkers and bridleways for riders should be preserved or increased wherever possible.
2. The parish will lobby the Canals and Rivers Trust to allow access to riders on canal Towpaths.
3. Access to facilities for teenagers should be improved, with reinstatement of the youth club if possible.

Wildlife

Recommendations: CDS Wildlife
1 Encourage the development of new walks, especially those that create 'circular walks' around the parish, to reduce pressure on areas of heavy use.
2 Local farmers should continue their sensitive management of unimproved fields to preserve the species mix found in them.
3 The capped landfill site should be grazed by sheep to encourage a close sward for ground cover plant species which support insect life, especially bees and butterflies.
4 That water quality is prioritised in Townfield and Court Lakes and measures taken to reduce eutrophication working with the EA, IDB and landowners.
5 That rough grazing areas are maintained or expanded.
6 That weed and lily beds be planted in the two main lakes to offer some protection for the fish and this would have the added advantage that it would oxygenate the water and help prevent the problem of eutrophication, as mentioned elsewhere.
7 That permission be obtained to regularly reduce the numbers of cormorants on the lakes.
8 That the village ponds are regularly cleaned and deepened to offer some protection from herons.
9 That dead trees are left in situ where possible.
10 Design and improve approved walks with manageable stiles and gates and wildlife viewing points, whilst restricting access to wildlife sensitive areas.
11 Encourage the development of nature awareness amongst local children and parishioners.
12 A good range and age of locally native tree species should be maintained to conserve the local landscape character and amenity.
13 Encourage pond creation and good pond management.
14 Promote and encourage the 'toad crossing' initiative in the village on the road across the Green

Appendix 3 - Frampton Businesses

There were approximately 70 businesses in Frampton at the time of the employer survey in autumn 2017. Of these, there were 41 businesses with premises, 20 traders working from home, five properties offering tourist accommodation and three working farms. At any one time, the number fluctuates slightly.

The following have given permission for us to list their business in the Community Design Statement. As contact details can change, we have not given them in here. Please search for the name on the internet or look for advertisements in the Community Newsletter for contact details:

ACP Fuels/ Johnstone Oils

Aquacure

Esprit Film and Television

Falls Mere Forge Ltd

Frampton Court Estate (farm, firewood, self-catering accommodation at the Orangery, bed and breakfast at Frampton Court)

Frampton Surgery

Harry Williams, Furniture Design and Making

Jackie's Country Larder

IAS Building Services

KD Adams, Decorating and Maintenance Contractor

Lakefield School

Ley Bistro café

Martin Pollard Bodyshops

Merretts Heating

Pan Global Plants

Rumours Hair and Beauty

Severn Grass Services

Shipton Mill Ltd

The Green Shop

Wards Court Cottages (Self Catering)

WB Wood & Son, Funeral Directors

Williams British Hardwoods (timber, firewood)

Wisma Mulia

Appendix 4 - Frampton Organisations

There were approximately 31 organisations in the parish at the time of the organisation survey in autumn 2017. In addition, there were a variety of classes running at different times, eg Watercolour, Zumba, Yoga, Patchwork, Bread making etc. In total, there was a choice of about 40 activities for parishioners.

The following organisations have given us permission for us to list them in the Community Design Statement. As contact details can change, we have not given them in here. Please search for the group name on the internet or look for advertisements in the Community Newsletter for contact details:

Frampton and District Angling Club

Frampton Congregational Church

Frampton Cricket Club

Frampton Family Riding Club

Frampton on Severn Bowls Club

Frampton on Severn Community Association

Frampton Sailing Club

Frampton Silver Band

Frampton Sports and Social Club

Frampton Table Tennis Club

Frampton Tennis Club

Frampton Women's Institute

Frampton Youth Football Club

Mothers Union

Sunnyside Lunch Club

The Village Society

St. Mary's Church, Frampton on Severn

Toddler Group

Frampton Bellringers

Frampton United Football Club

Appendix 5 - Useful contacts

Emergency	Fire/Police/Ambulance/SARA	999 or 112 (mob)	
Police	Non-emergency only	101	
NHS helpline	Urgent medical conditions	111	
Out of hours GP service	Urgent medical conditions not emergency	111	
Action Fraud	Fraud and cyber crime reporting	03001232040	https://www.actionfraud.police.uk/

