

**Horsley Neighbourhood Development Plan  
2019 – 2040**



# Horsley Neighbourhood Development Plan

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*Cover Photo: St Martin's Parish Church, Horsley, seen from the North-West*

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# Foreword

The Horsley (Gloucestershire) Neighbourhood Development Plan (NDP) is for, and has been developed by, parishioners of Horsley for their community. It has enabled the residents of the Parish to consider the current status of the Parish and how they would wish to see development take place over the coming years. It aims to establish guidelines for planning and land use in Horsley that will be used to determine the manner in which any future development takes place in our Parish.

The development of an NDP has many stages and ours has emerged from the original chrysalis into the comprehensive document that now exists.

In 2014 an NDP Steering Group was established, comprising representatives from the Parish Council and volunteer parishioners, who came forward after an open request to the village. Evidence has been collated from the previous village appraisal, and many following consultations and open day events within the Parish. In addition, in 2017, a “housing needs survey” was carried out with the help of Gloucestershire Rural Community Council (GRCC) to identify any local housing needs. By the autumn of 2018 there was a draft plan in existence which drew together many of the important issues. Hamlet meetings were held to gather more information about the views of residents, followed by a parish-wide quantitative questionnaire. The response rate was very high and many villagers took the time to provide their views. This information on a range of topics has been instrumental in informing Plan policy and the results are included in the Evidence Base.

In 2019 we submitted our Plan to Stroud District Council who confirmed that it met all the basic conditions, and we embarked on the final stages of the process. The Plan underwent an independent examination and then went forward to be approved by Stroud District Council’s Environment Committee. During the debate we were commended on the quality and content of the Plan, which reflects the wish expressed by the community to see the Parish develop in a managed and sustainable manner whilst maintaining and preserving the beautiful place in which we live.

We were all ready to place the Plan before the village for democratic decision in a referendum, and then came the Covid Pandemic which effectively placed everything on hold for the whole of 2020. Now we can finally seek our community’s support this coming May 2021. If approved the NDP will then have full statutory weight in any planning decisions, and together with the Stroud Local Plan, it will form the basis upon which all planning decisions for Horsley are assessed in the future.

Getting to this point has been a labour of love for all concerned. It is a reflection of the passion and commitment of the Steering Group, and the love for the natural environment within which this Parish lies that the NDP seeks to create a desirable and healthy living space for all to enjoy. With our community’s past effort and future support, we aim to build on our strengths and make this Parish a place in which everyone can continue to thrive.

This Plan has been the product of many peoples’ time, knowledge, and local expertise. From the initial meetings in the Village Hall, through to the hamlet meetings in sitting-rooms, kitchens and pubs across the Parish, stalls at the village fete, steering group meetings poring over villagers’ responses, all parts of our Parish have been able to contribute to the development of the NDP.

However, there must be a special thanks to those core members of the Steering Group who have navigated us through the intricacies of the process, done the research, written the policies, read through pages of consultation responses, and ensured that we complied with the legal requirements. We are very lucky to have such people living in our community and I thank them on behalf of all of us.

**Kate Kay**  
**Chair Horsley Parish Council**

# Acknowledgements

The Neighbourhood Development Plan for Horsley Parish has been led by the HNDP Steering Group on behalf of the local community. Members of the Steering Group wish to extend their appreciation to the many residents and volunteers who have generously lent their time and expertise by assisting with the research and development of this project, also members of the Parish Council and Stroud District Council Officers for their support. Our apologies and gratitude to all those not mentioned who have contributed in a variety of ways, some by providing photographs of old and modern Horsley, and others who have helped with leafleting, or HNDP events.

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## Additional input:

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# Horsley Parish



*Parish boundary is in solid blue*



*Ash Tree, Boscombe Valley*



# 1. Introduction to the Neighbourhood Plan



*St Martin's Church in Horsley*

## 1.1 The Neighbourhood Development Plan Area

The Plan applies to the Parish of Horsley in Stroud District. On 4th September 2014, the Parish of Horsley was conferred with the status of Neighbourhood Area under the Localism Act 2011 and Part 2 of The Neighbourhood Planning General Regulations 2012. Horsley Parish Council confirms that:

- The Neighbourhood Plan relates only to the Parish of Horsley and to no other Neighbourhood Areas
- It is the only Neighbourhood Plan in the designated area. No other Neighbourhood Plan exists, and none is in development for part or all of the designated area, and
- The Plan covers the entire Parish of Horsley and the boundary of the Neighbourhood Area is defined by the Parish boundary.

## 1.2 The Submitting Body

The Plan is submitted by Horsley Parish Council, which is a qualifying body as defined by the Localism Act 2011.

## 1.3 Who authored the Plan?

The Plan has been prepared by a steering group of local residents with the aim of improving the social, economic and environmental well-being of the area.

## 1.4 Background to the Neighbourhood Plan

The Horsley Neighbourhood Plan (the Plan or HNBP) has been drawn up under the Localism Act 2011 which introduced new rights and powers to allow local communities to shape new development in their community. By preparing a Neighbourhood Development Plan (NDP) communities can establish general planning policies for the development and use of land in the neighbourhood.

The Horsley Neighbourhood Development Plan:

- Has appropriate regard to the National Planning Policy Framework
- Contributes to sustainable development
- Is in general conformity with strategic policies in the development Plan for the local area<sup>1</sup>, and
- Complies with EU obligations and human rights requirements.

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Strategic Environmental Assessment (SEA) screening of the Plan has been undertaken. This screening report is available to view at:

<https://www.gov.uk/government/collections/strategic-environmental-assessments>

The policies contained within this NDP are used in the determination of planning applications. This allows the community to shape where development will go and what it will look like.

## 1.5 The Development Period, Monitoring and Review

The Horsley Neighbourhood Development Plan will last until 2040 and will run concurrently with the adopted and emerging Stroud District Local Plan (SDLP). As the Local Plan Review progresses the HNBP will need to evolve. In any case, it is recognised that the needs and aspirations of the local community, the challenges and people's concerns may change over the Plan period. Horsley Parish Council, as the Neighbourhood Plan authority, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.

The Plan provides a vision for the future of the Parish and sets out clear planning policies to realise this vision. These policies accord with higher level planning policy, as required by the Localism Act.

The Local Plan 2015 provides an overview of how the District should evolve over the Plan period (up to 2031) and, through its strategies, aims to help local communities achieve sustainable development. Sustainable development is commonly defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Important aims include minimising the need to travel with a view to reducing the effects of climate change and avoiding environmental impact that compromises sustainable, functional communities.

## 1.6 How has the HNBP been prepared?

The Plan has been developed through extensive consultation with the people of Horsley and stakeholders.

Opinions of local residents can be found in survey material and questionnaires to include Village Ideas meetings, and Neighbourhood Plan Meetings across the smaller settlements and hamlets. Summaries and reports are in *Supplementary Information A1-11*.

<sup>1</sup> Stroud District Local Plan (SDLP or the Local Plan), which was adopted on 15th November 2015 and is under Review



## **1.7 Horsley Neighbourhood Development Plan Consultation Statement**

The HNDP Consultation Statement, which is a separate document, has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations requires that a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed NDP
- Explain how they were consulted
- Summarise the main issues and concerns raised by the persons consulted, and
- Describe how these issues and concerns have been considered and, where relevant, how they have been addressed in the proposed HNDP.

The Consultation Statement is supported by a set of appendices which include a timeline dating from the 4th September 2014 when Stroud District Council confirmed that Horsley Parish Council could proceed with the preparation of a NDP. This includes documentation about those who were consulted under Regulation 14, examples of publicity used, an overview and detail on the various methods of consultation including meetings of residents and a quantitative questionnaire, a summary of the main issues and concerns of those consulted, and the actions arising from these, presented in a series of tables.

The Plan has been revised following the Regulation 14 process.

## **1.8 The Settlement Hierarchy**

The Local Plan 2015 categorises Horsley as a Tier 3 settlement with limited facilities. Horsley is the smallest of the 31 settlements designated as Tier 3, in terms of population.

Categorisation (into Tiers 1-4) is based primarily on population, employment, facilities, travel distance, and the availability of public transport, these are briefly described in Horsley Today, Section 2.2.

## **1.9 The purpose of the Neighbourhood Plan for Horsley**

Horsley Parish Council considers that a Neighbourhood Plan will give the local population greater influence on land use and planning in Horsley. Under the Localism Act, the Plan should allow residents of Horsley to determine the scale, pace and location of new developments, which will ensure that the Village of Horsley and the hamlets remain vibrant communities whilst protecting the special rural environment which defines the character of this area. Consideration of local perspectives through this Plan may help improve design decisions and understanding of local characteristics, aesthetics and landscape.

The Plan enables the community to maintain existing facilities and public spaces, protecting access for residents and users of the Church and the '3in1' in the church, the Primary School, Village Hall, play area, football pitch, roadways, parking and other facilities. The preservation and creation of walking and cycling routes and bridleways will link the community. This provides sustainable access for children's formal and informal play and highlights the importance of walking opportunity for all, including children and the elderly. There are examples of sensitive conservation, preservation of building and the environment fit for Horsley's status within the Area of Outstanding Natural Beauty (AONB), that can serve as models of good practice.

These guidelines and requirements will help new development and refurbishment meet the needs and aspirations of the people of Horsley, as expressed through consultation. It will also preserve the valued landscape and local environment and continue to make the Parish a much-loved destination for visitors.

The Plan, along with the National Planning Policy Framework (NPPF) and Local Plan, will enable the community and those responsible for development to make the best decisions for the future of Horsley up until 2040.

### **1.10 Format of the Plan**

The Horsley Neighbourhood Plan is arranged according to themes of community, environment, biodiversity, landscape and green space, heritage, housing and design with sections on employment and business, sustainable transport and, in the final section, aspirational policies or projects. The text is supported by an Evidence Base consisting of *Supplementary Information* files. Tables relating to the main themes are located in the *Annex*.

The themes are linked in this way, to conserve and enhance the environs of Horsley within the Cotswolds AONB, its ecology and rural atmosphere so all can benefit, while sustaining a vibrant and thriving community respectful of local heritage and character, whilst being mindful of the challenges presented by climate change.

The Plan has been designed to be read as a whole and with development plan documents produced by Stroud District Council. In this context each policy in this Plan should be considered within this wider context rather than in isolation.



*Setting of the old hamlet of Washpool*

## 2. Horsley Parish, Place and Setting



**Washpool Cottages**

Horsley is a rural parish of about 5.9 square miles (3775 acres or 1528 hectares) located in the Stroud District of the County of Gloucestershire within the south-western sector of the Cotswold Area of Outstanding Natural Beauty (AONB), a nationally important landscape. The Parish consists of a central village and 16 hamlets and outliers each separated by agricultural land, wooded areas and steep valleys with variable elevations between 50m and 150m, see *Supplementary Information H4 Map of Hamlets*.

### List of Hamlets

- Nupend with Boscombe
- Sugley with Hollingham
- Tickmorend
- Wallow Green with Twatley
- Lutheridge and Sallywood
- Fooks
- Rockness
- Downend
- Whiteway with Horsley Bridge and Mill
- Washpool

- Barton End
- Lower Barton End
- Upper Barton End
- Tiltups with cottages near Chavenage
- Hay Lane
- Hartley Bridge

## 2.1 A History of Horsley

The name Horsley, according to the Rev. Messing Rudkin's 'History of Horsley' 1884, was originally 'Hurstleigh', meaning 'wooded field' from the Anglo-Saxon 'Hurst' (wood) and 'Leigh' (field).

According to the Domesday Book, Horsley was a Royal domain, which belonged to Goda, sister of Edward the Confessor. After the Norman Conquest, Horsley was given to Roger de Montgomery, who presented it to the Abbey of St Martin at Troam in Normandy. The Parish comprised over 4000 acres (1619 hectares) and included weaving settlements at the northern end, a settlement at Barton End to the east and at Chavenage to the south. The oldest buildings in the Parish that have survived are usually either farmhouses or the homes of rich landowners and gentry. Some are now Grade II listed.

The dependence of Horsley on the cloth industry is well-illustrated by records from 1811 which list in the Parish '19 clothiers, 172 weavers, 19 shearmen, 14 spinners, four cloth-workers, three blue-dyers, two wool-pickers, two jenny-spinners, two millwrights, a shuttle-maker and a yarn-maker.' Their simple stone-built dwellings form the basis of much of the non-designated built heritage today. Their linear settlements are still recognisable as the present-day hamlets.

The population of the Parish reached a peak of 3,690 in 1831, but the decline of the cloth industry resulted in a rapid fall in numbers, many seeking work in the towns or emigrating to Australia or America.

Horsley village itself developed around the cross roads of four of the routes running through it. These were the road from South Wales which zig-zagged up Frocester Hill and came into the village past Nupend; the route to Chavenage and Tetbury via Hay Lane; the road down Wormwood Hill to Avening and Cirencester and the road coming up from Nailsworth via Downend which is still Narrowcut Lane. The main toll-road (now B4058) from Nailsworth to Horsley was only constructed at the end of the 18th Century.

A church had been built at Horsley by 1105 and over the centuries many different vicars served the Parish, among the more notable being Dudley Fosbrooke, curate from 1794 to 1810. He was author of a history of the county and took an active interest in the welfare of his parishioners, vaccinating over 600 people at his own expense. The present church, consecrated in 1839 and incorporating the west tower of the old building, was designed by Thomas Rickman and built with funds from public subscription. The 8 bell tower is used nowadays as a training facility for the Gloucester and District Diocese Association and the bells are rung regularly.

Horsley School is the second oldest primary school in Gloucestershire, and is unusual in that its buildings are owned by a trust comprising members of the local community. An unlicensed schoolmaster was recorded at Horsley in 1602 and a one-roomed school with bare walls and minimal furniture was started in Tickmorend in 1752. However, in 1824 a new school, known as Horsley Free School, was built on an unconsecrated part of the churchyard and soon attracted 120 pupils. The school was rebuilt in 1894, renamed Horsley C. of E. School and by 1910 it had 173 pupils. With some modern additions and a playground, the premises continue to be used by the school, which is now known as Horsley C of E (voluntary aided) Primary School. For further reference, see *Supplementary Information B1 History of the Parish*.



## 2.2 Horsley Today

In the 20th Century, two small local authority housing estates were built - one in Horsley central village at Priory Fields, and the other in the hamlet of Downend at Stevens Way. Old workers cottages in the hamlets have been renovated and improved in recent years. There are also a number of new dwellings, including some 'infill' in the hamlets and in the central village of Horsley along The Street, as well as new properties south-west of the Priory and an estate of 16 houses and flats at Nupend which includes a proportion of affordable housing.

A pavilion for the football team and the community shop has been constructed through community enterprise, the Bell and Castle site was completely redeveloped (now The Hog) and the church has been converted to a '3in1' building for community, school and church use.

These four major elements of a village (Church, School, Pub, and Village Hall) plus the Community Shop and playing field, have been supported and developed by the hard work and fundraising of Horsley residents.

The housing stock, which is mostly built in traditional stone, is spread reasonably evenly across the Council Tax bands, see: Local Insight profile for 'Horsley CP' area, OCSI Report, January 2019, for comparative figures and detail, (*Supplementary Information E6*). Surrounding the fringes of the village are the woods and fields, valleys and hillsides, linked by old pathways and steep lanes, which have hardly changed in hundreds of years.

According to the 2011 Census, the total population of Horsley Parish was 820 people, living in some 306 households, across the Parish (Office for National Statistics).

The recent *Housing Needs Survey, (HNS)*, August 2017, (pre Nupend development) indicates that the number of households in the whole Parish had increased to 329, (based on Council tax records), which includes unoccupied dwellings, which might be second homes (*Supplementary Information A2 HNS*); 90% of which were owner occupied. The electoral roll for November 2017 lists 312 households and 673 electors for the whole Parish. The two settlements, Horsley Village and Nupend hamlet, where the settlement boundary (Stroud Local Plan 2015) is located, consist of 75 households (source Horsley Parish Clerk).

Horsley has significant self-employment and home working (60% and 48% respectively, according to the *HNS*) but little formal employment. Horsley has a Primary School and facilities of a playing field, new playground, play area, village hall and '3in1' (multi-use) church premises in the central area, and a community shop. There is presently a limited public transport service. See *Supplementary Information F1.1-1.3* for details of the No. 40 Bus service on the B4058 route. The No. 63 bus route along the A46 runs only one return service on school days. Most residents are presently car-dependent.

Though the Horsley hamlets are distinct communities and separate from Nailsworth, residents rely on Nailsworth for the majority of their services, just as shops in Nailsworth rely on the custom of Horsley residents. They both depend for sustainability on public transport provision, safe walking and cycling routes between their communities.



*The Primary School and the village shows up for Sir Bradley Wiggins and Horsley's Jamie Lowsley-Williams in The Tour of Britain*



*The Tour of Britain through Horsley*



*Anthills in an old pasture, Downend*

### 3. The Vision



*The wooded slopes above Hay Lane*

**The Vision describes how the people of Horsley see the future of their Parish in 2040. It is distinctive to Horsley and derives from the analysis of resident consultations, which in turn have shaped the policies in the Plan:**

- In 2040, each of the hamlets and outliers as well as the central village, which comprise the Parish of Horsley, will have retained their separate and distinct character and rural setting and remain apart from the town of Nailsworth. The settlements will be interdependent and the footpath and country lane links between them will enable active, safe and sustainable travel and the reduced use of private cars. New links to safe cycle routes will help people to rely far less on vehicle transport
- The AONB status of Horsley Parish will still provide the highest level of protection to the locally valued landscape and environment, its tranquillity and dark skies. Local land will support biodiversity and an abundance of wildlife. In the face of climate change and other human impacts, the resilience of wildlife, species and habitats, will be augmented by enhanced ecological corridors and networks throughout the valleys and tops. Local flood storage capacity will be increased using Natural Flood Management (NFM) techniques
- Horsley residents will continue to feel strongly connected to their local environment, enjoying designated Local Green Space, and non-designated informal places and walking routes including Public Rights Of Way (PROW), that help to improve health and well-being and support children's informal play. The links between people, their communities and businesses, and the land, will have strengthened and agricultural resources will be valued.

Key Views (KV1) identified by the community will be specially protected through sensitively designed development

- There will be small scale, well designed housing development in appropriate locations on previously developed land or windfall sites within the settlement boundary, or on exception sites. These will meet local need for genuinely affordable homes, subject to site suitability in consideration of local geomorphology, hydrology and land stability. Self-build opportunities will be encouraged, also design that supports the principles of Lifetime Homes Standards, in order to meet the wider range of living requirements and changing needs. Environmental building technologies will have improved the construction of buildings and support 'green' energy-saving designs using traditional and modern materials. Sensitively applied new technology and the use of renewable energy will be in place to enable the community to adapt to climate change
- Older buildings will retain their historic characteristics, and heritage assets their settings. New development will be sensitive to the local building tradition and to the green environment, and non-intrusive to the landscape
- Horsley Village Centre will continue to thrive as a viable and vital hub serving the local community. Residents of the Parish will support village meeting places that help strengthen community cohesion
- New small businesses, agricultural diversification and tourism with low environmental impact will be thriving. Fast broadband and emerging technologies will enable more home working.



*Garden orchard, Horsley Bridge*

## 4. Objectives of the Neighbourhood Plan



**The objectives below reflect our Vision. They also derive from the analysis of early parishioner consultations. They are not necessarily in order of importance; they are arranged so that they broadly follow the order in which we have outlined our policies:**

- Enable a vibrant, cohesive, and sustainable community to thrive within the rural surroundings, by providing spaces for interactions, community use, exercise, well-being and enjoyment
- Ensure the landscape character of the AONB is protected by supporting highly sensitive development measures, taking into account the importance of sustainable agricultural production, impact on site topography, hydrology, orientation, landscape features, skylines, dark skies and effects of light pollution, preservation of tranquillity, sensitive habitats, ecological corridors and networks with implications for important species
- Protect and enhance the local environment, its valued landscape, identified Key Views and green spaces through sensitive design. Designate Local Green Space (LGS) to provide informal open spaces for community enjoyment and children's play
- Maintain the countryside setting of the Parish's scattered hamlets, and their separate identities through careful planning
- Promote good quality design that reflects local distinctiveness and respects the setting of heritage assets including non-designated historic assets in the built environment, their traditional forms and materials
- Ensure that the settlement development limits are maintained and that development inside the settlement boundary supports the aim of providing affordable market and social

housing (rented and shared ownership). Development outside the settlement boundary will support the provision of a quality living and working countryside, through sensitive use of exception sites, and appropriate agricultural diversification or community planning applications

- Meet the changing needs of individuals and families at different stages of life by supporting well designed small scale sustainable development in appropriate locations in response to local need, including self-build homes
- Encourage 'Green' designs and the use of building technologies that reduce environmental impact and support measures to reduce the risk of flooding through the implementation of Natural Flood Management techniques
- Encourage suitable new small businesses and tourism activities, where there is no compromise to the local environment, including support for home working with improved broadband
- Enhance sustainable links between settlements through better pathways, new connections to Public Rights of Way, safe cycling routes, promotion of quiet lanes and reduction of private car use
- Support aspirational policies, for example, community engagement with biodiversity projects leading to identification of new Local Wildlife Sites (LWS), and self-build or Community Right to Build (CRB), Neighbourhood Development Order (NDO) projects, and community based renewable energy initiatives.



*Narrowcut Lane in winter*





Welcome to the  
**Horsley  
Community  
Shop**



Winstones  
COTSWOLD ICE CREAM  
SOLD HERE

H

Horsley Community Shop

## 5. Community Facilities



*View of St Martin's Church from the playing field with Community Shop and new Playground*

### 5.1 Context

Horsley is designated as a Tier 3 settlement, an 'accessible settlement with limited facilities' (SDLP 2015). The proximity of Horsley's hamlets and the Village to Nailsworth, which is about 1 to 1.5 miles away, means that there is good access to necessary services.

However, public transport is very limited, with none in the vicinity of some of the hamlets, besides which, walking or cycling are not options for everyone. This means that there is dependency on the private car. Nailsworth provides Horsley residents with a GP, Pharmacy, Optician services, Supermarket, Library, Post Office and a good range of smaller shops and cafés.

The facilities in the Horsley Village Hub are well used and there is strong support for the Community Shop, which is run largely by volunteers, and the new playground, which is also popular with visitors. Local facilities enable community interaction and events. Buildings and outdoor spaces are used for social clubs and special occasions, which are an integral part of life in Horsley. The Village Centre acts as a hub serving the wider local community and hamlets with meeting places and amenities. There are informal play spaces in local woods, fields and PROW, links to which could be enhanced.

## Facilities within the Parish:

### Table A Community Facilities and Assets

1. The Village Hall
2. The '3in1' in St Martin's Parish Church
3. Horsley Primary School
4. The Community Shop
5. The Hog Public House
6. The Playing Field/Football Field and Playground
7. St Martin's Church graveyard and cemetery
8. Proposed designated Local Green Space
9. Car parks: Village Hall and The Cross, Stevens Way
10. The Community Orchard and The Nutgrove
11. Shortwood Football Club
12. Tipputs Inn

See maps below for locations. The Cross car park is registered as a Community Asset. The table has been updated with effect from April 23rd 2019.

The following policies are linked to Objectives 1, 3, 10 and 11 of the Plan.

### Community Facilities Policy (C)

**C1** New development proposals, which enhance existing community facilities shown in Table A, or which would provide additional community facilities in the neighbourhood area, will be supported.

**C2** Development which involves the loss of the community facilities identified in Table A will not be supported unless:

- There is no prospect of continued community use or viability, which is demonstrated by appropriate evidence over a period of time agreed with the Parish Council; and
- There are adequate similar facilities nearby which cater for the needs of the local population.

## 5.2 C1-2 Evidence and Justification

### C1-2 Evidence

A number of concerns have been highlighted by Horsley residents during the process of creating the Neighbourhood Plan, see *Section 1.7 Consultation Statement*, also *Supplementary Information A3, Community Priorities*, where concerns are detailed with reference to path surfaces in the village hub, parking provision, and maintenance of essential facilities and buildings, see also, *Supplementary Information A5 Amenities*. In the recent *Horsley Parish Questionnaire 2019*, Question 5, concerns were highlighted identifying a general need to improve pavements in the vicinity of community facilities. In the same survey, a number of community facilities in the above table were identified as being highly or very important to local people (Question 9). These facilities are in regular use. At times demand to book such spaces can be heavy.

The Village Hall and the '3in1' are used for a wide range of events by groups of all ages. A need for improved storage for the Community Shop has been raised at Parish Council meetings. Community activities are partly self-funded and/or supported by the Parish Council.

The community has supported the reinstatement of both pubs, which for a time were designated Community Assets. They are now thriving.

### C1-2 Justification

Policy seeks to ensure, through planning, unless permitted development rights apply, that community facilities which support a wide range of needs are maintained and enhanced, so they can continue to help maintain a vibrant, cohesive and sustainable community and reduce the need to travel. There may be opportunity for some infrastructure, amenities, pathways such as PROW and parking provision to be supported by mechanisms such as the Community Infrastructure Levy Regulations (CIL) 2010, or, for larger projects, the Public Works Loans Board (PWLB). See Map of PROW in Horsley, *Supplementary Information H1*.

Policies in Landscape and Character (L1) and Sustainable Travel Transport (T2) address the need to provide better links between PROW and areas of settlement, whether for pedestrians or cyclists. Policy (T3) addresses the need to enhance parking provision.



*The new Playground in the Village Centre*



*Horsley Village Fete and Produce Show display at the '3in1', St Martin's Church*



*Horsley Village Fete scene and Horsley Orchard Project stall*

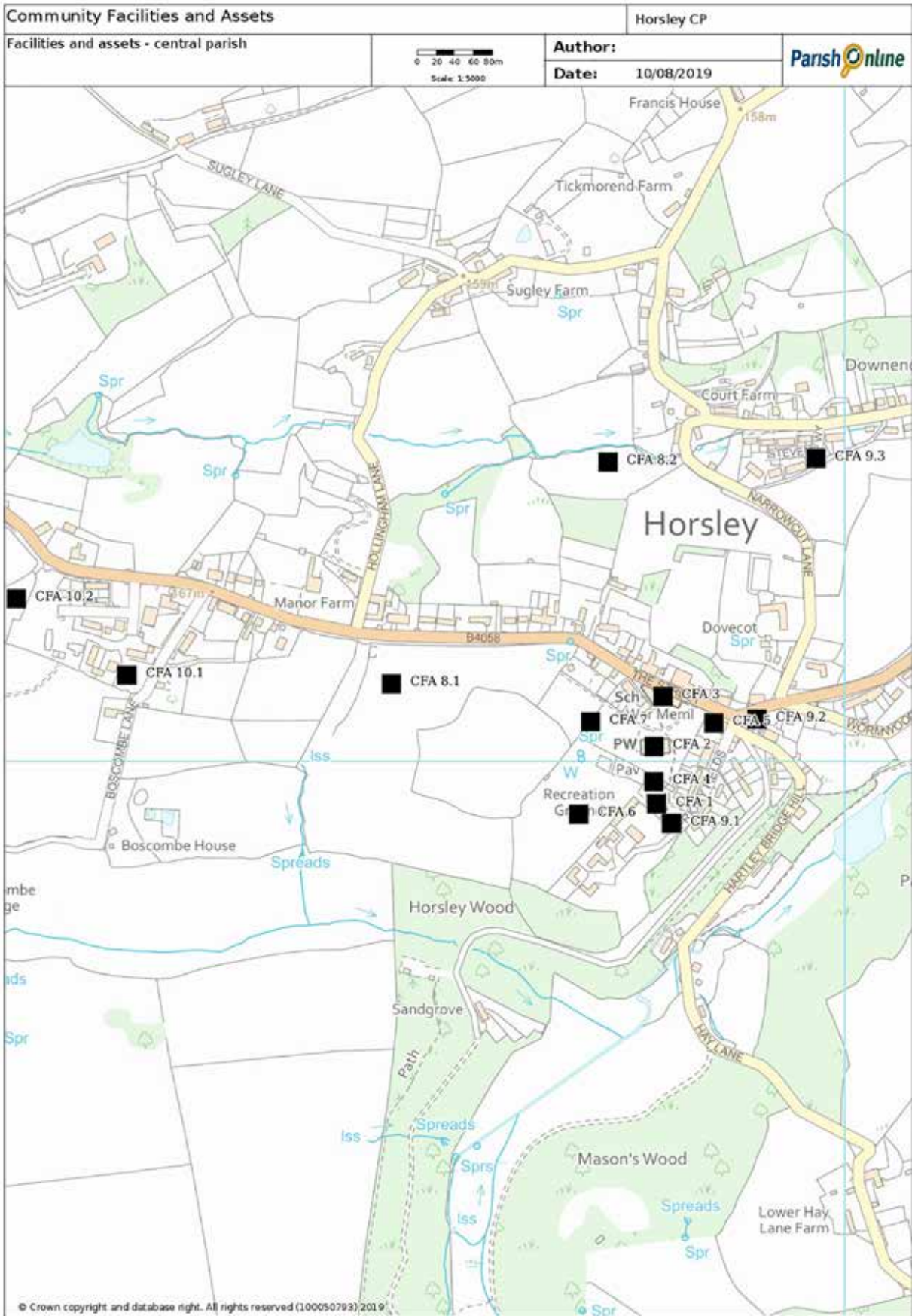


Figure 1, Community Facilities and Assets - central (see Table A). Horsley Car Park at The Cross (CFA9.2) is a registered Community Asset

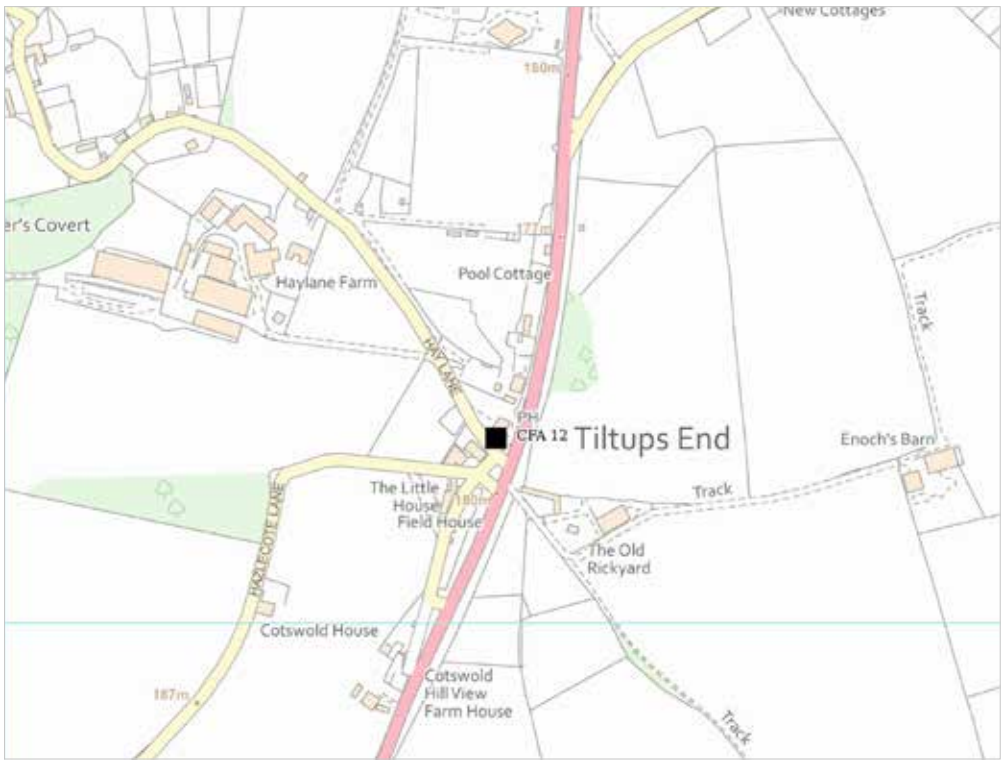


Figure 2, Community Facilities and Assets - south (see Table A)



Figure 3, Community Facilities and Assets - north (see Table A)

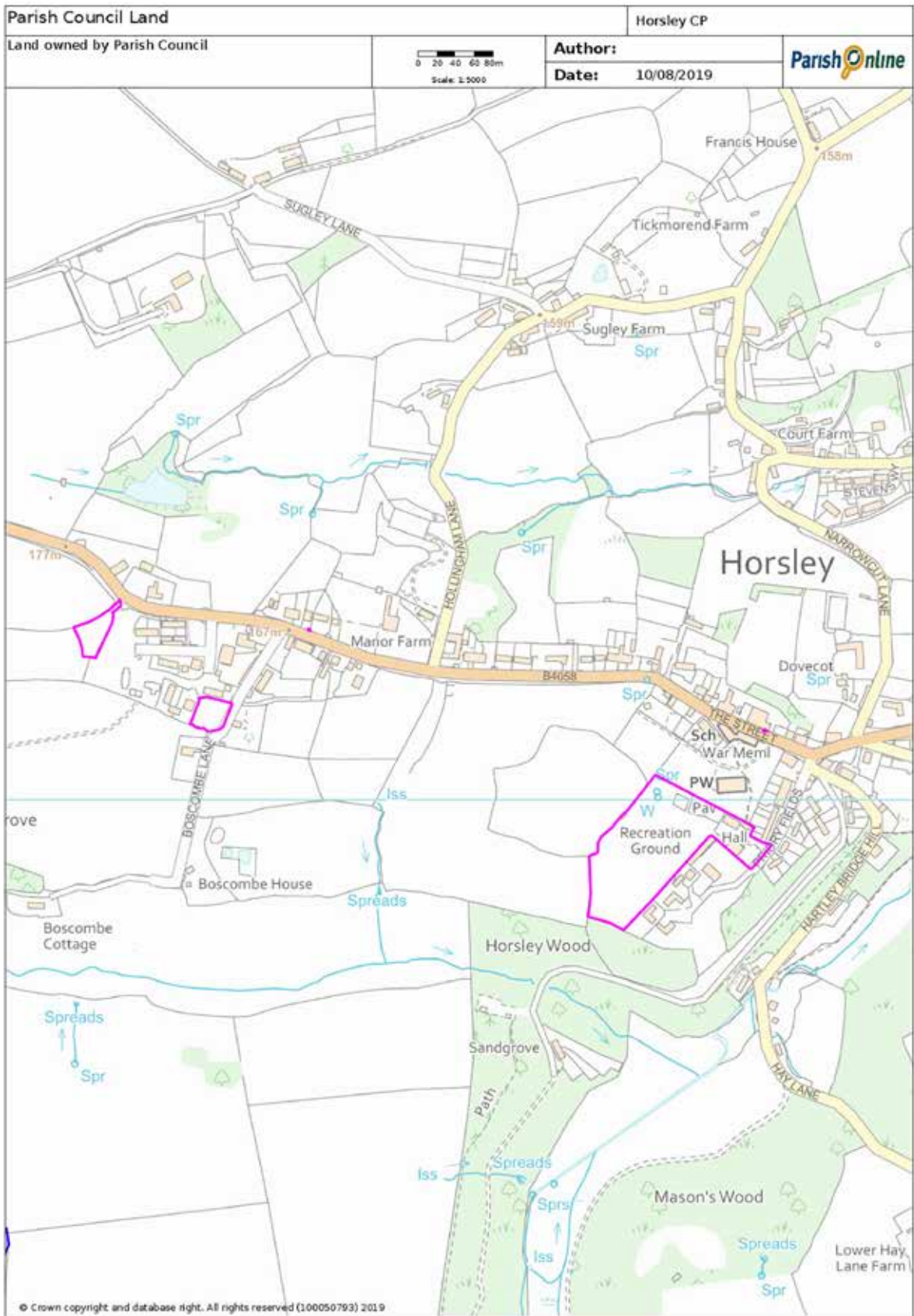


Figure 4, Parish Owned Land (updated April 2019), left to right: The Nutgrove, Nupend; The Community Orchard, Nupend; The Playing Field, Children’s Playground, Community Shop and Village Hall Area





*View of Mason Woods*

## 6. Natural Environment

### 6.1 Geology and Landform



*Hillside 'slips' in the Boscombe Valley, cowslips in the foreground*

#### 6.1.1 Context

The intention here is to provide information about the local environment that should be taken into consideration in development proposals on a site by site basis, as there is a history of problems with land instability in the Horsley area. The geology of the Parish is complex, see details and maps in *Supplementary Information C1*.

Physical landscape is the product of geological, climatic and geomorphological factors and processes that are both ancient and contemporary. Landscape evolution is a dynamic process: the deeply incised valleys in this part of the Cotswold dip slope are associated with the hydrological response to lithological and structural conditions. These give rise to many springs and seepages, including active formation of calcium carbonate deposits or 'tufa'. These factors clearly expressed in the landscape, have a significant influence on slope stability, see *Supplementary Information C3 British Geological Survey (BGS) Mass Movement Map*.



*Characteristic damp valley bottom, Horsley Woods*



*Deep cut, fast flowing brook and travertine (tufa) dams in the Lower Downend Valley, with Dipper (prime Dipper territory)*

The following Geology and Landform Policy is primarily linked to Objective 2 of the Plan.

### **Geology and Landform Policy (E)**

**E1** Development proposals should take account of the complex geology of the neighbourhood area as set out in *Supplementary Information C1 and C3*. Development proposals should have particular regard to any potential risk of slope failure where geomorphological evidence in the particular locale is indicative of local mass wastage, and should demonstrate and ensure that the original integrity and stability of the slopes is maintained.

## **6.1.2 Evidence and Justification**

### **E1 Evidence**

For description, analysis and mapping of geology, morphology, and mass wastage in the area see *Supplementary Information C1 and C3 BGS Mass Movement Map*.

The features contributing to landform instability in this area are:

- Faulting, which is common, having determined the pattern of valleys
- Low strength sediments and deeply weathered bedrock which occupy the valleys and lower valley slopes
- Interbedded Jurassic limestones, sandstones and clays that dominate the Parish, and
- Impermeable clay bands within the highly permeable limestones and sandstone, which create springs and seepages and contribute to slope instability associated with mass movement characteristic of all the valley slopes.

### **E1 Justification**

**Site awareness.** All land-use changes can impact the underlying geology and hydrology that are linked in complex ways. Therefore, in the event of future developments, the aim is to ensure that careful consideration is given to geological and topographical factors with particular reference to risk of slope failure, hydrology and ecology. This has become especially important as climate change scenarios, for example indicated by a higher frequency and magnitude of rainfall and drier periods, will significantly impact slope stability. Massive collapse through subsidence in the Horsley valley, is evidenced in the recent example along Horsley Hill on the B4058. This caused extensive periods of closure prior to substantial restoration by Gloucestershire Highways (2013-2017). In addition, in recent times in the nearby Nailsworth/Horsley valleys there have been incidences of subsidence and collapse entailing the rebuilding of some dwellings and boundary/retaining walls. For such reasons care should be taken when following policy in relation to local conditions.

## 6.2 Hydrology

### 6.2.1 Context

The Parish occupies part of the upper catchment of the River Frome. For details and maps of catchment and associated geology and hydrology see *Supplementary Information C1-C3*. The hydrology, which is inseparable from precipitation events can be summarised as follows:

- Infiltration of water into limestone aquifers with steep valley sides and underlying impermeable strata (shales and clays) influences the nature of discharge into the system, with numerous perched water tables and springs on valley sides
- There is very limited storage capacity in the narrowly incised valleys, which frequently leads to local flooding and an increase in discharge in the lower drainage system
- Springs are associated with numerous headwater streams, with flow strongly influenced by slope gradients and land cover, especially the built environment.

Extreme rainfall events, and associated localised flooding, which have occurred in recent decades, have the potential to contribute to flooding in the lower reaches of the river system, for example where there is hard engineering of the floodplain in the towns of Nailsworth and Stroud.

The following Hydrology Policies are primarily linked to Objective 2 of the Plan.

#### Hydrology Policy (E)

**E2** Development proposals and other land use changes should have regard to information in *Supplementary Information C1-3* and take account of their possible impact on local hydrology to avoid disturbance or disruption to the flow and storage of water (above and below ground) that could contribute to flooding in the lower reaches of the river system. Development proposals which incorporate Natural Flood Management techniques will be supported.

### 6.2.2 E2 Evidence and Justification

#### E2 Evidence

For an analysis of the local topography in relation to hydrology and implications for the built environment in parts of the Horsley area, also measures in natural flood management, including SDC aims to “create a river catchment where water management is fully integrated into land management practices”, see the report in *Supplementary Information C2, Hydrology in Horsley Parish* (maps are in C1).

## E2 Justification

- **Identified problems.** There is risk of (a) local slope failure where geomorphological evidence in Horsley is indicative of mass wastage landslip and (b) flooding within the entire catchment of the River Frome. For these reasons, the aim of policy is to encourage all future developments to pay due regard to in-depth assessments of both geological and hydrological factors and take measures to mitigate any negative impacts without damaging landscape sensitivity and sustainability.
- **Natural Flood Management.** The natural environment performs important ecosystem services, the conservation and enhancement of which will combat climate change by absorbing carbon and protecting watersheds. Open countryside has an important function through its role in reducing the risk of flooding and by cooling the local environment. Trees can filter air pollution. Beneficial habitats enhance wildlife. Wetland habitats absorb water. By slowing the flow of streams through the protection and enhancement of their natural channels, flooding caused by high rainfall events will be attenuated. Natural Flood Management measures, based on detailed hydrological evaluations are therefore supported where these do not conflict with existing Priority habitat. The stream above Hartley Bridge was restored to its original paleo-channel in 2018 using Environment Agency funds and SDC expertise, with the objective of ‘slowing’ the flow and therefore attenuating the severity of flood events in the valley further downstream<sup>2</sup>.



*A hillside pasture as seen from Lutheridge looking eastwards to the edge of Horsley Parish*

<sup>2</sup> See SDC Stroud Rural Sustainable Drainage (RSuds) Project <https://www.stroud.gov.uk/rsuds>.

## 6.3 Biodiversity and Ecology



*Boscombe Valley towards village*

### 6.3.1 Context

The landform of Horsley Parish has determined where settlements and highways have been built, and together with the underlying geology and hydrology, this influences the location of the Parish's characteristic wildlife and associated habitats. The natural character areas of the Parish can be described grading upwards from low to high contours. This takes in three distinct areas – the floodplain of the valley bottoms defined by Horsley Brook, the deeply incised valley sides including tributary streams and springs, and finally the open farmland of the Cotswold 'tops'.

The relatively narrow floodplain including mill ponds provide:

- Marsh, fen and wet woodlands, supporting a wide range of species. This includes fen vegetation with Meadowsweet, Great Willowherb, Water Mint, Opposite-leaved Golden-saxifrage and an abundance of sedges such as Pendular and Remote Sedges. Here there is also a local profusion of an uncommon species, the Small Teasel. These habitats are important for wetland insects and pollinators, which in turn provide food, for example, for the nationally (red-listed) declining Grey Wagtail, Marsh and Willow Tits (Eaton *et al* 2015).

It is the valley sides which arguably provide the most diverse range of habitats, including:

- Ancient beech and ash woodlands and copses on steep valley sides supporting a suite of plants and animals, for example the Silver-washed Fritillary butterfly. These woodlands include the nationally designated 'Kingscote & Horsley Site of Special Scientific Interest' (SSSI), between Sandgrove (Horsley) and neighbouring Kingscote Parish

- Old, rolling permanent pastures and hay meadows of the valley slopes. Of specific interest are (a) unimproved calcareous grasslands with characteristic limestone wildflowers and insects in the Boscombe, Downend and Lutheridge valleys, and (b) neutral grasslands including very species-rich hay meadows north of Downend / Tickmorend and between Wallow Green and Nailsworth. Grazing by sheep or cattle and associated dunging support an insect biomass essential for birds and bats, including the Greater Horseshoe (Annex 2 European Habitats Directive 2010) and Serotine bats. Anthills are evident in many of the ancient pastures; these are home to the Yellow Meadow Ant, which provides essential food for one of Horsley's iconic birds, the Green Woodpecker
- Dense hedgerows providing interconnecting wildlife corridors between the valleys and the Cotswold tops. These are, for example, essential conduits for small mammals, wintering thrushes and bats including pipistrelles, *Myotis* species and the Lesser Horseshoe (another Annex 2 species). They also provide habitat for a range of breeding birds. Associated wide headlands provide refuge for a range of insects and reptiles such as Slow-worm and Common Lizard
- Scrub and thickets, particularly in the vicinity of the Boscombe valley, supporting Yellow-hammer, Linnet, and Common Whitethroat breeding territories
- Traditional orchards around the hamlets boasting local fruit varieties and providing potential habitat for the Noble Chafer beetle (a S41 Priority Species)
- Multiple springs and tributary streams emerging from the underlying limestone aquifers. These are widespread and include valley-sides of the Horsley Brook, the Boscombe to Woodleaze Farm valley in the west, through to Ledgemoor Bottom near Chavenage in the east. Many of these springs form active tufa (calcium carbonate) deposits, some of which support specialised mosses which qualify these areas as Priority Habitat under the EU Habitats Directive. High energy streams, for example along Horsley Brook and in Downend, support Dipper territories
- Stone-mines under Rockness supporting hibernating both Lesser and Greater Horseshoe bats.