Incident	Organisation	Telephone	E-mail
Car share	Parish Lift	01452835675	www.parish.liftshare.com
Doctors' surgery	Frampton Surgery	01452740213	http://www.framptonsurgery.co.uk/
Crimestoppers	Anonymous crime reporting	0800555111	www.crimestoppers.uk.org
Dog Warden – strays/dangerous	Stroud District Council	01453754478 01453766321 (out of hours for found dogs)	https://www.stroud.gov.uk/environment/environmental-health/animal-welfare/dog-warden-service
Electricity – power loss	Western Power Distribution	105	https://www.westernpower.co.uk/Contact-us.aspx
Flooding – advice/information - warnings	Environment Agency	03459881188	https://flood-warning-information.service.gov.uk/warnings
Frampton defibrillators	Frampton parish Council	01452741824	https://framptononsevernpc.org.uk/
Canal emergencies	Canal and River Trust	08004799947 (ring 999 first if life emergency)	https://canalrivertrust.org.uk/contact-us
Flooding – general	Severn Trent	08007834444	https://www.stwater.co.uk/in-my-area/flooding/
Flooding – sewage	Severn Trent	08007834444	https://www.stwater.co.uk/my-supply/pipes-and-drains/help-with-pipes/sewer-flooding/
Highways maintenance	Glos. County Council (Amey)	08000514514	https://www.gloucestershire.gov.uk/roads-parking-and-rights-of-way/roads/report-it/
Neighbourhood Warden	Stroud District Council Carol Novoth	07970250343	Neighbourhood.warden@stroud.gov.uk carol.novoth@stroud.gov.uk
PCSO	Gloucestershire Constabulary Mike Trebble	01452753500	https://www.gloucestershire.police.uk/neighbourhood-policing/stroud/sevenside/?d=Jun-2019 receptionstroud@gloucestershire.pnn.police.uk
Congregational Church		07774 268646	@FOSCongChurch
St. Mary's Church	Benefice Office	07851075177	http://www.stmarys-framptononsevern.org.uk/
Advice	Citizen's Advice Bureau	03444111444	https://www.citizensadvice-stroudandcotswold.org.uk/stroud-cab-online-advice.php
Counselling/ suicide	Samaritans	08457909090	jo@samaritans.org
Pest Control – rodents/insects	Stroud District Council	01453754919	https://www.stroud.gov.uk/environment/environmental-health/pest-control
Pollution – air/ noise/ bonfires	Stroud District Council	01453754478	https://www.stroud.gov.uk/environment/environmental-health/pollution-and-nuisance
River Severn (non-emergency)	Severn Area Rescue	08448460226	https://www.sara-rescue.org.uk/
Street Lighting – broken street lights	Glos. County Council (Amey)	08000514514	https://www.gloucestershire.gov.uk/roads-parking-and-rights-of-way/major-projects/led-street-lighting/
Community Transport for disabled/ those in rural isolation	Community ConneXions	0345 680 5029	https://communityconnexions.org.uk/our-services/

Appendix 6 - Council and Parliamentary contacts

Parish Council	Sheila Murray, Clerk	01452741824	www.framptononsevernpc.org.uk
District Council	Cllr. Stephen Davies	07802595307	cllr.stephen.davies@stroud.gov.uk
District Council	Cllr. John Jones	01452 740839	cllr.john.jones@stroud.gov.uk
County Council	Cllr. Stephen Davies	07802595307	stephen.davies2@gloucestershire.gov.uk
Parliament	David Drew M.P.	0207 219 4106	david.drew.mp@parliament.uk

Disclaimer:

Frampton on Severn Parish Council, the Community Design Group and all other contributors to this Community Design Plan hereby state that the statements made herein are correct to the best of their knowledge at the date of publication. No responsibility will be accepted by any of the aforementioned towards persons using the information in this Community Design Plan for commercial or other financial purposes.”

Frampton Parish Council
Sheila Murray, Clerk
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e mail framptonparishcouncil@gmail.com