Finally, Cotswold tops are noted for:

- Wide arable headlands where these are provided (often as part of agri-environment schemes as beetle banks and nectar sources)
- Drystone walls and barns, refuges for small mammals and Barn Owl, and
- Flocks of farmland finches, Red Kite and Buzzard.

### **Existing protections and SDC Local Plan**

SDC's Environmental Policy ES6 outlines environmental protections and safeguards for internationally, nationally and locally designated sites and species. For Horsley Parish, nationally and locally designated sites are present. Protections at this level are covered by SDC policy, so that any proposals for development or land-use change must adhere to these policies. These sites, including the nationally important Kingscote & Horsley Woods SSSI, and a number of ancient woodland, traditional orchard and grassland Local Wildlife Sites (LWS) are illustrated in *Figure 5* showing Designated Habitats. These sites, together with European Protected Species, such as the Annex 2 Greater and Lesser Horseshoe bats are also listed in *HNDP Annex 5 Conservation Value of Habitats and Species*.





*Green Woodpecker*



*Bee Orchid*



*Old pasture with Yellow Meadow Anthills in Downend*



*Dipper in fast flowing tufa stream*

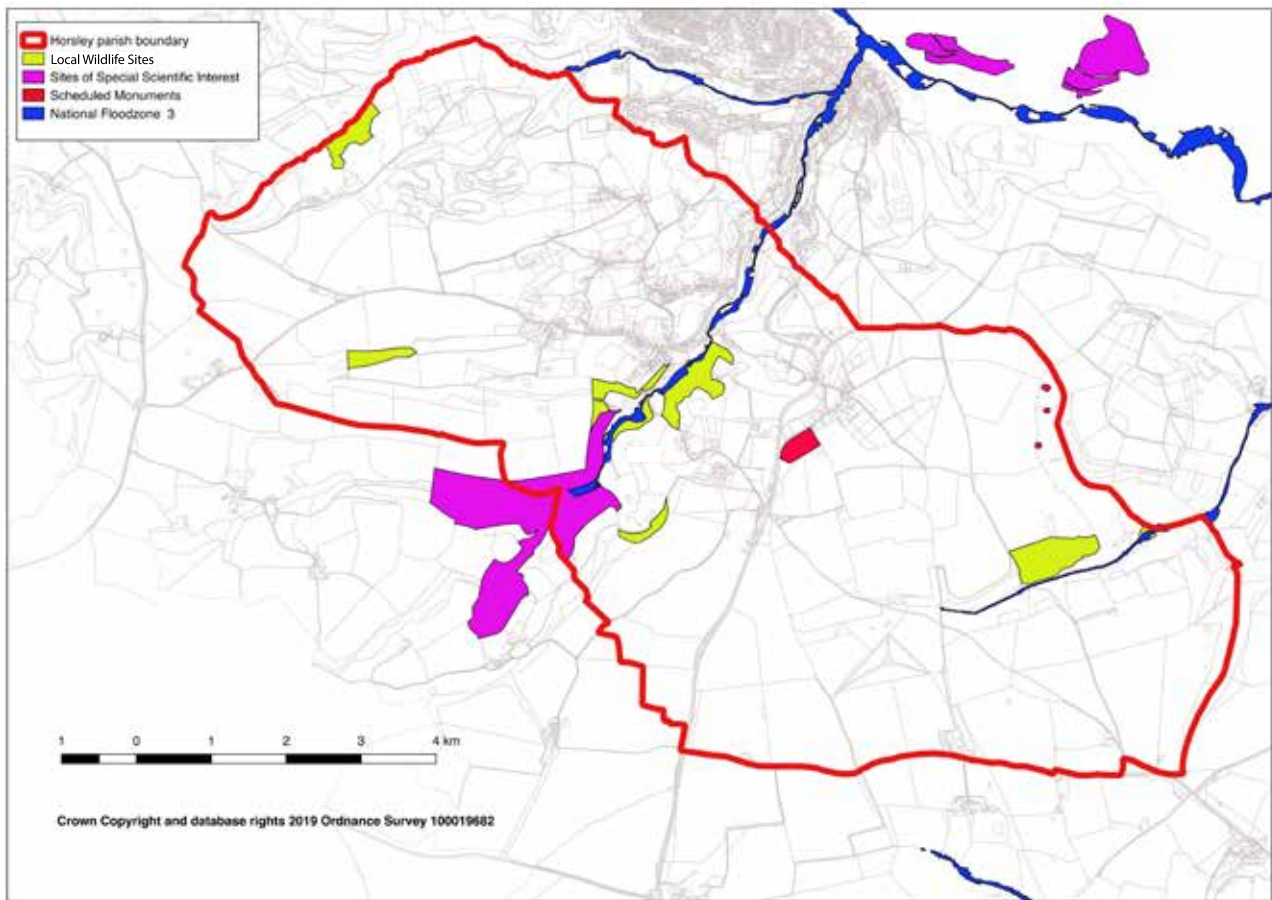


Figure 5, Designated habitats and other environmental ‘constraints’

### Further protection for Horsley

Whilst assessing the biodiversity resource for this Plan, it became evident that the open-source GIS database mapping the location of UK Priority Habitats (as listed in S41 of the Natural Environment and Rural Communities Act (NERC) was incomplete at least for Horsley Parish and that certain areas of important habitat such as limestone grassland and lowland meadows had not been included. Therefore the Parish Council commissioned mapping and a survey concentrating in the more populated western half of the Parish, and the resulting map (*Figure 6*) has confirmed this situation. The data was then further developed (*Figure 7*) to indicate how these habitats can be connected along the valleys to form ecological networks.

The following Biodiversity and Ecology policies are primarily linked to Objectives 2, 3, 4 and 11 of the Plan, also Section 13.1 Aspirational Policies - Biodiversity.

## **Biodiversity and Ecology Policy (E)**

**E3** Development proposals should take account of biodiversity and ecological resources. Development proposals will be supported where it can be demonstrated that:

- They conserve and enhance any UK Priority Habitats and Species of Conservation Concern within a site, and continue to maintain the integrity of UK Priority Habitats and Species outside a site
- The integrity of the Ecological Network and its species, as mapped in this Plan, is maintained or enhanced
- They are in accordance with the approach taken in paragraph 175 of the NPPF
- Development layouts incorporate positive solutions to environmental and ecological constraints at the outset of plans
- Mitigation and offsetting is used as an option only when it can be demonstrated that there is no alternative
- The potential for the improvement of important neglected habitats and the creation of new habitats is considered.

### **6.3.2 E3 Evidence and Justification**

#### **E3 Evidence**

As well as habitats and species in the Parish that are of ‘national’ or ‘local’ conservation importance, the table in *Annex 5* lists those that do not have formal or legal protection through site designation or European status, including S41 Species and Habitats (see below). Additional information is also found in *Supplementary Information G1 and G2*.

#### **Priority Habitats**

After the designated sites and legally protected species, the next important tier of habitats and species are listed in the Natural Environment and Rural Communities (NERC) Act 2006, and known as S41 Priority Species and Habitats (UK). These are of ‘principal importance for the conservation of biodiversity’ in England. The S41 list is used to guide decision-makers such as public bodies, including local authorities, in implementing their duty, with regard to the conservation of biodiversity (JNCC 2007).

The Parish has identified and mapped UK Priority Habitats (*Figure 6*) and other areas of high local value that it considers are important by themselves, or are essential building blocks for the protection of local ecological networks (thus contributing to Nature Recovery Areas as proposed in Defra’s 25 Year Plan).

Horsley’s Priority Habitats are represented mainly by limestone grasslands and lowland meadows (ie unimproved or species-rich neutral grasslands and hay meadows), ancient woodland and hedgerows. One hay meadow of SSSI standard, that has been possibly too small for formal designation as a SSSI, and several areas of limestone grassland, are missed off in the current national database but are included in Horsley’s Priority Habitat map, (*Figure 6*).

## Methods used to determine and map Priority Habitats

The methods for the mapping exercise included the download of nationally available digital Geographic Information System (GIS) datasets combined with a ground-truthing exercise, when a professional botanist undertook fieldwork according to Phase 1 Habitat survey and advanced (National Vegetation Classification) techniques. Due to the enormity of the task, it was decided that detailed examination was only possible in the western half of the Parish, where most people live. This map is not meant to replace further detailed survey, particularly of semi-improved grassland, that might be required by developers, who need to provide Ecological Assessments for development proposals. These datasets are available as follows:

<https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcde/priority-habitat-inventory-england>

The Horsley Priority Habitat map does not include wet woodland or arable field margins and the marsh category is synonymous with 'lowland fen'. In addition, whilst there are numerous species-rich and historically important hedgerows within the Parish along field boundaries and valley sides, this Plan does not have the capacity to survey these. If required it is the responsibility of landowners/developers to assess all hedgerows within a proposed site, using standard Hedgerow Regulations 1997 methodology.

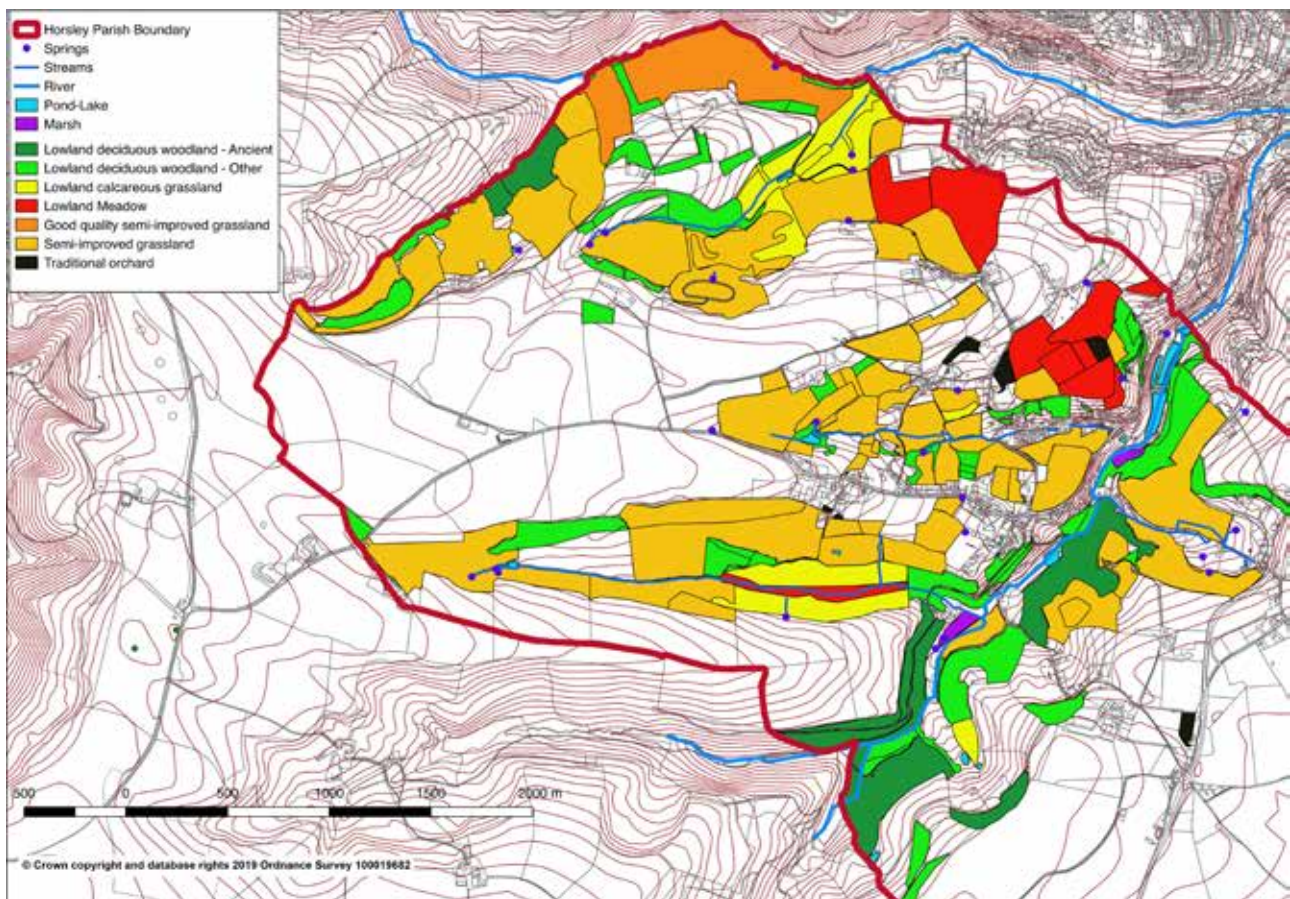


Figure 6, West Horsley Parish Priority Habitats 2018

The 'white' areas in the Priority Habitat Map are mainly occupied by agriculturally improved grasslands (valley sides) or leys / arable (the 'tops'). 'Good quality semi-improved grassland' (species-rich) and 'semi-improved grassland' are an essential component of the mix because they provide stepping stones between the more biodiverse habitats, and many have good potential for restoration. In particular 'good quality semi-improved grassland' is shown by JNCC as a proxy Priority Habitat where restoration to 'lowland meadow' may be facilitated by sympathetic management. The map above provides a template for prioritizing such habitat improvements, and will, itself, be subject to further scrutiny and survey by the local community. The map *Figure 7* below further illustrates the stepping stones.

## Ecological networks

The inter-connected permanent grasslands, woodlands and streams of the upper valleys between the hamlets provide important ecological corridors and networks for the continued survival of a range of mobile species including Green Woodpecker, Dipper, Lesser Horseshoe bats, badgers and other animals.

The Green Woodpecker has been assigned as a flagship species<sup>3</sup> for Horsley, as it requires a habitat mosaic very characteristic of the ecological networks shown in *Figure 7*. The birds' requirements are a subtle mix of permanent undisturbed, old pasture and woodland containing mature trees for hollowing out their nests, and if these are lost, the intricate landscape character of our valleys will also have been destroyed. Old pastures, including those that are south-facing and therefore warm up quickly in spring, provide Green Woodpeckers with the anthills in which to find a ready food supply of meadow ants. The British Trust for Ornithology (BTO) /Bird Trends (<https://app.bto.org/birdtrends/species.jsp?year=2018&s=grewo>) report and a strong contrast between population decreases in southwestern England and South Wales and increases elsewhere, especially in southeastern England.

*Figure 7* illustrates how these Priority Habitats inter-connect forming local ecological networks as shown by the double arrows. These networks are strongly correlated with upper valley-side topography.



*Figure 7, Indicative ecological networks*

<sup>3</sup> A flagship species is a species selected to act as an ambassador, icon or symbol for a defined habitat or environmental cause.

### E3 Justification

Policy E3 represents Horsley Parish's contribution to nature conservation as advanced by:

- NPPF 2019
- Defra's '25 Year Plan' to Improve the Environment
- Guiding principles within the ongoing Gloucestershire Nature Map project which is now developing a 'Nature Recovery Network', following the Government's '25 Year Plan'
- SDC's developing local strategies to enhance the natural environment
- The Cotswold AONB Management Plan 2018-2023, in which Policy CE7 seeks to achieve a coherent and resilient ecological network across the CAONB with aims for 'Better', 'Bigger' 'More' and 'Joined' wildlife sites
- Community support for the strategic protection of biodiversity in the Parish as an outcome of Parish consultations; see *Supplementary Information A10, Hamlet Summary*; and the *Questionnaire 2019*, in which over 95% of respondents consider that diversity of wild flowers, plants, birds, wild animals and woodland in the Parish are highly or very important (*Question 8, Supplementary information A11*).

**NPPF 2019.** As part of its environmental objective the 2019 NPPF states that planning authorities should contribute to protecting and enhancing the natural environment including helping to improve biodiversity, and to using natural resources prudently. In support of this aim the framework states that Local Plans should (our italics):

- a. Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation;*
- b. Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains.*

In support of these NPPF objectives, in 2018 and 2019, Horsley has mapped local wildlife rich habitats in the western sector of the Parish (*Figure 6 and Figure 7*) and identified connecting corridors.

**Defra's '25 Year Plan'**. The Government's recently published '25 Year' Environment Plan (Defra 2018) pledged to pass nature onto the next generation in a better condition than in which it was inherited. The '25 Year Plan' will promote restoration and enhancement of biodiversity in line with the NPPF. Whilst population and economic growth will mean a greater demand for housing, they say they will 'support nature's recovery and restore losses suffered over the past 50 years' by developing a strategy for nature to tackle biodiversity loss, developing a 'Nature Recovery Network to complement and connect our best wildlife sites, and providing opportunities for species conservation and the reintroduction of native species'. Mechanisms include the introduction of conservation covenants. Where it is practicable to do so development proposals should incorporate the principle of net environmental gain.

**The living and working environment.** The '25 Year Plan' also notes the importance of ensuring that natural spaces remain close to where people live and work. Feedback from the 2015 Parish Consultation and subsequent events have reiterated the importance and intrinsic value of the wide range of wildlife and habitats present in the Parish, with easy access to a high quality outdoor arena of demonstrable importance for the wellbeing and health of members of the local community, see *Supplementary Information D5*. The Parish therefore wants to be an active part of the Nature Recovery Network being developed for Gloucestershire.

**Local Nature Partnership.** Strategic Nature Areas (SNAs) were determined by this partnership by way of an ‘opportunity’ mapping exercise which illustrated potential landscape-scale areas for the maintenance, restoration and expansion of UK Priority Habitat. Collectively SNAs and Priority Habitats have represented an extremely useful aid for targeting nature conservation action and are enshrined in the Cotswolds AONB Management Plan and the SDC Local Plan. The identification of these smaller SNAs was largely based on the occurrence of UK Priority Habitats and Species<sup>4</sup>, protected sites and local knowledge. For a further explanation of how these SNAs were determined, see the Gloucestershire Local Nature Partnership (<https://www.gloucestershirenature.org.uk/nature-map>).

**Local Plan integrating SNAs.** SNAs are now being superseded and developed into a Gloucestershire ‘Nature Recovery Network’, but until they can be updated, Policy ES6 of SDC’s Local Plan notes the importance of ‘wildlife corridors’ that contribute to the priorities established through the Local Nature Partnership and its Gloucestershire Nature Map. The Parish of Horsley lies outside the south-eastern boundary of the nearest SNA (SNAs 154 & 144 Nympsfield), and therefore it is essential to note that the policy ES6 also points to the value of stepping stones in the wider natural environment, to quote, including (our italics):

- Features that provide an ecological function for wildlife (such as foraging, resting and breeding places) – *particularly wildlife corridors of all scales, which provide ecological connectivity, allowing species to move through the landscape, and which support ecosystem functions*
- That there is a danger of neglecting areas perceived to be of lower biodiversity value (as determined often by assemblages of rare species and habitats) has been echoed by Natural England in their comments on the Local Plan Emerging Strategy Paper (p 145). They say ‘there is a danger that development of land of limited biodiversity value in its own right can lead to the creation of islands of biodiversity, permanently severed from other areas’. So whilst Horsley Parish does not contain or represent a SNA, the Parish still has a relatively high coverage of Priority Habitats and grasslands suitable for restoration, many of which had not been identified or mapped until now. The ecological networks for west Horsley also show, in *Figure 7*, the importance of essential supporting habitats and networks in the wider environment adjacent to SNAs. In addition, these habitats also provide intrinsic ecosystem connectivity at the scale of the Parish itself for a wide range of characteristic species and habitats.

The ecological policies set out below are intended to help implement the ‘25 Year Plan’, the environmental policies within the AONB management Plan, the guiding principles within the SNA project and SDC’s developing local strategies to enhance the natural environment. In addition, two aspirational biodiversity objectives listed in Section 13.1 are (i) a Nature Recovery ‘objective’ to re-introduce Water Vole to the Horsley valley, and (ii) the creation of a Parish Opportunity Map. The latter will illustrate the Parish’s high value nature sites and show how these could be strategically networked through the restoration of adjacent more degraded sites, in order to create a more resilient and biodiverse Parish.

The Biodiversity Policies are primarily linked to Objectives 2, 3, 4 and 11 of the Plan.

<sup>4</sup> These areas were then broken down into smaller clusters of important habitats and species assemblages (biodiversity hotspots) where action could best be targeted to enhance and connect sites, creating resilience in the face of climate and land-use change. Note: Report on the Species and Habitat Review Report by the Biodiversity Reporting and Information Group (BRIG) to the UK Standing Committee June 2007, JNCC



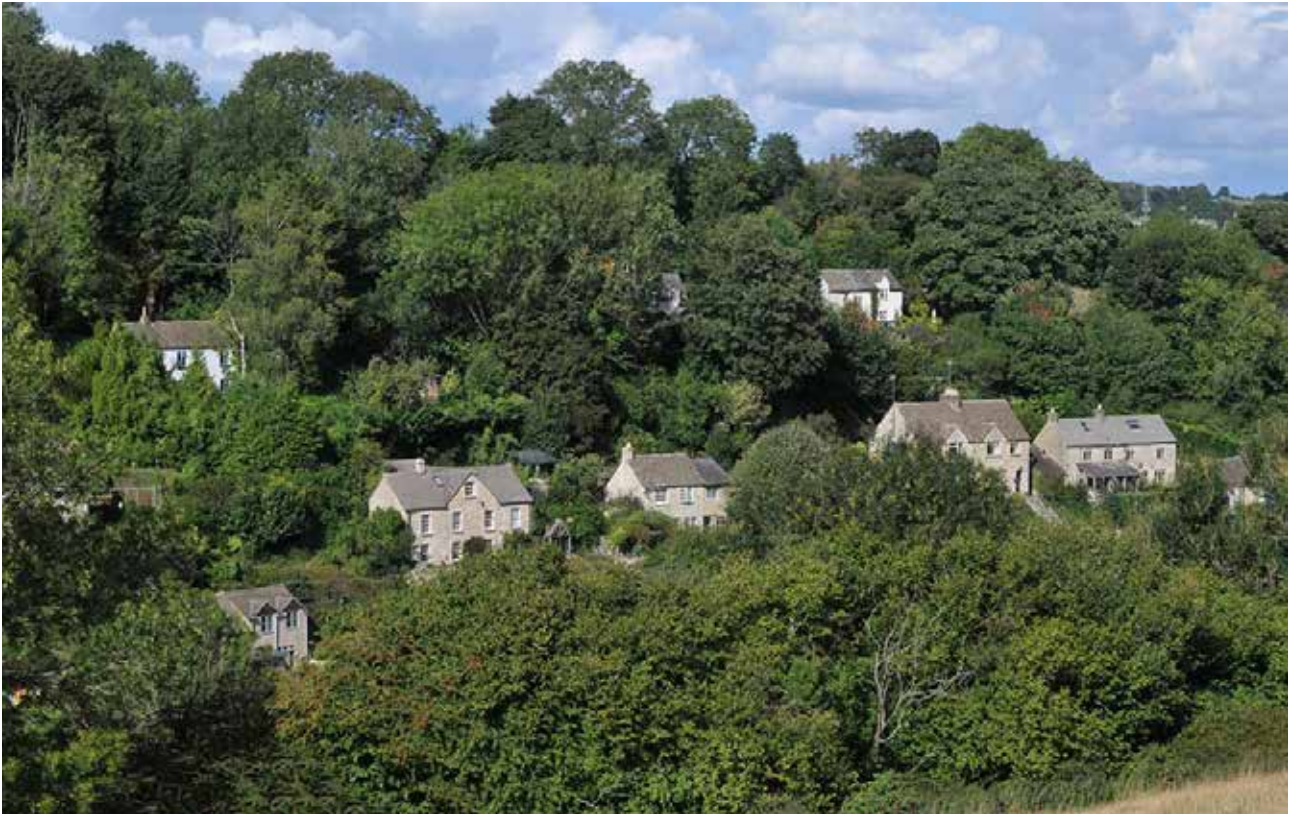
*Haymeadow*



*Hay being cut in meadow above Downend*



## 6.4 Dark Skies



*View of the old settlement of Whiteway in Downend*

### 6.4.1 Context

In a rural community such as Horsley Parish, a sense of tranquillity is provided by relatively low light pollution, even though the nearby Stroud valleys are more densely populated and urban Bristol, Bath, Gloucester and Cheltenham suffer excessive light pollution.

As the Stroud valley area becomes increasingly populated, there will be a natural trend towards increasing light pollution unless specific measures are followed. Poorly located and designed lighting can have a disproportionate polluting effect in localised areas with undulating topography such as Horsley. The problem of light pollution is noted in the recent NPPF 2019 Paragraph 180 c) with reference to tranquillity and dark landscape.

Low night light levels are important for nocturnal wildlife as well as for people, and in particular for nocturnal species including bats and their invertebrate prey. In addition low light levels will reduce carbon emissions.

Dark Skies Policy aims to conserve and enhance the environs of Horsley and reduce the impact of light pollution from artificial light and should be cross-referred to Section 6.3 Biodiversity and Ecology, and Section 7 Landscape Character, Policy (L1). Dark Skies Policy (E4) is primarily linked to Objectives 2, 8 and 11 of the Plan.

## Dark Skies Policy (E)

**E4** Development proposals that would have an impact on the dark skies and tranquillity of the Cotswolds AONB in Horsley should have regard to the potential sensitivity of the site and the wider impact on the location. Artificial light pollution should be avoided or where appropriate and practicable minimised by:

- Applying measures that reduce external lighting glare and splay to a minimum
- Limiting external light-emitting diode (LED) fittings to levels that do not disturb nocturnal wildlife such as bats, or adversely affect people's wellbeing
- Using warmer ends of the spectrum in LED installations following the recommendations in Cotswold Conservation Board (CCB) Position Statements.

### 6.4.2 E4 Evidence and Justification

#### E4 Evidence

According to the Cotswold Conservation Board Position Statement, *Dark Skies & Artificial Light*, (adopted March 2019), there has been very significant decline in the darkest of dark skies within the AONB since the 1990s. Skyglow is increasing according to the British Astronomical Association, a result of poor street lighting and domestic lighting pollution. The Campaign to Protect Rural England (CPRE) publication, *Night Blight*, June 2016, draws on mapping data from interactive satellite maps and provides policy guidance for communities and organisations. While still among the top 20 districts in degree of light pollution, Gloucestershire/The Cotswolds is well down the list, position 13 from a possible 1-20 measured according to degrees of relative brightness (see p.12 CPRE 2016). The Cotswolds AONB has relatively dark skies at night, compared to other parts of England, but it is accepted that there is light pollution from the surrounding urban areas and the market towns which adversely affect the dark skies of the AONB.

#### E4 Justification

- The Cotswold Conservation Board Position Statement *Dark Skies & Artificial Light*, 2019, and its Appendices A and B recommends appropriate measures to achieve the aim of the CCB, that the dark skies of the Cotswolds AONB will have been conserved and enhanced, with fewer areas being affected by light pollution
- Technical notes on the reduction of light pollution are provided by the Institution of Lighting Professionals (*Guidance Notes for the Reduction of Obtrusive Light 2011*) and development should accord with guidance that covers appropriate lighting in areas of AONB or National Parks
- Horsley has (at the time of writing) the advantage of relatively low levels of light pollution which Plan policy aims to keep low and try to reduce, where this affects the rural environment of the AONB, biodiversity and the well-being of residents. See also, CCB Position Statement, *Tranquillity and Dark Skies*, adopted October 2010 and Appendix 1 *Light Pollution* (mapping data year 2000), in which the area in the environs of Horsley scored 35-80 (Level 2, where 1 is 1-35 and 5 is 190- 255) date of publication 2009. In the CCB March 2019 Position Statement Appendix A Night Lights, the Horsley environs area

is scored 0.25-0.5 in a table rising to 32, (high), based on the date of the original CPRE publication 2016 (where the latter light pollution map originates)

- Experience in Horsley Parish indicates that a site by site assessment of impact of external LED lighting is essential in all development proposals and might involve retrospective measures. Horsley residents are recipients of replacement LED street lighting which is being rolled out through Gloucestershire County Council's initiative, and this benefit is important for security and safety in certain parts of the settlements as well as energy saving. In Horsley most of the larger hamlets and some nearby areas have sparse street lighting (see *Supplementary Information H5 map, Street Lights Horsley*) with more dense provision in the vicinity of older housing estates in Horsley Village and Downend. Additional street lighting proposed by new development should follow the recommendations in Planning Practice Guidance, *Light pollution*, 6 March 2014, and:

(a) Reduce cumulative impacts of new lighting schemes on the night sky

(b) Survey for the presence of protected species, particularly bats. Lighting installation requires careful planning and should use the latest technology for reducing impacts such as light splay and glare (for example, low level lamps, downlighters and shields on luminaires)

(c) Take into consideration impact on residents in the vicinity.

There are concerns that in LED installations the cooler (blue) end of the spectrum at 4000 Kelvin deployed in street lights does not safeguard people (by disrupting sleep patterns and circadian processes, which can be disturbed by brightness/glare as well as light temperature) with recommendation of the use of the warmer end of the spectrum, "as likely to be more appropriate for populated areas", and, "There are also concerns that 24-hour light may have an adverse effect on flora and fauna" (Public Health England, John O'Hagan, in Annual Report of the Chief Medical Officer 2017, Chapter 4 p.4). Wildlife is better protected around 3000 Kelvin, "warmer colour temperatures with peak wavelengths greater than 550nm (~3000°K) cause less impacts on bats (Stone, 2012, 2015a, 2015b)" quoted in: Institute of Lighting Professionals, Guidance Note 08/18, 2.6.

External lighting that is not switched off for periods at night can disturb the comfort of other residents. The recent installation in the Parish of cool LED street lights of about 4000 Kelvin had a negative impact on the well-being of some local residents, affecting sleep patterns, but was rectified by the retro-fitting of guards to reduce splay. There are concerns about effects on the foraging ability of certain bat species in some settings, including the horseshoe bats and the *Myotis* group that are known to be present in some areas, and for which no assessment was made at the time. Problems of impact on human sensibility can be exacerbated by the consequence of installation in Horsley's hilly terrain.

The new estate developer at Sealey Wood, Nupend, achieved a more satisfactory outcome for street lighting following consultation with Nupend neighbours who negotiated to have low level (bollard) lighting installed to avoid any glare and splay extending beyond the site (which is elevated). This is a potential solution as long as light is cast downwards.

While such arrangements cannot please all, and while more scientific study is pending, there is a case to proceed with caution, consult and take on board up to date scientific findings and advice including for domestic installations. Development needs to be assessed in relation to the potential sensitivity of the site and appropriateness of lighting installation and domestic external lighting for the location. The following are recommended:

ILP Guidance Note 9/19, *Domestic exterior lighting: getting it right!* 2019

ILP Guidance Note 08/18, ILP and Bat Conservation Trust, *Bats and artificial lighting in the UK, (Bats and the Built environment series)* 2018.



*Stream at Horsley Mill*

## 7. Landscape Character, Local Green Spaces and Key Views



*View of Washpool*

A 'cultural' landscape is about the values and sense of place that people have who live in it, and their sensory and emotional response to the environment<sup>5</sup>

The identification, description and assessment of the social significance of landscape is a starting point for policy. Planning that affects landscape should protect and enhance the environment taking into account the people who live there.

<sup>5</sup> See the Council of Europe Landscape Convention, its guidelines and general principles (supported by Egoz et al 2011, mentioned in ARUP 2016 and expressed in Natural England 2009) and arguments in favour of protecting not only exceptional landscapes but also "everyday landscape" for local communities. For example: "The public is encouraged to take an active part in its (the landscape) protection, conserving and maintaining the heritage value of a particular landscape, in its management, helping to steer changes brought about by economic, social or environmental necessity, and in its planning..." <https://www.coe.int/en/web/landscape>.

## 7.1 Landscape Character

### 7.1.1 Context

The whole of Horsley Parish is situated within the southern sector of the Cotswolds Area of Outstanding Natural Beauty (CAONB), which is described as a unique landscape, see underlying information for the Landscape Assessment Character of Horsley and map of the Cotswold AONB, *Figure 9*. The Stroud Valleys, which incorporate Horsley, are described as settled valley types, see Cotswold Conservation Board (CCB), *Local Distinctiveness and Landscape Change*, report 2005, and CAONB, *Landscape, Strategy & Guidelines LCT 5 'Settled Valleys'*, adopted June 2016. For a guide to landscape sensitivity in this Plan please see reference list in Annex 6.

Horsley Parish as a whole has features that clearly indicate a combination of two of the characterised landscape types, LCA5 Settled Valley and LCA7 High Wold. Classified as settled valley alone would join Horsley with Nailsworth and the Frome valley. The 'settled valleys' classification does not encompass the higher level Horsley settlements on the surrounding Cotswold scarp, which is quite a large proportion of the Parish.

With this more complex landscape character within the Parish, significant topographic and climatic differences are noted - the upper slopes and hamlets of Horsley are on average some 50m higher than the upper parts of the town of Nailsworth. The undulating landscape and associated valleys around the Horsley settlements are more intricate, small-scale and confined, and in consequence, high energy tributary streams flow towards the town in the valley below. It is this local variation that distinguishes the landscape features and the ecology from that of the lower valleys populated by the town of Nailsworth and environs.

#### Key aspects of Horsley's valued landscape are:

- Exceptional scenic beauty, unspoilt natural environment and ecology, and quiet, less remarkable corners that can provide havens for wildlife, as detailed in this Plan, *Section 6.3 Biodiversity and Ecology*
- Characteristic features and tranquil places of the Cotswold landscape that bear the imprint of generations. This attractive part of our heritage is of immense value to local people
- High levels of 'intactness' or integrity thanks to the pattern of landscape features that have been sustained and little modified over time
- Local distinctiveness of the natural environment and unrestricted access to a large network of traditional footpaths and bridleways that draw people to the locale, see *Figure 8*. Sustainable management of visitor interest is important. Although Horsley is a small community with a modest footfall, there is evidence to suggest a potential of growth around tourism. This could assist in the development of a sustainable community with wider benefits, and reinforces the need to ensure that those factors that attract and underpin tourism, including community amenities, should also be enhanced. These are more directly addressed in Section 5 and Section 11 of this Plan.

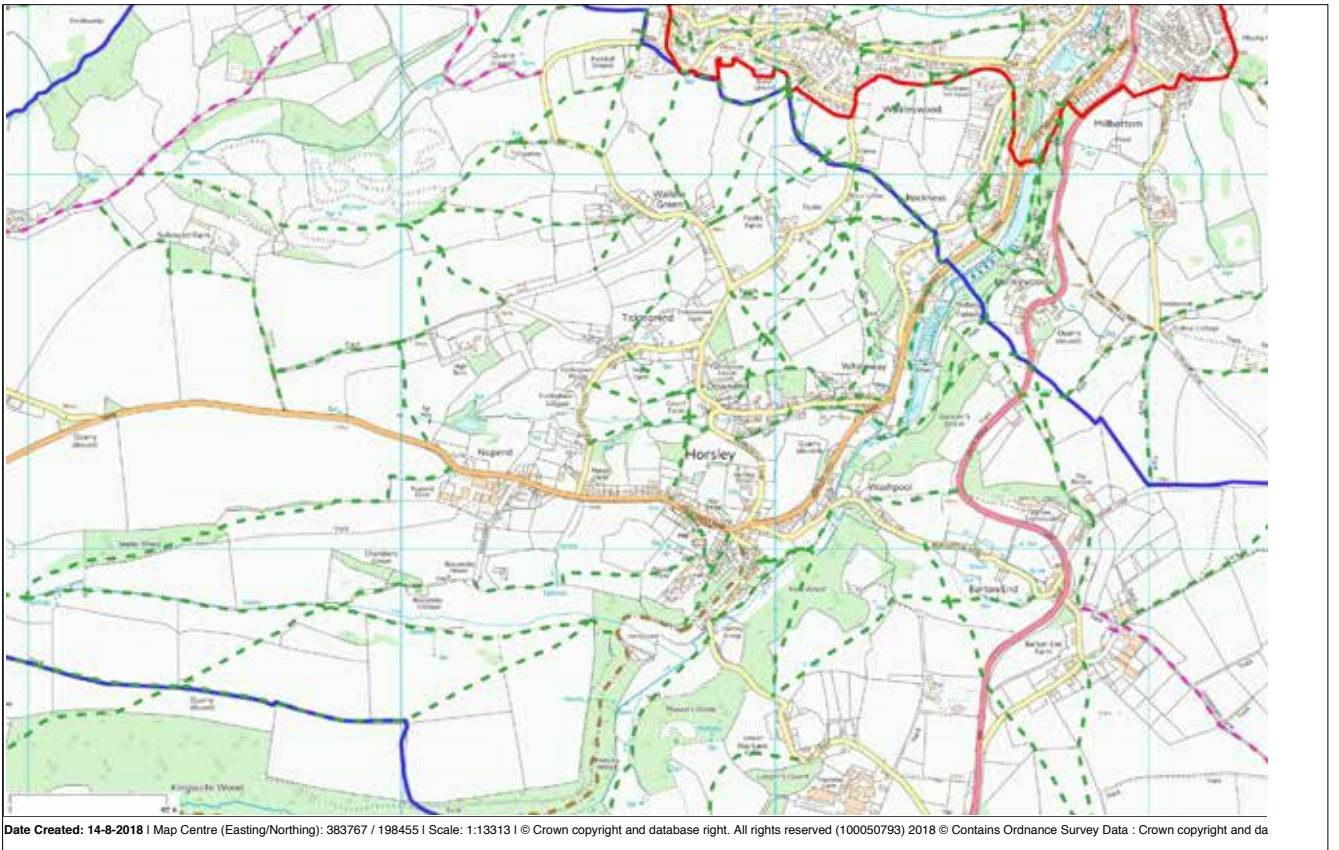


Figure 8, Public Rights of Way in Horsley Parish



Boundary between Cotswold tops and valley

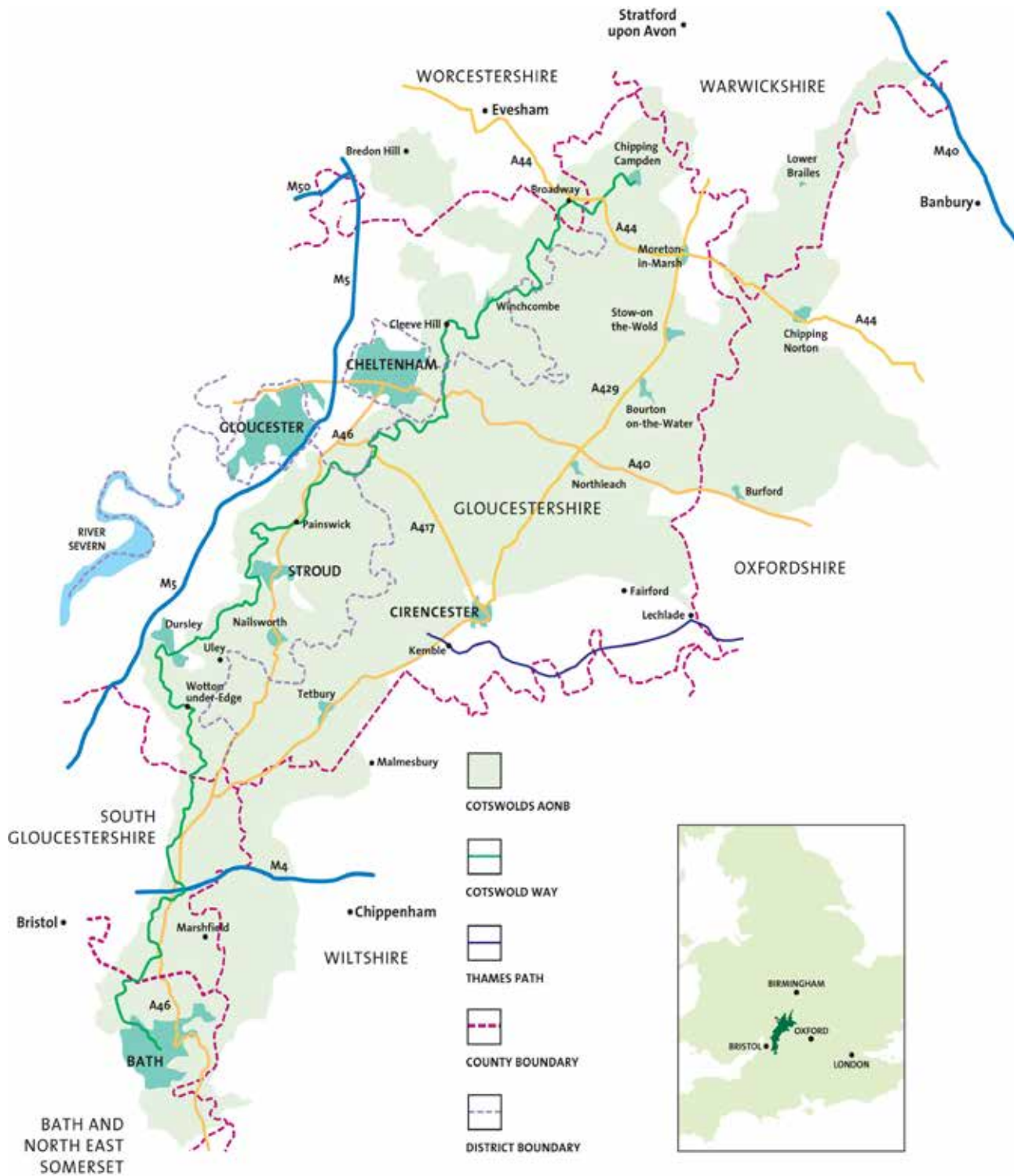


Figure 9, Cotswold Area of Outstanding Natural Beauty



Landscape Character Policy is primarily linked to Objectives 2, 3 and 4 of the Plan.

Refer to policy cross-references within 7.2 *Local Green Space* and 7.3 *Key Views* and to *Section 9 Housing & Development* and *Section 10 Design*.

### **Landscape Character Policy (L)**

**L1** Development proposals, which enable the protection and enhancement of the local landscape and features such as traditional orchards, pasture, distinctive stands of trees, woodland resources, distinctive or old hedgerows and lines of dry stone walls, old stone stiles, and water courses, will be supported. Development proposals which would have an unacceptable impact on the character and the integrity of the landscape in the neighbourhood area will not be supported unless it can be demonstrated that they meet national or local needs, that there is a lack of sustainable alternative sites available and where such proposals incorporate mitigation measures to reduce their effect on the landscape setting.

Development proposals should ensure that design is proportionate, sustainable, visually accommodated and non-intrusive. Proposals will be supported which incorporate measures to ensure that there is no un-acceptable impact on the landscape sensitivity, tranquility, skyline and associated dark skies.

Development proposals which could affect identified Key Views should demonstrate how they have considered the following matters as appropriate to their scale, nature and location within the neighbourhood area:

- Location and orientation of built structures within the site design
- Scale, roofline, height and external lighting
- Materials and fenestration
- Boundary treatments, landscaping and terracing.

Development proposals that include provision for new links to public rights of way, cycle ways and enhancement of informal green spaces / informal play areas and green corridors will be supported.

### **7.1.2 L1 Evidence and justification**

#### **L1 Evidence**

The CAONB Management Plan 2018-2023, and CCB *Local Distinctiveness and Landscape Change Report* (2005), which is current, provide a comprehensive case through analysis and characterisation of how the features of the landscape and built environment should be identified, preserved and enhanced. The aim is to enable change, “without eroding the special qualities of the area.” The 19 different Landscape Character types defined by the CCB are used to make informed decisions about the suitability of proposed development or change within the Cotswolds landscape. This includes decisions on whether to conserve, reinstate, promote and support a working sustainable landscape. Actual landscape character and key features need to be understood in a local, site specific context bearing in mind that where a site “falls close to the boundary line of a landscape type it is recommended that the characteristics and strategies for each of the adjacent landscape types are taken into consideration” (Introduction, *Landscape, Strategy & Guidelines CCB 2016*).

Local opinion supports the significance of being in the AONB, and appreciation of landscape, woodland, the hedges and drystone walls and fauna and flora. 70% to 81% of residents responding to the *Questionnaire 2019* regard these aspects as highly important (Question 8). Low impact of development in the AONB was regarded as of highest importance by over 71% of respondents (Question 13). Long established features such as field boundary walls and hedgerows, are an important part of the heritage, and can be traced in 25 inch and 6 inch 19th Century maps of Horsley, 1838 and 1882, see *Supplementary Information B5 and H6*.

While native tree planting should be promoted, distinctive stands of trees have become part of the familiar and much loved landscape, for instance the line of non-native *Cupressus x leylandii* along the bridle way between Wallow Green and Wheelbarrow Farm (mentioned in a hamlet meeting, 2018), which have a marked impact on the skyline, and provide a refuge for long-tailed tits and other birds and create a sheltered walk-way.

The CCB *Landscape, Strategy & Guidelines*, 2016, emphasises consideration of local impact of siting, scale and design through its guidelines. See this Plan, Dark Skies Section 6.4. for reference to the problems of light pollution.

In a study organised by local specialists in 2015, community interest in special places and favourite walks was investigated, with a conclusion that the outdoor environment is regarded as a prominent feature of the Parish, with a variety of walks, wildlife and outdoor space considered as the top three aspects. For a summary of comments, see *Supplementary Information D5*.

Question 5 of the *Questionnaire 2019* records perception of the need for improvement of cycle ways, bridleways and footpaths in the Parish. The need to improve such provision increases with the growing impact of climate change and builds upon a very significant attraction for visitors.

The landscape policies seek to bring a local dimension to the existing planning controls which already operate in the neighbourhood area. Policy ES7 of the Stroud Local Plan sets out a comprehensive approach toward future development proposals in the AONB. In this regard that policy, and the policies of this Plan seek to provide a planning dimension to the aims and objectives of the Cotswold AONB Management Plan and other associated publications.

## L1 Justification

- **Landscape Character.** The Local Plan's 'Spatial Vision' aims to conserve and enhance the Cotswolds. In designated AONBs development should be restricted, and accordingly the 'presumption' in favour of sustainable development does not automatically apply. Although most planning reports identified that 'great weight' should be given to the AONB as a matter of NPPF policy, decisions in at least 10 of 15 cases cited in a report did not demonstrably do so in practice (*AONB's and Development, National Trust, 2015*). Since there is emphasis on the local determination of issues through this Plan the Parish expects protection of the AONB designated landscape within Horsley Parish to be the highest priority in land use and planning determination (SDC Local Plan and NPPF 2019 170,172, 11b (i) note 6 and 71b note 34). The AONB landscape is an asset in more than one sense of the word and this is reflected in the CAONB Policy and Management Plan 2018-2023, which demonstrates its social importance for the benefit of local inhabitants and visitors. The significance of this as well as the role of the land in food production, underlines the potential economic importance of such factors to an area
- **Landscape features.** The Cotswolds represent a landscape that has a high sensitivity value. 'Landscape sensitivity' refers to a landscape's ability to tolerate change without compromising its fundamental character. This principle extends to the particular associated features of a landscape environment characterised by the CAONB, which are a result of the history of settlement in the Cotswolds and contribute to local distinctiveness

- **Setting and the AONB.** The impact of housing or other development including some renewable energy installations on views in the local landscape, and key features as identified by the AONB character assessments, or tranquillity, or the impact of artificial light and inappropriate levels of Kelvin (warm light) that can discomfort people or adversely affect wildlife, should be measured in terms of avoiding harm, in the first place, and then minimisation of any harm in the second place. Action should aim to promote conservation and/or enhancement of the setting and ambiance of the AONB. The Cotswold Conservation Board Position Statements 2013-2018 identify significant themes in relation to planning, for example, *Development in the Setting of the Cotswolds*, revised 2016
- **Access to open space.** The ‘sense of place’ derived from the landscape, in terms of well-being, recreation, tranquillity and health, points to resources which have immense intrinsic value. There needs to be careful consideration of development that might lead to a loss of what is essentially a non-renewable resource, namely the Cotswolds rural landscape, or the depletion of something that has real social and cultural importance both locally in Horsley and in a much broader context. This suggests that a balanced approach is needed. The local community has demonstrated that the environment and landscape is highly valued and is a major factor contributing to the quality of their life and wellbeing
- The *Questionnaire 2019* included an evaluation of footpaths and revealed a local need for better cycle access along with concern about safety of the lanes for users. Careful consideration of pedestrian, equestrian and cycling safety and additional provision is needed in development decision making. New footpath links would enhance the very good provision of interlinking pathways in Horsley. According to the survey, about 24% of respondents walk and 9% cycle, although it is known that many more walk or cycle for recreation and enjoy the beauty of their AONB environment. The Cotswolds Conservation Board, Position Statement, *Public Rights of Way*, adopted 2015, contains constructive guidance.



*Parish scene from Wallow Green, footpath to High Barn*

## 7.2 Key Views

### 7.2.1 Context

The visual perception of landscape and the equivalent soundscape is an important part of quality of life for people everywhere. According to the website for Natural England (June 2018) the ‘natural beauty criteria’ of an Area of Outstanding Natural Beauty (AONB) should include ‘relative tranquillity’, ‘relative wildness’, ‘natural heritage features’, and ‘cultural heritage’ that ‘can include the built environment that makes the area unique’, (see, Guidance, *Areas of outstanding Natural Beauty: designation and management, Natural England 5 October 2017, updated 18 June 2018*).

In this part of the Cotswolds AONB, scenic quality and other factors which meet a ‘natural beauty criterion’ combine in many valued views across the rural landscape which have been identified by the local community. Preservation and enhancement of these views is important to residents, and appreciated by visitors and tourists because of:

- The valleys and panoramic vistas that can be seen from high up the valley slopes and ‘tops’
- The dense network of footpaths and cross country lanes which provide numerous views, revealing and unfolding themselves within and beyond the valleys
- The way in which land use and history of the Parish has influenced settlement patterns so that they are not visually dominant but seen to be in harmony with the physical landscape.

The Supplementary Information files *E5 Character Assessments* demonstrate aspects of this local character. The photographs of the green spaces in between settlements and prospects of the rural built environment which express local sentiment are to be found in *Annex 2 Horsley Parish Key Views*, the locations of which are indicated in the Key Views maps below.

However, in the context of ‘key views’ the landscape cannot simply be defined in terms of beauty and scenic value. The landscape and soundscape is increasingly understood to be a ‘common good’ and a ‘common pool resource’ and every human being is entitled to the right of a culturally rich and healthy landscape. The collective ‘right’ to be able to appreciate landscape, and therefore enjoy key views, is implied in international law and it is implicit in NPPF policies which promote the highest respect for AONB and emphasise the need for sustainability to ensure that landscape is protected and safeguarded so that it can be inherited by future generations (see discussion, in this Plan Section 7.1).

Key Views Policy is primarily linked to Objectives 2, 3 and 4 of the Plan.

#### **Key Views Policy (KV)**

**KV1** The Plan designates the views in *Annex 2* (and as shown on Figures 10-14) as Key Views. Development proposals which would have an unacceptable impact on identified Key Views will not be supported unless a substantial benefit to the community can be demonstrated.

## 7.2.2 KV1: Evidence and Justification

A number of Key Views from across the Parish have been selected to reflect community wishes for their protection as ‘valued landscape’, see, *Maps of Key Views (below)*, & *Annex 2 Horsley Parish Key Views (Table)*, which sets out proposed Key Views and their locations in more detail. These have been assessed using a simple classification, based on local sentiment, as follows:

**E = Exceptional, unique to Horsley**

**I = Important, perhaps not unique but still of considerable significance**

**T = Typical, showing an example of what is important, rather than of specific significance.**

### KV1 Evidence

In the hamlet meetings held in October 2018, residents considered many questions about the environment, housing, facilities and the beauty of their surroundings including Key Views. Responses relating to their appreciation of the countryside are listed under Environment/Nature in the Hamlet Summary, *Supplementary Information A10*.

In the *Questionnaire 2019* Question 17, 74% of respondents said that they agreed with the Key Views policy (KV1) and proposals and a further 7% were in support but wanted to have other Key Views considered as well, some of these views were subsequently proposed in writing and assessed and those which passed the criteria have been incorporated in the Key Views map and listed in *Annex 2 Horsley Parish Key Views*. In response to Question 18 concerning policy, 81% of respondents agreed with the terms, which have been incorporated into (L1) policy.

This complements the views expressed about the natural environment of Horsley in Question 8, where 92-99% said they felt such aspects were highly or very important for their quality of life. For the *Questionnaire* findings see *Supplementary Information A11*.

Therefore, the local community has demonstrated that they value the scenic quality of the uninterrupted rural landscape within the vicinity of settlements and beyond for a range of benefits including tranquillity. Old footpaths with multiple viewpoints between settlements are regularly used between hamlets by the residents and visitors, and in addition longer excursions allow enjoyment of the wider landscape, with minimal use of vehicles. The spatial extent of the Parish and the minimal infrastructure of the two highways (‘A’ and ‘B’ roads) means that traffic noise is not always transmitted any great distance thus allowing a peacefulness that is much valued by the community - since absence of noise is a very significant element in enjoyment of natural surroundings.

### KV1 Justification

- **Policy aims.** Policy seeks to protect identified parts of the landscape for future generations. Research is based on community events and consultation dating back to 2015, for example, *Supplementary Information D5*, and *D7 Village Walks* and the more recent consultation process in 2018, A10 and A11. Coherence between elements of the landscape, that could be destroyed by inappropriate development, is important in terms of maintaining a ‘sense of place’ and a person’s ability to ‘read’ the scene or to broaden their knowledge - especially important for young people and future generations
- **Skylines.** ‘Intrusive’ or prominent roof-lines and structures against a skyline that are insensitively designed or placed can have a negative effect, while setting a building so that it nestles within the contour can harmonise with the built environment as it follows a traditional pattern

- **Design issues.** Sensitive design choices in colour or materials or screening may be required to avoid adverse or intrusive impact to Key Views in open countryside
- **Key Views locations.** Viewpoints and direction of sight are indicated on the Key Views maps (below). In addition lines of sight have been identified in the LVIA *Supplementary Information E10*, which provides a sequence of views of an area the Parish wishes to protect
- **Landscape.** All green and wildlife sites in the Parish are potentially sensitive and the Parish Council will draw upon the following in its analysis and assessment of the potential impact of proposed development: the Cotswold Conservation Board CAONB Management Plan 2018-2023; and, Landscape Institute 2013, GLVIA 3. Great weight to conserving and enhancing landscape and scenic beauty of the Cotswolds AONB, with regards to all sites, is required under paragraph 172 of the NPPF. Key Views policy aims to ensure that development proposals respect and consider identified Key Views in the Plan area. It establishes key principles by which individual applications can be assessed and which can be applied on a site by site basis and may be cross-referenced with Policies (L1) and (E1-4).

## Key Views Maps

The Parish Key Views map in *Annex 3* shows the Parish boundaries, and provides an overall guide to the key views, in the centre, north, south, east and west of the Parish. The 5 detailed section maps are shown below. The central section has 2 maps. Maps have been produced with Parish Online. Ikons indicate direction of view and are given letters and numbers that correlate with those in the Key Views picture file in *Annex 2*.

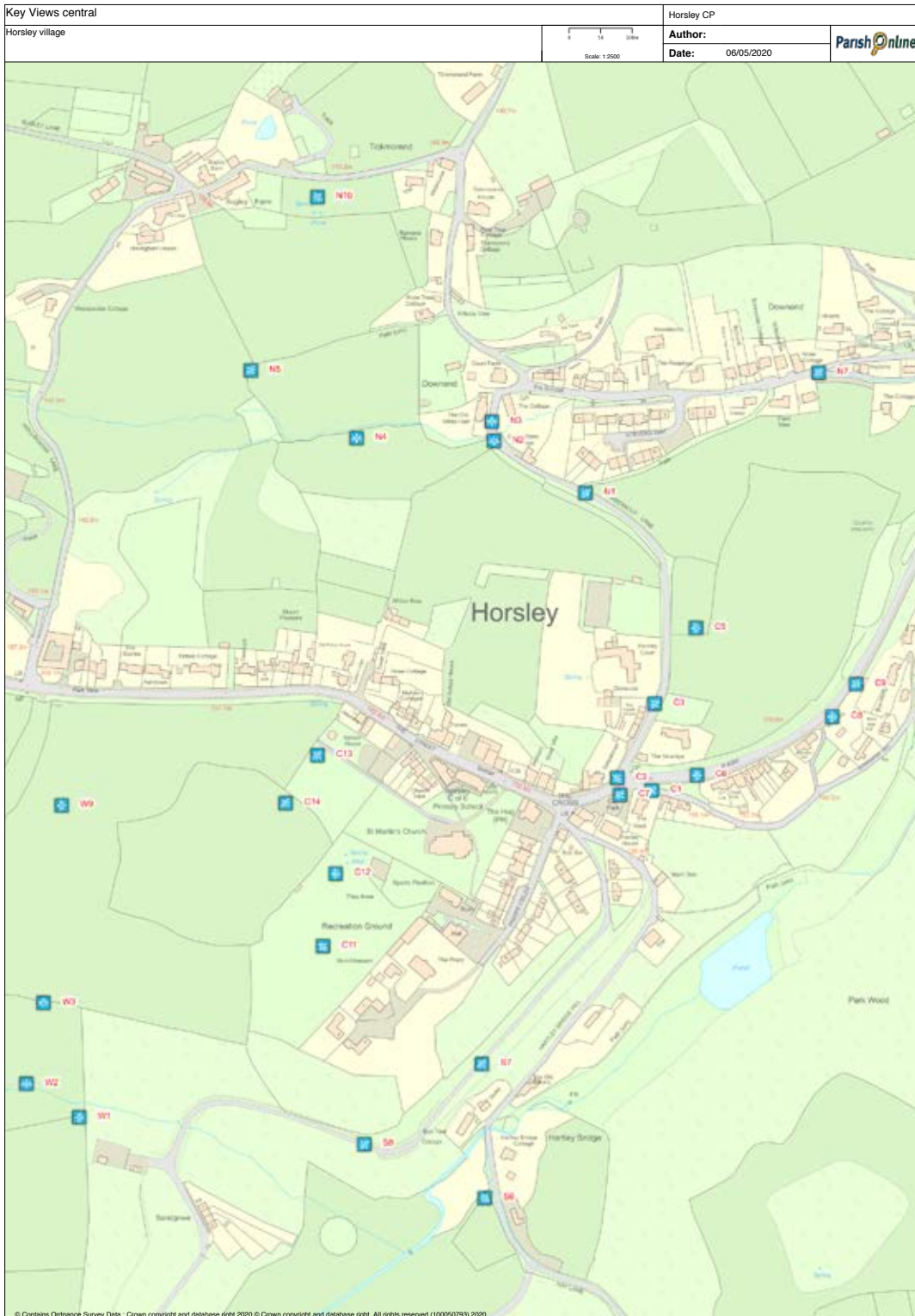


Figure 10

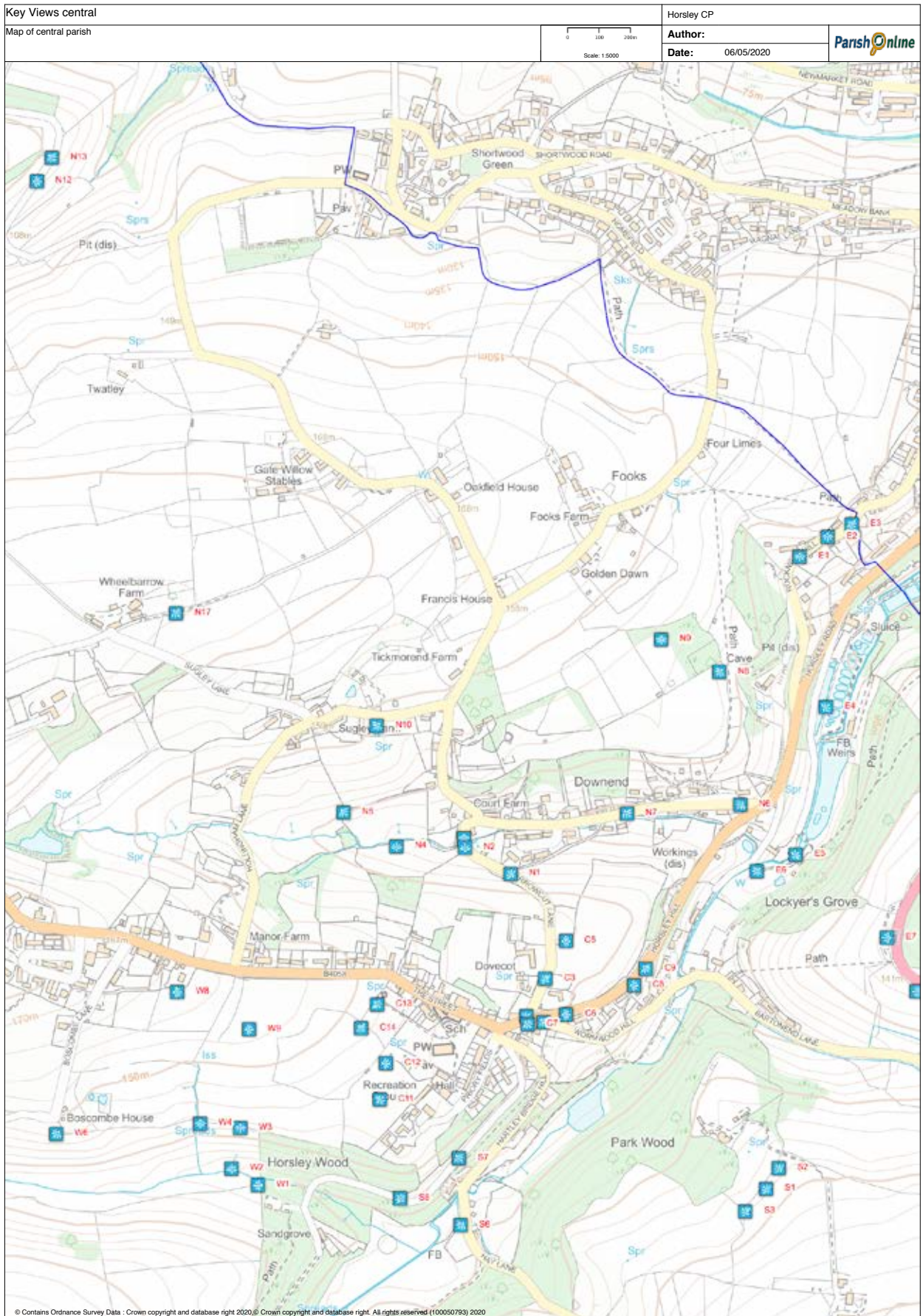


Figure 11



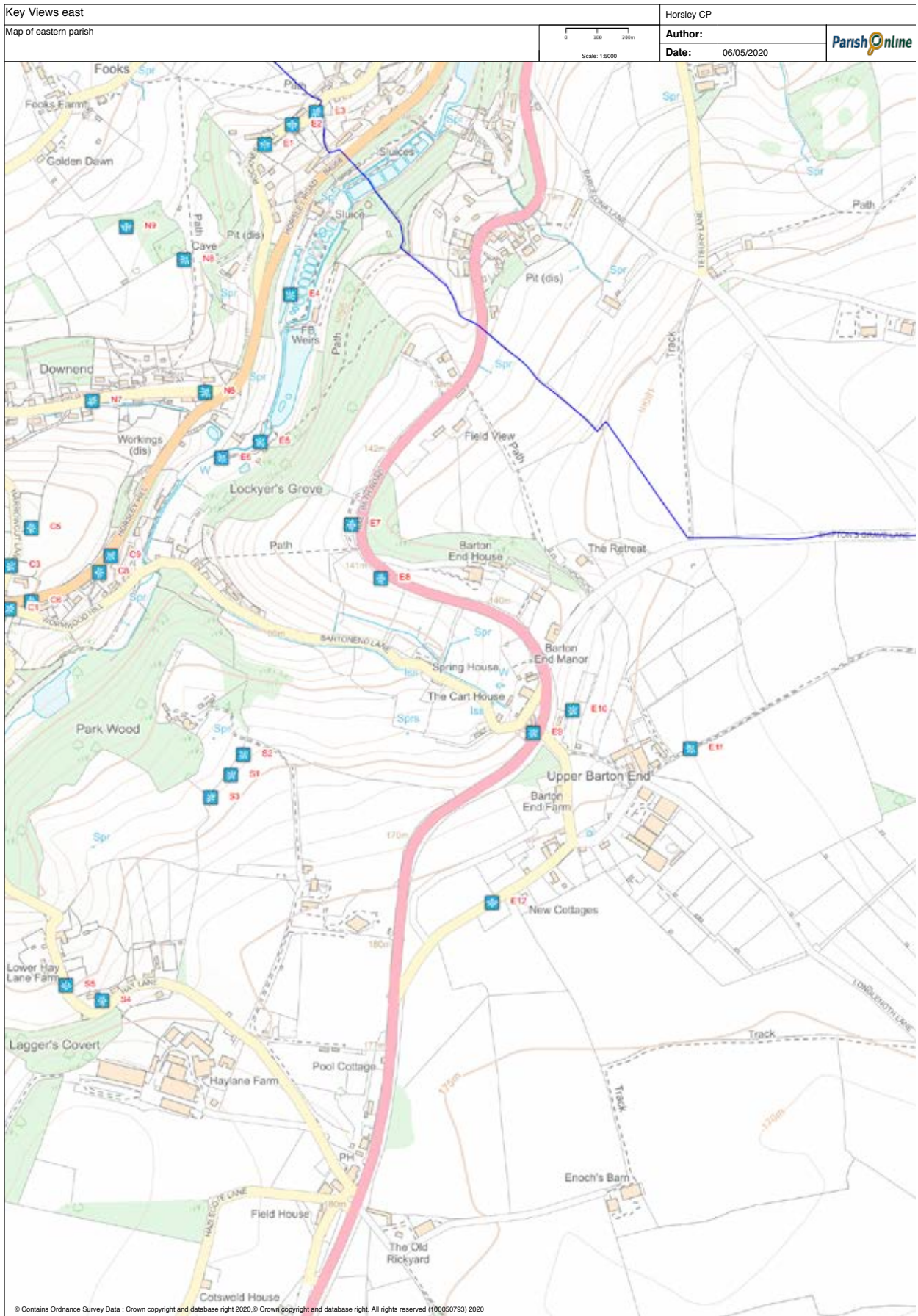


Figure 12



Figure 13



Figure 14

## 7.3 Local Green Space

### 7.3.1 Context

Areas within the natural environment can be reserved for the general benefit of the community through planning and other recognised means of designation, for example by means of the formal process of Local Green Space designation as enshrined in the NPPF. For Horsley, this can apply to areas that are valued as open visual prospects with links to the countryside, even if there is no public access, or to places where there is a store of cultural memory and informal use.

We know from the consultation events already mentioned, that Horsley villagers consider the preservation of the natural environment to be of high importance see *Supplementary Information D5* and the *Questionnaire 2019, No.8 & No.19, Supplementary Information A11*. Villagers of all ages attach value in being able to experience tranquillity in an increasingly fast-paced world.

Findings from research confirm that immersion in nature is good for health and wellbeing<sup>6</sup>. Tranquillity is a vital resource for people as they find ways to relieve stress and recharge their batteries. Walking and other forms of exercise in quiet, rural environments promote mental and physical health. Exercise in childhood can counteract the impact of screen-based entertainment, reduce the risks of obesity and set positive habits that last a lifetime.

In accordance with the core principles of Play England's *Better Places to Play Through Planning, 2009*, Horsley supports the well-being of children by enabling their continued access to informal natural spaces as well as 'designed' play areas that are all part of a rural childhood.

Protection of key green spaces is therefore critical. Campaign to Protect Rural England (CPRE) 'intrusion' mapping (2007) showed that such areas are increasingly rare: the tranquillity of England is being increasingly fragmented by urban development and new infrastructure<sup>7</sup>. This underlines the importance of green space preservation and the need to plan for this since the value of green space may not be fully appreciated until it is under threat or disappears.

Public Rights of Way in rural settings can provide extended play areas of an informal kind, and are still used by Horsley children on the way to and from the Primary School. Examples include Horsley woods and streams (for running, cycling, duck racing and paddling) and the routes through Washpool, Downend and Tickmorend as well as other parts of the Parish.

In rural settings many of the green spaces valued by local people have free access at the discretion of a series of landowners across generations, as experienced in Horsley. Local people regard their access to the countryside as part of their natural legacy. Changes in agricultural business and land value can diminish such resources.

Local Green Space, as proposed, complements the long established provision of the more formal spaces of the playing field and children's playing ground in the Village centre.

Policy is linked to Objectives 2, 3 and 4 of the Plan.

<sup>6</sup> See research cited in R. Bragg, C. Wood and J. Barton, 'Eco-minds effects on Mental Wellbeing', *Mind*, 2018, p.10. See also the most recent Natural England, MENE survey March 2017-2018 of the public's engagement with the natural environment, which found that 88 per cent of people agreed they felt calm and relaxed and 86 per cent of people felt refreshed and revitalised after a visit to the natural environment - mainly urban green spaces and the wider countryside..

<sup>7</sup> In 2007 CPRE found that intrusion from roads, urban development and airports affected around 50 per cent of England, up from 41 per cent in the early 1990s.

## Local Green Space Policy (G)

**G1** The following areas within Horsley Parish will be designated as Local Green Space. For detailed criteria, description and assessment of proposed sites, see *Local Green Space Designation* in Annex 1:

- **LGS 1** Downend Meadow in Upper Downend, also known as Farmiloes Mead and The Barley Field
- **LGS 2** Part of the field between Horsley Village Churchyard and Nupend

Proposals for development within the two designated Local Green Spaces will only be supported in very special circumstances.



Figure 15, Local Green Space LGS 1 and LGS 2

For descriptions of LGS proposals 1 and 2, and evaluation tables using the criteria outlined here, see *Annex 1*. Additional detail is in *Supplementary Information D6*.

## Local Green Space Assessment Criteria

Each Local Green Space location must satisfy all 5 tests including at least one aspect of Test 5:

### Test 1

Is the location the subject of a planning application or would it conflict with strategic planning policy for the district?

### Test 2

Is the green space in close proximity to the community it serves?

### Test 3

Is it local in character, and therefore not an extensive tract of land?

### Test 4

Will it serve the purpose described for the whole of the plan period and beyond?

### Test 5

Is it demonstrably special to the local community, holding a particular local significance for one of the following aspects:

- Its beauty, natural aspect or open scenery with features that are characteristic of an aspect of the Cotswold AONB landscape
- Or has it historic significance or a special setting
- Is it valued for recreation, or for its tranquillity, richness of wildlife
- Or has another special quality such as helping to define the sense of place of Horsley and its hamlets
- Has the space been used for these reasons or by the community for generations or has it (popular) natural features which encourage recreation and/or children's play
- Does it offer a temporary escape from the more urban aspects of our living environment; appreciation of biodiversity, lines of trees
- Or, traditional features such as prospects of old cottages and heritage assets, pathways, or other characteristic features?

## 7.3.2 G1 Evidence and Justification

### G1 Evidence

The decision to nominate particular Local Green Spaces arose from a consultation event in 2015, in which the proposed LGS 1 and LGS 2 were among a number of spaces identified by participants in an exercise looking at green space in general. Aspects of the Parish valued by the community in this exercise included availability of walks, proximity of wildlife, views, natural play areas, heritage (history) and more. A number of residents are 2nd and 3rd generation and hold memories as children having free access to green space, whether for picnics (in the fields near Downend) or attending the Village Carnival (now a football field).

Some of these memories are recorded in *Supplementary information D6 Local Green Space*, which illustrates both proposed sites. A Village Walks event was also held (*see Supplementary Information D7*).

The *Questionnaire 2019*, (*Supplementary Information A11*) followed up these findings by asking questions about local perception of the environment (see responses to Question No.8) and about the 2 designated proposals put forward in this Plan. While 74% agreed with the LGS Policy (G1), 6% did not, and 11% would have liked other spaces to have been put forward. A few have commented that while they agreed with one nomination, they did not necessarily agree with the other. In additional written responses (*Consultation Statement, Appendix E Table B(b) page 42*) a number of alternative or additional sites were suggested, which could be considered in future where they meet the criteria, as there is a good deal of enthusiasm for this topic. Some were aware that in the past some green or open space might have been subject to development and wanted special protection. There is no allocation, however, affecting either of the proposed sites LGS 1 and LGS 2.

In the Hamlet meetings there were very positive responses in discussion to questions about the access to green space and the environment in general, and support of LGS proposals, see Hamlet Meetings Summary, Positive Features to Protect, Environment/Nature column, in *Supplementary Information A10*. There were a number of responses to the website in support of LGS proposals and one landowner objection.

## **G1 Justification**

- **The Community and Local Green Space.** The protection of certain key, most used and/or most highly prized green spaces as Local Green Space within the Parish will ensure that the value these have provided over decades will be protected for future generations. This should not conflict with their agricultural role for instance (as pasture for grazing, or at lambing time when public access might be limited or as arable fields). Local Green Space will augment the existing adventure playground (designed by a local parent/ landscape architect and planted and tended by the local community), football pitch (used regularly by the village football team) and orchards run by the Horsley Orchard Project. Access to open spaces and opportunities for sport or light recreation make an important contribution to the health and well-being of people of all ages. The local community, through this Neighbourhood Plan has identified green areas that are of particular importance to them as natural open space, so that these areas may be protected for the community's benefit
- **Local Green Space in the AONB.** This kind of space requires additional protection, not only because pressures on land-use in areas of particular sensitivity within the AONB whether within or outside the Settlement Boundary suggest that designated land with agricultural and traditional multi-purpose use can still be vulnerable to uses that rule out community access and enjoyment
- **Criteria.** Based on research, this Plan has adopted five tests which embody the NPPF conditions for LGS assessment, (set out above). The evaluations of Local Green Space based on the criteria are set out in tables in *Annex 1*.



*Horsley Court and Dovecot*



## 8. Heritage and the Built Environment



*'Tudor' revival stone mullioned window with hood-mould and surrounding lime render*

### 8.1 Context

Horsley's settlement heritage stems from the Saxon and medieval periods, traced through the existence of farmsteads or bartons. From the 17th Century onwards, the built environment developed to include a variety of domestic and industrial structures associated with agriculture and the wool trade (briefly summarised in *Supplementary Information B1*). The only surviving example of a medieval structure is the 15th Century west Tower of St Martin's Church, close to the site of the Old Priory, that had been established in the Anglo-Norman era and linked to a Benedictine order in Normandy, dedicated to Martin of Tours.<sup>8</sup>

<sup>8</sup> Robert Atkyns, *The Ancient and Present State of Gloucestershire*, 2nd edition 1768 (1712)

The area contains significant archaeology, several sites of earthworks, including tumuli and a long-barrow (see map below) also a scheduled monument which could be a medieval farmstead. There is early industrial evidence of woollen mills, millponds and sheep washes. *Supplementary Information B3* gives detail.



The earthworks at Enoch's Field on the outskirts of present day Upper Barton End indicate a possible medieval to post medieval farmstead

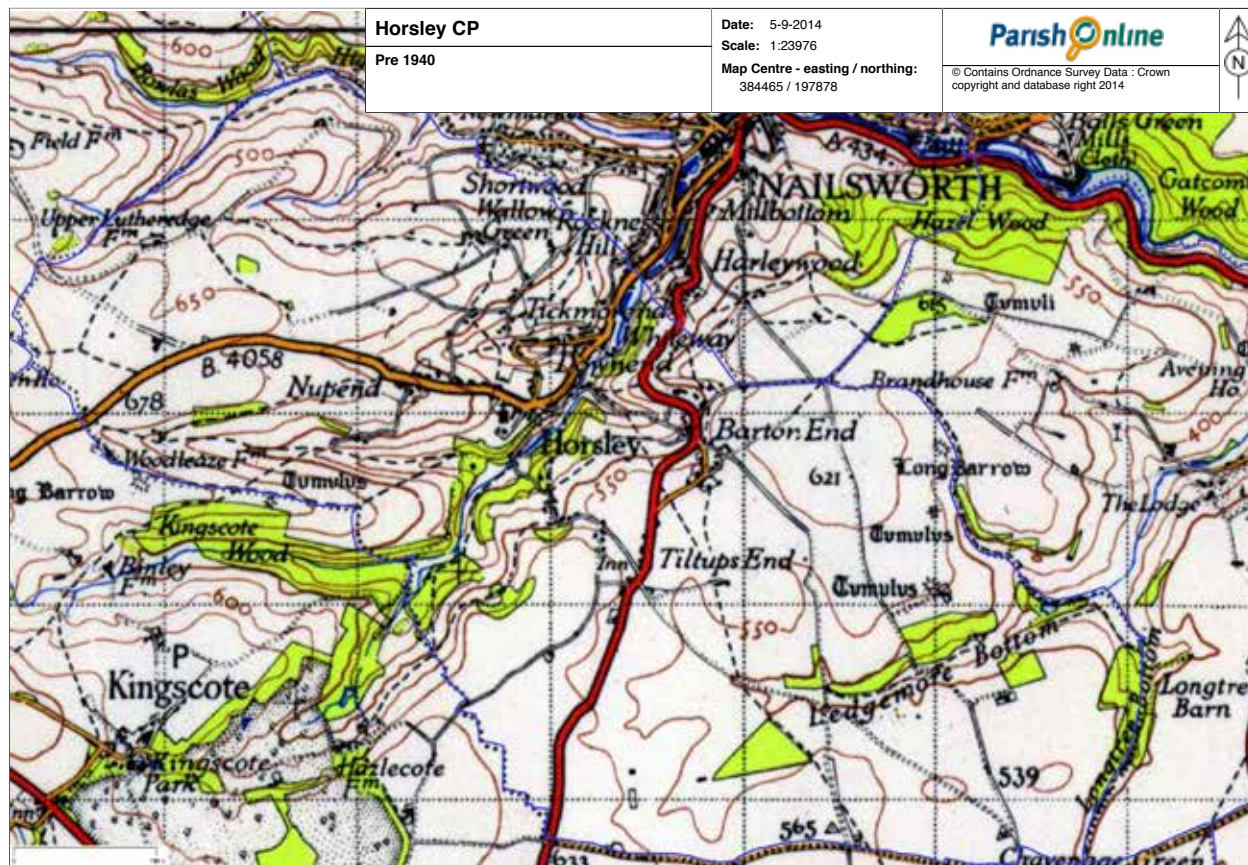


Figure 16, Pre 1940 map showing tumuli and a long barrow

The Village of Horsley is surrounded by several hamlets and smaller settlements some of which had greater status in the past, and substantial buildings that are now listed, at Barton End, Downend, Sugley, Tickmorend, Rockness and Nupend. *Supplementary Information H4 Map*, shows an aerial view of the scattered hamlets. At the beginning of the 18th Century, according to historical accounts, there were around 300 houses in the Parish attesting to the age of the surviving building stock, and 1200 inhabitants compared with the much smaller group of 40 dwellings reported at Nailsworth, a mile away (*Atkyns 1768 (1712)*).

The widespread presence of Cotswold stone structures, in a variety of tenures, listed as well as non-designated assets, whether extended or adapted for modern living, contribute to the sense of character and place, see *Map of Listed Heritage in Supplementary Information H3, and B2, Heritage Listed Assets*. Many of the minor dwellings and converted worker and weaver cottages in the hamlets show evidence of change over the years and some have retained significant period features and relative local rarities which merit sensitive conservation. For a study of the history of the landscape and built environment of the Cotswolds, see, *Cotswold Conservation Board, 2005 (2003), Local Distinctiveness and Landscape Change, 3 Evolution of the Cotswold Landscape & 4 The Built Environment*, which outline typified forms of settlements, traditional details and features which are useful for comparative analysis with the classic features found in Horsley Parish.



*Park View Cottages. A listed early 17th Century farm building overlooking open countryside in Nupend, now divided into four dwellings. Features include a stair tower and a number of stone mullioned windows*



*A listed mid 17th Century farmhouse at Upper Barton End with mullioned casement windows in stone and wood, rough cast render over rubble limestone, and Ashlar stone detail*



*Modest Washpool weaver and artisan cottages retain charm and character and their setting is hardly altered. Earlier thatch roofing was replaced by stone or slate tiles*

According to the 1838 and 1882 maps of Horsley, the old settlements and linear character of the built environment, steep and narrow winding lanes, and interconnecting footpaths have seen little change over the last two centuries, see *Supplementary Information B5 and H6*, respectively.

The old maps also detail early field boundaries, marked by dry stone walls, which have been repaired and rebuilt over the decades following traditional patterns. Eric Talbot, who lived at Lyndale in Downend, rebuilt many of the walls around Downend and Horsley Village including those for Horsley Court's field boundaries in the middle of the 20th Century. Many of the old stone stiles on the interconnecting footpaths in the neighbourhood date from the 17th and 18th centuries.



*Modern Washpool where the stream attracts children who like to paddle on the way home from school. The pool was once used for sheep dipping*



*Typical old stone stile at footpath 30 at the north-eastern edge of the Mill House woods*



*Old farm cottage with chamfered corner to give loaded hay carts access in Tickmorend*

### **Historic setting**

St Martin's Church and its medieval tower, which can be seen from many different viewpoints, is at the centre of Horsley village. The rest of the church was rebuilt in the thin decorated style by Thomas Rickman, 1838-9. It is a key heritage asset, with a future that has been assured by the development of the '3in1' project to make it multi-purpose in function. In addition, the Churchyard entrance and a number of the graves and monuments are listed. Situated near to the Primary School, this is a quiet, tranquil place much valued by residents and bereaved families, who are keen to see it protected in every way, including its setting and adjacent green spaces, which include nearby open fields.



*St Martin's Parish Church, Grade II\* listed*

Horsley Court and its curtilage, dating from c.1690, and enlarged c.1820, which includes a late 17th Century dovecot, 19th Century gateways and coach house, is another distinctive part of the built heritage and history with a setting that is specially protected. The distinctive central tower was added c.1850, during which period other modifications were made.



*Horsley Court Grade II listed*



*The Priory building may not be listed but it has a substantial presence, previously used as Council offices, with a small residential estate beyond*



*Past and present left to right: The Medieval Church Tower of St Martin's, the new Play Area, the Community Shop, the remains of the old Prison Wall and the rear elevation of The Priory, on the site of the Old Priory*

For planning proposals affected by identified Key Views, lines of sight and vistas in this Plan refer to Policies KV1 and L1, and for specific policy related to design refer to Section 10. Heritage policy is linked to the value people attach to local distinctiveness and their appreciation of their built environment. Heritage and the Built Environment Policy is primarily linked to Objectives 5, 7 and 8 of the Plan.

### **Heritage and the Built Environment Policy (H)**

**H1** Development proposals which reflect local distinctiveness and ensure that the historic environment of Horsley in its vicinity is respected - and where practicable enhanced - will be supported.

In development proposals affecting non-designated heritage assets and historic features exemplified in the evidence base, *Supplementary Information E3 Section 1*, significant period features and original materials should be preserved, where necessary repaired and incorporated into the wider development proposal. Retro-fitting for energy efficiency purposes, should be given careful consideration and its use will be supported if it is not detrimental to period or historic features and materials as defined in this Plan's documents.

Development proposals in the vicinity of heritage assets should respect the setting of those assets. Development proposals which would have an unacceptable impact on the setting of a heritage asset will not be supported.



## 8.2 H1 Evidence and Justification

A reason for taking into account the history of the evolution of the Parish is that amongst the many variables that contribute to the distinctive character of the area is local knowledge including ground conditions, micro-climate and orientation that influence the positioning of older buildings. Many older houses tend to be built alongside lanes on more stable slopes on land not susceptible to flooding. The historic plan of the settlements has therefore evolved with local knowledge taking into account such constraints as potential land slippage and provides clues as to where appropriate development should take place in the future, and, in the interests of sustainability, where it should be avoided. Modern development should endeavour to do the same.

### H1 Evidence

Parish surveys demonstrate that residents have an underlying design preference based on the special character of their built environment. Old photographs collected by generations of residents have been treasured over the years and some are depicted here. Opinion can change however, and there are new imperatives that create different priorities when considering how design may affect old buildings and the heritage of an area. In preparation for the Plan, the steering group and volunteers undertook studies of buildings in the hamlets (*Supplementary Information E5 Character Assessments*), which reflect the guidelines of the CAONB, *Landscape, Strategy & Guidelines LCT 5 'Settled Valleys'*, CCB June 2016. These form the basis and outline of the special characteristics of the built environment of the Parish that residents wished to see respected in any building development. For further information and evidence, see *Supplementary Information E3 Section 1 Horsley Parish Building Character, Local Features & Materials*, which is a series of captioned images which exemplify features that should ideally be preserved; see also, *Supplementary Information B2 Heritage - Listed Buildings in the Parish* (information and references to Historic England); *Supplementary Information B3 Heritage and the Built Environment*, (Defining Heritage, and notes on archaeology). For early maps showing settlement patterns, see, *Supplementary Information B5* (1838) and *Supplementary Information H6* (1882); and for an aerial map of the hamlets, refer to *Supplementary Information H4*.

The key characteristics which are valued include elements such as linear patterns of development, steeply pitched roofs, the use of natural materials, especially stone, and period features. Residents especially value the varied aspect of their built surroundings, which is the consequence of gradual evolution. In answer to Question 13 (*Supplementary Information A11, 2018*), over 88% of those surveyed felt that the vernacular was highly or very important. In terms of regard for the local heritage it seems that opinion has not much changed compared with earlier village surveys, though there is evidence that contemporary design in new build can be welcomed. In the hamlet meetings record, (*Supplementary Information A10*), based on observers and facilitators notes and flip charts, a number of participants debated and expressed the need to reflect the character of the area as closely as possible, to respect the surrounding built environment in any development and seek harmony with the built surroundings. Evidence of good craftsmanship is appreciated. Respect for history, for the existing stock, and being mindful of legacy is a theme. Many take a 'design' cue from their enjoyment of the distinctive local environment.

## H1 Justification

This explains the key points of the Heritage Policy that arise from the detailed study of the built environment within Horsley Parish.

- **Local Distinctiveness.** The character and distinctiveness of the historic built environment can be altered by insensitive development or juxtaposition, and also greatly enhanced by sensitive orientation and positioning on site, and the forms, scale or materials that take into consideration the traditional aspects of the immediate locale. Conversions of older properties, including very old cottages dating back to the 18th Century and earlier, should avoid conversion that overwhelms the original structure or compromises original features where there is some architectural merit or character, especially those features visible from the street view. The CAONB Management Plan 2018-2023, Policy CE6 *Historic Environment & Cultural Heritage*, describes such assets as a finite and diminishing resource. Listed heritage assets are protected through regulation, energy efficiency measures and new design for conversion notwithstanding. The preservation and conservation of non-designated assets for future generations should be considered
- **Heritage Features.** Given Horsley’s valued heritage, and the importance attached by residents to local distinctiveness, and the existence of acknowledged guidelines for listed buildings, there is an opportunity to apply sensitive treatment to heritage features, as indicated, in non-designated buildings. This is supported in the Local Plan (see SDC 2018, *A Heritage Strategy for Stroud District, Valuing our Historic Environment and Assets*, Supplementary Planning Advice), in which it is acknowledged that significance is not always easy to appreciate and that “minor losses” can erode an area’s distinctiveness (p.27), also that material consideration in planning can apply in some cases (p.29)
- **Guidelines.** The appropriate use of materials and high standards of conservation are important for the preservation of building fabric and character. In addition the CCB recommends the Cotswold Design Code 2018 which accords with the content of this section on Heritage in Horsley. Measures to conserve energy and improve energy efficiency through insulation or secondary glazing, can be encouraged following Historic England guidelines and methods, while conserving the design heritage for the future (*Energy Efficiency and Historic Buildings, Historic England Guidance Notes 2016, 2018*). Original features should be preserved in non-designated heritage assets as they are in danger of destruction in some conversions, or where there are measures to improve energy efficiency and short-cuts are made. High standards of stonework, pointing using lime mortar to preserve the building stone, and finish are encouraged with the use of lime render and lime wash being recommended for conservation reasons. Identification of vernacular period features can be found in: *Historic England Domestic I Vernacular Houses Dec. 2017*. Policy (H1) provides guidance on this matter. Where it is practicable to do so works to traditional and vernacular buildings should use measures recommended in the relevant Historic England manual. Significant period features and original materials should be preserved, including for example:
  - Stone mullioned windows with hood moulds or wood mullioned windows, or period sash windows
  - Historic/period features of character, for example, chimney stacks, stone stairs, doorways, old plank doors, external finishes (lime mortar or render), early roof carpentry.
- **The setting of a heritage asset.** To permit inappropriate development in close proximity to such assets and their curtilage would permanently damage the heritage and much-loved environment, according to the guidelines and recommendations in, *Historic England, The Setting of Heritage Assets, Historic Environment Good Practice Advice, Planning Note 3, 2nd edition, Historic England Dec 2017*.



*Row of cottages in central Horsley*

# 9. Housing and Development

## 9.1 Housing and Development



*Old cottages and drystone boundaries in The Street in Horsley Village*

### 9.1.1 Context

The challenge in seeking a balanced solution to development in the Horsley area is to find ways to avoid compromise to a sensitive landscape, its biodiversity, and historic assets listed or otherwise in a living, working countryside within the Cotswolds Area of Outstanding Natural Beauty. Retaining the distinctive character of the deeply rural surroundings, housing traditions and the sense of place within the Parish of Horsley is important for local residents, as well as for visitors and accords with the CAONB Management Plan's purposes of conservation and enhancement of the natural beauty of the AONB and its special qualities.

Since the Parish is located within the Upper Catchment of the River Frome, development also needs to take into consideration any impact that could compromise natural water flow pathways. The particular formation of the landscape and its topography means that physical constraints may limit building development and related land management in the Horsley valleys, depending on site locations, see this Plan, Section 6.1 and 6.2

The planning settlement limit incorporates Horsley Village, Nupend Hamlet and immediate environs. This settlement area is where most new building and development will be focused.

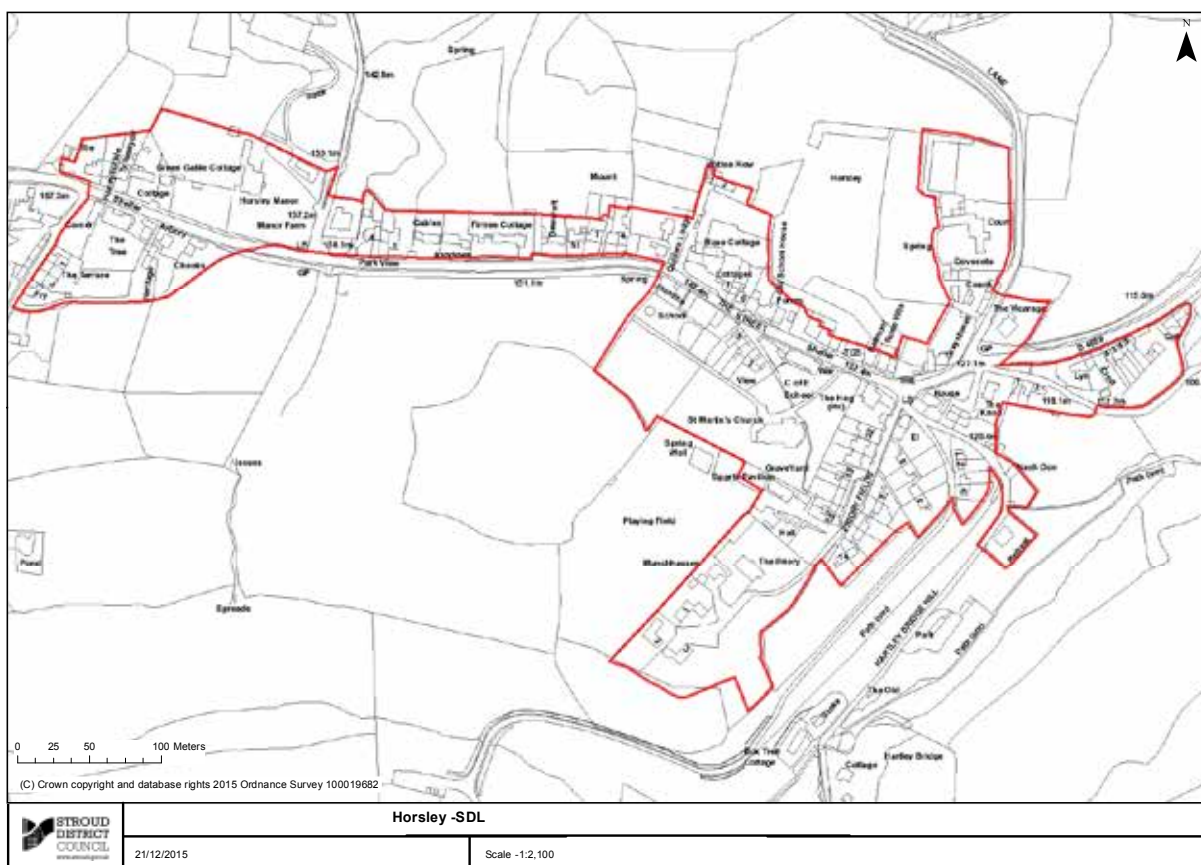


Figure 17, Map of Settlement Boundary 2015

The Parish supports well designed incremental development that contributes to improving the economic, social and environmental conditions in the area for present and future generations of local people, including housing, community and small business facilities as well as agricultural diversification and development potential around tourism. While there are no identified potential sites for growth at Horsley (SDLP Review Emerging Strategy Paper, Nov. 2018), there is significant planning history of windfall sites and opportunity; some sites are in the planning process or awaiting development, see *Horsley Parish Planning Applications 2013-2019*, chart in *Annex 4*.

### Recent Planning History

The anticipated population increase for Horsley, 2011-2031 was for 50 people, (*Stroud District, Settlement Role and Function Study, December 2014, Table 2b p.9*, indicative figures based on 2011 Census, *Lower Super Output Area*). Horsley's Nupend Hamlet development, now completed, increases housing stock by about 9%, which indicates a similar increase of housing provision and population by 2019.

In total, 31 new houses and flats including two replacement/refurbishment dwellings have been built, or have been granted permission between 2013-2018, sixteen, which are in Nupend hamlet, are at the edge of the settlement, on an exception site (2015 boundary). There is a small agricultural development near Wallow Green. Not included in these figures are conversions or change of use to provide three holiday cottages (*Supplementary Information E7, Residential Commitment in Stroud District at 1st April 2018*). In addition, there have been a significant number of permissions granted to include conversions, extensions and replacement buildings across the Parish as well as a Field Centre for Ruskin Mill at Tiltups, see *Horsley Parish Planning Applications Map, Supplementary Information H7*.

Of the new-built properties at Nupend (Sealey Wood Lane), only five dwellings can be defined as social/affordable, three of which are reserved for locally connected people. Three of the dwellings are for rent as social housing while two are shared ownership with a longer-term option to buy. Since prices of 'affordable' market properties of three bedrooms or less can be high, the general provision since 2013, while seemingly sufficient in numbers, may not be capable of fulfilling need. This is indicated by the recent Housing Needs Survey in which it is suggested that 13 lower cost homes could be required, for sale, shared ownership, or for rent, over a period of the next five years, *Supplementary Information A2 HNS 2017 Section 5.24*.

However, following the completion of the development at Nupend, this long term 'target' of 13 is reduced to eight. It is noted that 13 affordable dwellings within the Parish are still owned by SDC, eight of which are in the hamlet of Downend.

There is local expectation that smaller, more modest types of affordable homes and decent social housing are required to meet the needs of the growing and changing community, challenged by the trend towards expensive market dwellings in the Parish. For summaries of housing types see, *Supplementary Information A2 HNS 2017 Section 6.7*, and *Local Insight profile for 'Horsley CP' area, OCSI Report, January 2019, Supplementary Information E6*, also the responses to the *Horsley Parish Questionnaire 2019*, Questions 12 and 14, *Supplementary Information A11*. The Parish seeks outcomes that lead to a balanced provision that can cater for young people and families who need to rent or buy at lower costs. This is supported by the findings in the *Questionnaire 2019*, for example, 78% of respondents to Question 12 thought provision of small family homes was highly to very important, *Supplementary Information A11*. There is also a need to support downsizing, *Supplementary Information A2*. In rural areas local people can find competing for purchase with socially mobile incomers difficult. The number of families is increasing by 15% nationally, while the average household size of 2.4 remains about the same (Office for National Statistics 2017). There is need to accommodate single parent families and single people, suggesting there is justified need for smaller properties and a mix of type and tenure to meet a range of demand.

National policy has suggested that some market housing (a minor proportion in relation to affordable) might be permitted on rural exception sites to cross-subsidise and deliver a percentage of affordable housing and secure the necessary infrastructure. Policy in this NDP understands that 'exception sites' outside the settlement boundary should be used primarily for social housing that meets local need, following the Local Plan and the spirit of the NPPF in its definition of rural exception sites. To this end and because of the limited suitability of sites for any kind of development, the maintenance of the current settlement boundary is crucial in ensuring that there is a possibility for the future provision of adequate levels of social housing available for rent.

Sites, including windfall, that could support Neighbourhood Development Orders, subject to regulation, and complying with NDP policy, could help meet locally set targets for certain types of housing and development assessed in the recent NDP consultation and *Questionnaire 2019, Supplementary Information A11*.

A brownfield site within the settlement boundary at The Coach House, The Street, still has potential for redevelopment, change of use/planning permission for 4 dwellings having lapsed. Development of this site within the Plan design guidelines could enhance the vernacular of The Street and could offer six affordable housing units.

The Parish owns some small areas of land within Horsley Village and there are discussions about the potential to sustain an element of affordable housing. This depends upon whether other sites come forward. See Section 5 for a map of Parish Owned Land and Community Assets (updated 2019).

The following policies aim to address these requirements and are primarily linked to Objectives 4, 6, 8 and 11 of the Plan. Consideration should also be given, to Design policy in Section 10 and policies in Sections 6, 7 and 8.

## Housing and Development Policy (HD)

### HD1 Infill and replacement dwellings

Development proposals for infill or replacement dwellings within defined settlement development limits of Horsley/Nupend in the Stroud Local Plan will be supported which meet the criteria in Policy HC1 of the Stroud Local Plan and which:

- Respect the setting of the Cotswold AONB; and
- Respect the linear character of the built environment, its traditions of scale, rooflines, provision of garden space, plot boundary treatment and open rural aspect.

### 9.1.2 HD1 Evidence and Justification

The CAONB Management Plan 2018-2023, which is a material consideration in planning, sets out clear policies with the aim of conserving and enhancing the natural beauty of the AONB and its special qualities to include local settlement patterns, building styles, materials, surrounding landscape and the less visible and undesignated sites which have no protection. This reflects the NPPF 2019 Section 12 para 127c, d, and 131.

#### HD1 Evidence

In the *Horsley Parish Questionnaire 2019, Supplementary Information A11*, there is strong support for protecting the setting of the AONB. In Question 8, 92% of respondents think the setting of the AONB is either highly or very important in relation to the quality of life. Question 13 evaluates opinion about the potential effect of new housing development on the environment with 94% saying they felt that the requirement of new housing to have a low impact on the AONB was of the highest importance or very important. The countryside is on the doorstep from all parts of the Parish and is seen as a very significant benefit to all.

Linearity of the built environment is identified as characteristic of the Cotswold settlements, and how they have evolved. It is a special feature of the various hamlets and village of Horsley. Typical characteristics are discussed and illustrated in Heritage, Section 8 of this Plan and in Design, Section 10, and feature in supporting evidence, *Supplementary Information E3.1-E3.4 and E5*.

In the summary of hamlet meeting discussions, maintenance of the hamlet-based essence of the Parish and the rural, non-urban or non-suburban feel of the area were felt to be important (*Supplementary information A10*). There was support for small scale infill to meet local need. The organic pace of historic incremental development and its variety/lack of uniformity was appreciated. Brownfield sites were considered to be of much greater priority for development than greenfield.

In the *Questionnaire 2019*, Question 20, 81% of respondents supported HD1 Policy. Additional comments were made in support of the natural environment, in response to Question 8, with 99% expressing appreciation of woodland, 96% of wild flowers and 97% of biodiversity and 98% of green space, underlying the importance of enhancing biodiversity in the vicinity of housing. These aspects contribute to an environment that is immensely beneficial to all, and which residents wish to see retained.

## HD1 Justification

### The setting of the AONB

The Cotswold AONB provides the highest level of protection to a sensitive landscape, (see this Plan Section 7 Landscape Character Policies). The location of Horsley within the Cotswold AONB, places limitations on development in the area. The comprehensive *Landscape Sensitivity Assessment Final Report*, for SDC, Pts 1 & 2, Dec 2016, and subsequent *Stroud District Strategic Assessment of Land Availability (SALA) 2017* (updated 2018), designed to identify potential sites at the edge of Settlement Boundaries for development by means of settlement boundary change, categorised the majority of the Horsley sites under analysis as being of high sensitivity in terms of residential development, with one site regarded as medium to high sensitivity. The following factors considered in the assessment include the sensitivity of views across open valley sides, the open setting of the linear character of the rural village, sensitivity to prominence of building of a scale required for a housing allocation, sensitivity of the skyline, of views to the church tower, which forms a focus, the burial ground, and aspects of tranquillity.

A *Landscape Visual Impact Assessment (LVIA)* report commissioned by Horsley Parish Council (Lepus May 2018) has assessed land west of St Martin's Church (LSA site H03), from the perspective of visual impact on landscape character, arising from development and in consideration of AONB status, see *Supplementary Information E10*. The importance of protecting the setting of the AONB and sensitivity of the surrounding landscape from the impact from modern development is reinforced by local opinion. The appreciation of the setting of traditional built forms in the area has led to policy which requires new and extended buildings to be sited so that they nestle into the landscape in contrast with over-prominent, or dominant ridge-lines of single mass structures, that can puncture the skyline or obstruct lines of sight.

- **Linear settlement character.** The hamlets and central village of Horsley feature linear settlement patterns, which the Parish regards as an essential characteristic that should be retained in all planning and development policy. *Supplementary Information H4 Map of Hamlets* and *Supplementary Information E5 Character Assessments*, also Sections 8 Heritage and 9.4 Design, illustrate examples of linear development
- **Layout.** Older building patterns in the Parish are low density with little to no overlook or back-land development and allow unobstructed views of the natural landscape. These are qualities local people wish to see preserved unless there is special justification
- **Street View.** There is local appreciation of the traditional materials used in the built environment and its vernacular features. This regard extends to the appearance of rooflines, ridge heights and gables that are rarely dominant, but appear to nestle within the landscape, and the conservation of historic boundary walls and old established hedges, and use of Cotswold dry stone walls for roadside boundaries where this enhances the street scene. There should be avoidance of detriment to the prevailing built character and local distinctiveness, especially as seen from the streetscape where sensitivity to the vernacular is expected. See *Supplementary Information E3.1-E3.4* and *E5* for local examples
- **Garden Space.** The provision of front and back garden space in new development should match local characteristics. This provides amenity as well as encouraging biodiversity and the planting of native trees can help mitigate the effects of climate change
- **Backland development.** In Horsley the historic linear layout features a setting in which older buildings back on to open countryside, or lines of mature trees and hedgerows. There should be regard for the characteristics of the area and the amenity of neighbouring dwellings should not be compromised through backland development that generates disturbance and lack of privacy, or causes unsuitable access. There are useful guidelines in the SDC Sustainable Construction & Design Checklist February 2017



- **The natural environment.** Design should maintain or enhance access to the wider natural environment, encouraging biodiversity, following principles similar to those set out in *Building with Nature*, enhance conservation through installation for bat roosts and specialist nest boxes (for example for swifts, house martins, swallows and sparrows) on buildings, or make suitable provision, in line with established guidelines, as mitigation. The continued presence of wildlife, close to the centre of the settlements and significance of biodiversity (including mammals, reptiles, amphibians, birds, invertebrates, bats), are of high importance and should have a high priority in the consideration of future planning proposals. Following ecological appraisal, plans should seek to enhance existing habitat where possible or provide suitable mitigation, for example, through native planting (hedgerows, trees, ‘meadow lawns’, ponds, or walls with cavities for solitary bees). See *Biodiversity and Ecology, Section 6.3, and Design, Section 10*.

## **Housing and Development Policy (HD)**

### **HD2 Other new dwellings**

Development proposals for new dwellings will be supported where they otherwise conform with development plan policies and offer:

- A good variety of types and tenures to meet affordable needs, and
- A proportion of well integrated social housing that is indistinguishable from market housing, and
- Individual designs, and
- Density on site or layout that reflects local patterns, with,
- Energy efficient design principles, and
- Potential to adapt to changing lifetime needs.

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### **HD3 Self-build housing**

Self-build proposals will be supported, where they otherwise conform with development plan policies and aim towards zero carbon energy efficient design principles.

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### **HD4 Social and affordable housing**

Development proposals for affordable self-build initiatives, affordable housing to meet local needs and the provision of social housing in perpetuity will be supported.

### 9.1.3 HD 2-4 Evidence and Justification

#### HD2-4 Evidence

In the *Questionnaire 2019*, respondents to Question 16 commented on the scale of housing development. 30% definitely supported groups of 2-5 houses, while 41% preferred to see single dwellings (smaller sites of incremental development). Groups of 6-10 houses were thought inappropriate for Horsley according to 48% and only 1% supported developments of more than 10 houses, with 84% rejecting such development as not appropriate, *Supplementary Information A11*. In Question 12, over 70% of local residents surveyed expressed support for starter and small family homes which they rated as 'highest importance' to 'important', but all allowed that there should be some provision for downsizing for single occupancy, special needs and self-build.

There is little perceived need for larger size homes. Support is found for a variety of tenures, but especially for owner occupied provision or rented housing sponsored by the Parish Council/Community Trust (Question 14). Terraced, semi-detached and detached houses are supported (Question 15). To avoid suburban "feel" there is a preference to see individually designed houses to match the variety apparent in the built environment, or in sympathy with the vernacular (though not exclusively) and the diversity of local architecture was a quality mentioned in the Hamlet meetings report, *Supplementary Information A10*.

There is support locally for self-build opportunities, (43% of respondents to Question 12 rate self-build as of highest importance to important). There is a Stroud District Council register for self-build or custom build and sites are available but there is very little opportunity of suitable, affordable plots in rural areas such as Horsley. In the Hamlet meetings there was interest expressed in self-build policy and encouragement of self-build in general.

There is broad awareness of the importance of social housing provision and the need for housing that caters for a wide range of age groups or needs, evidenced in the 2017 HNS. In the resident group discussions arising from the proposals to develop housing in the Sealey Wood Lane estate, Nupend, there was strong community support in favour of well integrated social housing.

There is significant local support of community building in principle. The *Questionnaire* consulted on self-funded Community projects (Question 11). There is 26% support for community initiatives providing rental accommodation for local people or people with a local connection, at affordable rates, and a further 50% might consider support for such a project. Question 14 asked about types of tenure as well as rented housing supported by the Parish Council, by means of a Community Land Trust, 28% of respondents regard this as a high priority in a ranked expression of views.

Hamlet meeting discussions highlighted awareness of alternative ways of providing affordable housing. The HNS 2017, *Supplementary Information A2*, identified perception of need for affordable homes and an element of social housing. Policy HD4 addresses this important matter. Developments of this type could come forward from a range of sources. They could include traditional proposals submitted by the Parish Council or a Community Land Trust or through a Community Right to Build Order.

## HD2-4 Justification

**Variation in housing type and tenure has been identified as desirable by local residents who recognise a tendency for rural areas to change and, as a consequence of market trends, reflect a more narrowly defined demographic.**

- **Housing type and tenure.** To avoid young people moving away or to help older people to downsize and stay, it is important to maintain a range of suitable housing. To deliver a good supply of the type of housing that meets the needs of those unable to compete in the general housing market, this Plan policy supports a proportion of well-integrated affordable housing, on windfall sites within the settlement boundary, should these come forward, where four and more dwellings are proposed, following SDLP CP9, also *SDLP Planning Obligations, Supplementary Planning Document April 2017*, to include 1.18, 1.33 and 1.39 which this Plan supports. While it is expected that only truly viable schemes will be proposed and delivered, the requirement of a built-out affordable provision would have to be a default planning condition for Horsley Parish
- **Social housing provision.** The national requirement for social housing is recognised as well as evidence of local need according to the Horsley HNS 2017. Uptake of ‘affordable’ housing by those in need can be frustrated by actual affordability
- **Local variety and characteristics.** These are illustrated in: *Supplementary Information E5*, and show the variety within the streetscape that is typical in a number of hamlets and in the village. Individual designs are preferred to stereotypes, for more details see this Plan, Design, Section 10
- **Density.** Development of the built environment should be appropriate in scale and density to the locale unless there is special justification and respect local preference for smaller schemes of 2-5 houses on site. Typical character is described in Heritage Section 8 of this Plan and identified in: *CAONB Local Distinctiveness and Landscape Change, 3 Evolution of the Cotswold Landscape & 4 The Built Environment, CCB 2005*
- **Lifetime homes and energy efficiency.** The recommended Lifetime Homes Standard, revised July 2010, is a set of 16 design criteria or guidelines that provide a model for building accessible and adaptable homes and is locally recognised, see also *SDC, Housing Sustainable Construction & Design Checklist SPD, Feb 2017*. Evidence suggests that there is local demand for flexible, responsive and adaptable design approaches that enable accommodation to respond to a wide range of changing needs throughout the lifetime of people, inspired by models such as Lifetime Homes Standards, as mentioned in *SDC Housing Strategy 2015-2019 p.23*. In consideration of climate change and following the guidelines in *SDC’s Supplementary Planning Document, Sustainable Construction & Design Checklist February 2017*, all housing development should adopt energy efficient measures, whether passive solar design, solar thermal systems, maximising solar gain for water heating, natural day lighting and natural ventilation, ground source heating and thermal insulation, with aims towards zero energy consumption
- **Self-build.** Demand for self-build plots or opportunities to self-build in the area are not matched by affordable land prices which means that suitable plots are out of reach or difficult to identify for many. Self-build schemes could be enabled by means of Community Right to Build, with policy responding to identified, evolving local housing needs. There are local instances of successful self-build, which contribute to the built heritage. Self-build is encouraged as long as the guidelines and requirements in Policies in this Plan are followed
- **Community Housing projects.** Alternative means of enabling social housing have precedents in the Stroud District, for instance the 10 homes (6 flats and 4 houses) provided

by the nearby Nailsworth Community Land Trust. Such proposals entail a local referendum. In consideration of planning history, market type development does not necessarily answer local need nor provide sufficient opportunity to meet all local expectations. Community input, involvement and local knowledge in projects of this kind can be beneficial to development. Policy HD4 addresses this important matter. Developments of this type could come forward from a range of sources. They could include traditional proposals submitted by the Parish Council or a Community Land Trust or through a Community Right to Build Order.

### **Housing and Development Policy (HD)**

**HD5** Proposals for development outside the defined settlement development limits of Horsley/Nupend in the Stroud Local Plan will only be supported if they are appropriate to a countryside location and they are consistent with local development plan policies.

#### **9.1.4 HD5 Evidence and Justification**

##### **HD5 Evidence**

The separation of the hamlets and the existence of open space between built-up areas are local features that are highly valued by many residents, as expressed by respondents to the *Questionnaire 2019*, (Question 22) where over 76% were in support. This theme was also discussed in the hamlet meetings. Some expressed a view that a new hamlet or infill within the hamlets would be better than a large estate style development on the edge of the settlement boundary or coalescence that led to the destruction of the separate identity and setting of the historic hamlets.

##### **HD5 Justification**

- **Non-coalescence.** Maintaining the distinction of the hamlets is a major theme of importance to local people and respects Horsley Parish's special historic heritage. In spite of 20th Century interventions, mostly benign, the hamlets and outlier settlements still retain their individual identities, separated from each other by the highly valued green spaces which contribute to the visual and environmental quality of living in modern Horsley, see *Supplementary Information E1 Comparative Study of Hamlets*. This is a local feature that the Parish wishes to see retained.
- **Local character.** Respect for the character and traditions of the locale in development, including permitted development in the countryside, is of key importance for local residents; there are clear indications given of housing type and tenure set out in HD1-2 and of materials and appearance in Section 10 Design. Key Views, the environment and biodiversity and the landscape of the AONB are regarded as top priorities by local people, and should be protected and enhanced in any development.



*Period houses, Downend*

## 10. Design



*A descending terrace of old stone cottages in Hay Lane with sensitive restoration and conversion*

### 10.1 Context

Horsley Parish's Design character derives from a heritage of listed and non-designated manor houses, worker and weaver cottages and farm buildings. Linear patterns of development prevail, with groups of dwellings nestled within the valleys, and a character of steeply inclined stone tile roofs, irregular rooflines, old chimneys and gables, period windows and doorways, and, all around, evidence of traditional skills and natural materials, particularly Cotswold limestone, illustrated in *Supplementary Information E5 Character Assessments*. These characteristics underpin design policy.



*A cluster of dwellings enclosed by the hills of the Downend valley, viewed from footpath No. 70 to Tickmorend; discrete contemporary development in the foreground*



*Barton End, seen from footpath No. 46. The settlement, which probably began as a very old farm enclosure and includes a converted, listed, early 19th Century 5 bay Great Barn, is nestled into the contour to the western edge of the hill, beneath the A46. High standards of conservation and conversion, both modern and traditional, have been applied to development*



*Horsley Village from footpath No. 46, showing the Parish Church and linear development along The Street. Incremental development since the 1930s, including a mid 20th Century council estate at Priory Fields and a recent, striking terrace by the Hog Inn, has been successfully absorbed into the landscape, hugging the lower contours. Views to the open countryside have been maintained*

There are already examples of both contemporary and traditional conversions, extensions and ‘new builds’ that are respectful of the character of the Parish’s historical building base and the surrounding landscape, but also examples of past developments that have been less successful, whether in choice of positioning, or form, materials or execution. Experience has helped inform residents’ views of how future development can have the potential to be both innovative and sympathetic to the locale.



*The Ruskin Mill Field Centre with its turfed roof, is part of a complex of agricultural and educational facilities, none of which impose on the skyline*





*Mellowing modern timber and stone conversion in Tickmorend, seen from a lane*



*Contemporary extension to an old cottage with a well chosen natural stone finish that varies in tone and hue, and features timber lintels and well proportioned windows, Rockness*



*Quality craftsmanship in lightly toned natural stone, used for a decorative and functional modern boundary near Horsley Bridge*

Consultation has shown that parishioners wish to have local character maintained and respected as the built environment evolves and extends, see *Questionnaire 2019, Question 13, Supplementary Information A11*. There is also desire to see high quality design solutions that are adapted to the changing modern environment with the application of environmentally sound materials, greater sustainability, resilience to climate change and sensitivity to natural surroundings and biodiversity, see *Supplementary Information A10, Summary of Hamlet meetings findings October-November 2018*.

The aim of Design Policy is to encourage a working balance between these factors, by setting out key themes for future development proposals to include an underlying regard for older forms, local character and surrounding landscape. The intention, without being prescriptive, is to encourage imaginative conversions, extensions or contemporary 'new builds', that show excellence in design quality and consideration in siting, design of rooflines, choice of forms and materials. This balance should result in high quality conversions, extensions and 'new build' designs that are sympathetic to environmental concerns and biodiversity, achieve high energy efficiency, are harmonious with the history and traditions of the existing building stock and so maintain the character of the Parish and address the aspirations of the community. The Design Policy below is linked most closely to Objectives 5, 7 and 8 of the Plan.

## Design Policy (D)

**D1** As appropriate to their scale, nature and location, all development proposals should demonstrate a positive response to Horsley's local character. Designs should balance sustainability and original contemporary design with respect for traditional features and styles, regardless of whether natural or modern building materials are used. Proposals that meet the broader design principles in this policy and which also incorporate measures that would achieve high energy efficiency will be supported.

### 10.2 D1 Evidence and Justification

The Planning Steering Group and volunteers carried out a series of Character Assessments, visual research, and consultation. The gathered views of residents are included in the evidence base and have influenced Design policy. While retaining the over-riding preference for design that has regard for local distinctiveness, there needs to be consideration of the importance of contemporary design solutions to meet modern living standards and the adoption of a range of appropriate materials that can promote high energy efficiency.

In addition, reference can be made to Horsley design character in SDC's, *Residential Design Guide*, November 2000; to sustainability measures in the SDC Supplementary Planning Document, *Sustainable Construction & Design Checklist February 2017*, referred to in this Plan, Section 9.1 Policy HD2 Justification, (energy efficiency); also the CAONB Management Plan 2018-2023 and its recommendation of the Cotswold Design Code, 2018.

#### D1 Evidence

A study of the Village Centre and several Parish hamlets was carried out by local residents in 2015 with the aim of recording the appearance of the local built environment and setting, see Evidence Base, *Supplementary Information E5 Character Assessments*, which reflects the guidelines of the CAONB, *Landscape, Strategy & Guidelines LCT 5 'Settled Valleys' CCB* June 2016.

The *Questionnaire 2019*, (*Supplementary Information A11*, Questions 13,18, 20 and 21), records local opinion about design, supported by the *Summary of the Hamlet meetings findings October-November 2018*, *Supplementary Information A10*.

*Supplementary Information E3.1-E3.4 Horsley Parish Building Character, Local Features & Materials*, is a design guide using examples from across the Parish, providing local style references and visual evidence in four sections: Conservation & Restoration; New Building Work, Conversions & Extension; New Build; Walls, Fences, Hedges, & Boundary Treatments.

*Supplementary Information B4, Nupend, Horsley, A Historic and Architectural Appraisal, 2014*, is an in-depth study of the built environment of a local hamlet showing period examples of development (updated in 2019). Section 8 of this Plan, Heritage, illustrates examples of local character, siting, variety in the street-scape, the use of natural stone and period features.

## D1 Justification

**This explains the key points and themes within the Design Policy which arise from a detailed study of built features within Horsley Parish and consideration of the importance of variety and innovation.**

- **Local character.** Horsley's distinctive street-scapes within the hamlets and along The Street are typical of the Settled Valleys and are characterised by attractive, non-uniform buildings built in weathered local light cream limestone that ages to a mottled tone, with irregular steeply inclined, stone-tiled roofs and gables, in settings that are sensitive to development. Careful design and siting of infill is required to maintain the traditional character of the built environment to fit in with the overall layout, form, proportions and rooflines as seen from the street. This accords with the CAONB Management Plan 2018-2023 policy to maintain local distinctiveness, settlement patterns, building styles, scale, and materials (CE3) and the NPPF 2019 Section 12 para 125, where design is, "grounded in an understanding and evaluation of each area's defining characteristics"
- **Visual appearance.** From consultation evidence it is clear that appearance and aesthetics are very important for local residents who wish to see:
  - High quality design
  - High standards of craftsmanship, finish, and
  - Variety as long as there is avoidance of pastiche or mixing of locally untypical style "notes", or inauthentic features
  - Individually designed dwellings befitting a nationally designated landscape rather than standardised house types that give a suburban 'feel'
  - Innovative self-build proposals whether new build or extensions, which should be encouraged where they express sympathy with the traditional built environment and promote energy efficient and low carbon technologies and design to a high standard
  - Developments that nestle into the contours of the landscape rather than dominate it, and that fit within the currently varied roof ridge profile rather than extend it.
- **Materials.** Natural or natural-looking materials of good quality, and judicious application of modern materials, aligned with local traditions and character are seen to be highly important from a local perspective. A range of debated views exists concerning use of traditional and non-traditional materials. For instance, there are reservations expressed over metal roofing for domestic buildings in the vicinity of traditional building stock, while the use of modern materials that are not part of the vernacular can actually promote greater longevity, environmental sustainability or resilience to climate change. This means that consideration of the balance between the use of traditional, natural materials (which do have sustainable and environmental properties) and modern, sustainable materials designed to be energy efficient and environmentally sound, must be proactive, justified and careful for all contemporary developments. There is a recommendation to:
  - Take into account visibility
  - Promote use of high quality materials
  - Use materials with the potential to mellow and blend with the existing weathered palette of materials that are typical within the Parish

- Avoid inferior types of reconstituted stone, as a natural quarried stone “finish” is preferred in sensitive settings
  - Use modern equivalents to traditional materials for unseen/rear elevations and outbuildings
  - Use an appropriate colour of cotswold stone, and matched lime mortar, (ref. CAONB Management Plan Policy CE3); the application of grey coloured cement mortar for repointing old stone walls would be inappropriate, and
  - Avoid the use of brick, which would be considered out of character.
- **Respect for period features.** Much of the building stock is old and contains period features that should be preserved even if the building is not listed. Designs relating to older buildings, whether maintenance, repair, regeneration or conversion, or retro-fitting for energy conservation should respect traditional forms, materials and setting and sense of place. For more detail, guidance and examples of period features and materials that should be preserved while promoting new design, (see *Heritage, Section 8 and Supplementary Information E3.1-E3.4*)
  - **Impact on Biodiversity.** See Policies (E3), (L1), (KV1), (H1) and (HD1-5), also note:
    - Well-established greenery such as mature trees and hedgerows should be retained or encompassed in design proposals as these support wildlife and enhance ecosystems, new plantings should promote native species
    - Green infrastructure principles should be followed. See, *The SDLP Planning Obligations Supplementary Planning Document, April 2017, section 4*
    - Building with Nature, is “a new benchmark for green infrastructure. It introduces a framework of principles - the Building with Nature Standards - which provide end-users with the vital information, know-how and good practice guidance”.
  - **Boundary treatments.** The local characteristic of traditional drystone walls and/or wildlife-friendly hedging or simple, subtle fencing that retains access gaps for hedgehogs and wildlife in general should be considered for garden boundaries, (see illustrations in the Evidence Base: *Supplementary Information E3.4* for examples of local boundary treatments)
  - **Landscaping and storage.** Design proposals that substitute existing soft landscape features that help to define local Parish character with hard landscaping such as car parks are not regarded as in keeping with the traditional street or lane view. Porous surfaces improve effective drainage and are encouraged. Storage for recycling that is not unsightly should be encouraged and proper allowance given when considering new design and layout. Electric vehicle charging points should be considered.





*Hillside pasture, Downend*

# 11. Employment and Business



*Pub atmosphere at the Hog Inn*

## 11.1 Context

Horsley Village has a limited employment role and a relatively high proportion of the 100-plus jobs that are based here are a result of high levels of self-employment and home-working. In addition, the two main employers within the Parish are Ruskin Mill College, part of Ruskin Mill Trust, a significant specialist independent education provider to young people with complex needs, which has its national administrative offices located in Nailsworth, and Barton End riding stables where all but a few are part-time. In addition there is significant agricultural diversification at Hay Lane farm, supporting joinery workshops and stone working.

Around three-quarters of residents of working age in the Parish are economically active, about 30% in full-time employment, 16% part-time and 23% self-employed. Figures do not include students or unemployed. Information from the 2011 Census and *Local Insight profile for 'Horsley CP' area, 2019, Supplementary Information E6*. To summarise:

- Around half of working residents are described as having professional occupations well above the District average
- There is a significant under-representation of people who work in administrative or secretarial roles and slightly below average proportions working in manufacturing, construction or agriculture. The proportion of residents who work in public administration, education or health is higher than any other settlement in the District, and
- Over half of working residents have jobs based within the District. Of those commuting out of the District, the most common destination is Cotswold District.



Local businesses and organisations include the two Public Houses, The Hog in the centre of Horsley village and the Tipputs Inn at Tiltups on the A46. Both Pubs have had periods of closure, while their futures were secured. Both are popular with residents and visitors and provide some employment.

Local home workers and businesses benefit from the Everything Horsley Facebook group, The Horse's Mouth, which is the Parish magazine, and the neighbouring news sheet, the Nailsworth Newsletter. These provide an important means of communication and promotion of local businesses to local people.

The speed of Broadband is on average 5.67 MB per sec. according to the HNS survey 2017, *Supplementary Information A2*, but experience suggests the service is very uneven across the Parish, often too low for home entertainment and more importantly for business and home-workers. Horsley residents are still waiting to benefit fully from fibre broadband, which will revolutionise how home-workers can increase their efficiency and make working from home more viable.

Employment and Business Policies are linked primarily to Objective 9 of the Plan.



*Tipputs Inn*

## **Employment and Business Policy (B)**

### **B1 Home Working**

Insofar as planning permission is required, proposals that increase opportunities for residents to work from home (such as a home office for remote working) and/or to work from within the parish will be supported.

Where commercial space at residential properties is required, support will be given to proposals for small scale, proportionate residential extensions or modest conversions of existing buildings in the gardens of residential properties where the express purpose is to provide B-class commercial space from which to operate a business or workshop. Any such proposals should clearly demonstrate that the work area for its occupants:

- Is ancillary to the primary residential use
- Does not have an unacceptable impact on the amenities of residential properties in the immediate locality
- Incorporates measures to mitigate the impact of traffic generation, noise and odours

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### **B2 Internet efficiency**

Insofar as planning permission is required measures which would improve internet efficiency will be supported.

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### **B3 Rural Diversification**

Insofar as planning permission is required proposals for rural diversification through the change of use of disused agricultural buildings will be supported where they can demonstrate that:

- There is no unacceptable traffic generated causing problems of access on narrow lanes
- The visual impact and noise or disturbance is acceptable
- The activity befits the rural setting within the AONB.

## 11.2 B1-3 Evidence and Justification

### B1-3 Evidence

The results of the 2015 NDP questionnaire (see *Supplementary Information F2*) found that the local community in Horsley supported measures to increase the availability for 'working from home' options. This particularly related to the need for improved broadband connections, as well as support for more innovative measures such as a shared workspace / studio space, or office accommodation. Three years later, the *Questionnaire 2019* asked about satisfaction relating to current levels of broadband speed to find only 1% regard this as excellent, see *Supplementary Information A11*. Not unlike other rural communities, Horsley's broadband is variable and often unreliable. 70% of respondents regard the service as poor and about 65% might be prepared to participate in a community/self-funded project to rectify the problem. Only a relatively small proportion of residents have no digital connection.

Further research will take place over the Plan period to measure whether shared workspace remains an aspiration and a viable and necessary addition to the community facilities.

There is agricultural diversification across the Parish reflected in the planning history. The area still has significant agricultural activity, both arable and pastoral. Ruskin Mill Trust is a relatively large landowner with some agricultural activity as well as diversification and enterprise on two or three sites across the Parish as part of its mission to provide therapeutic educational support.

There is tourism enterprise, mostly on a domestic scale, providing rented holiday homes and bed and breakfast in the hamlets. Such services are also provided by The Hog Inn in Horsley Village.

### B1-3 Justification

Following the *Landscape Sensitivity Assessment, 2016*, for Stroud District Council, also the, *Settlement Role and Function Study May 2017* (updated 2018) and Local Plan Review, referred to in Section 9.1 of this Plan, Horsley has no employment allocation. There are brownfield sites inside the settlement and in the vicinity of Tiltups that might be suitable for development depending on Local Plan policy, planning permission and change of use.

- **Home-working and enterprise.** It is acknowledged that there needs to be support through planning of existing local businesses and appropriate business diversification. Similarly, there is a recognised need for improvement of internet connectivity and better mobile phone coverage to support options for working from home and within the village. Policy that helps the independence of business activity in the Horsley area could reduce the need to travel, especially by private car
- **Agricultural diversification and commercial activity.** Support through planning also applies to farmers and landowners who are dependent upon diversification and equestrian options to sustain the economy of farming businesses as long as development proposals are in scale with the rural nature of the Parish and its AONB setting and occur mainly within more built up areas, or brownfield or involve change of use of existing properties. There should be no significant adverse impact on existing biodiversity, environment, neighbouring properties, or the locality in general, by reason of noise, fumes, odour or other nuisances, or traffic related nuisance or visual impact
- **Tourism.** There are pressures on off-road parking which primarily meets the needs of local users such as visitors to the school and '3in1' (multi-use) church premises, Community Shop, playground and playing field, with few opportunities to park vehicles outside the

Village centre (see maps of Community Assets (*Figures 1-4*) including parking provision in Section 5). It is important that PROW, footpaths and bridleways are well maintained and links enhanced as the opportunity to walk in the area and enjoy the unique environs and beautiful AONB landscape and its biodiversity represent an important attraction to tourists. There is a lack of connected cycleways and there are opportunities for development to support new routes where these can be negotiated. This relates to Section 7.1 Policy (L1).



*Restricted Byway 64, Lutheridge*

## 12. Sustainable Travel and Transport



*The top of Horsley Hill (the B4058)*

### 12.1 Context

Two roads from Nailsworth pass through the Parish, the A46 to the south and the B4058 to the west.

The A46 is a primary route between Stroud and Bath and the M4. The Parish has little control over this road but it divides the hamlets of Barton End and smaller settlements in Chavenage from the rest of the Parish. The Parish Council is working with Gloucestershire Highways to ensure that road safety on this artery is enhanced, particularly around the 3 lane section at Barton End. Equestrian and pedestrian crossing over the A46 in the vicinity of Barton End and Tiltups is a serious problem.

The B4058 travels through Horsley village centre on the way to Wotton-under-Edge and Dursley but carries much more traffic than similar roads because of the nearby recycling centre over to the west, which serves the wider Stroud District community. This has led to increased traffic in recent years, especially at weekends. Many vehicles on this road exceed the speed limit, which has caused concern especially in Nupend and in the vicinity of the Primary School.

A traffic speed survey carried out 10th to 16th September 2018 (*Supplementary Information F4*), shows the 85th percentile speed (the speed at or below which 85% of vehicles travel) to be 38.9 mph eastbound and 37.3 mph westbound on the B4058, in the 30mph area through Nupend, where there is special concern. Volume average per day Mon to Fri was 2,789, Mon to Sun 2,613. It is thought that the route through to the District recycling centre and tip is used extensively at weekends accounting for little reduction in traffic during that period. Excess traffic speed worries local parents who walk with their children to the Primary School, Playgroup or playground, along narrow pavements and lanes and have to cross the busy B4058 near the School entrance.

A recent School Travel Survey June 2017, by Harris Ethical, *Supplementary Information A8*, has shown a significant dependence by parents on the private car for journeys to and from school. With improved PROW and safer walking routes, plus cycle routes this situation could improve.

Recently a large engineering project undertook the construction of an extensive section of the collapsed carriageway of the B4058, which had suffered catastrophic subsidence, flooding and extended periods of road closure between 2013 and 2017. This has restored an important arterial route on which the Parish depends.



*Part of the reconstructed B4058 roadway following collapse of the bank through subsidence*

Parking issues are an increasing problem identified in recent consultations with particular access and pressure points along Priory Fields and by the Village Hall, *Supplementary Information A3 and F3, 2018*.

Significant improvement of fibre broadband throughout the rural community and resultant improvement of home-working opportunities would greatly reduce the need to travel in the Parish. See Section 11 Employment and Business policies.

Sustainable Traffic and Transport Policies are linked primarily to Objectives 10 and 11 of the Plan.

## **Sustainable Traffic and Transport Policy (T)**

### **T1 Traffic movement and pedestrian safety**

Development proposals will be supported where they contribute to the improvement of traffic movement and pedestrian safety, where practicable, particularly in the vicinity of the Primary School and the Village Community facilities as identified in Table A.

### **T2 Connections to walking and cycling routes**

Developments should provide safe access to nearby walking or cycling routes that connect to local facilities where it is practicable to do so.

### **T3 Enhancement to transport infrastructure**

Development proposals will be supported where they contribute to the enhancement of parking provision, cycle racks and electric car charging facilities in the Village Centre.

## 12.2 T1-3 Evidence and Justification

### T1-3 Evidence

Safe access by foot is necessary for residents to reach the Village centre and facilities along narrow lanes or along the B4058. Mitigation should be provided in response to the increase in traffic caused by development through Section 106 agreements. This is to go part way to meeting serious concern about traffic speed through the Village.

There are currently only four buses a day through Horsley, which makes reliance on public transport very difficult, and in spite of enthusiastic take-up, this remains out of the question for some older, less able residents, who happen to live a long distance from the bus route. The reality is that Horsley Village and its hamlets are in a deeply rural area with very limited bus services and high dependency on commuting or car travel to reach essential services such as secondary school, doctor's surgery and shops, see *Supplementary Information F1.1-1.3*. The roadways are frequently too busy for safe cycling and there are no cycle tracks as part of new or old road design. There are bridle ways, some of which have reasonable surfaces for recreational cycling or horse riding. These are not useful for access to Nailsworth or for travel in the direction of Dursley. Permissive pathways are much appreciated and some, especially those provided by Ruskin Mill Trust, which are paved and lit, between Nailsworth and Horsley, are in regular use.

There is a significant problem of on-street parking and in many of the narrow access lanes to the B4058 and A46 this can be very difficult indeed. The only parking provision in the Village centre, at the Old Boot Inn site by The Cross and in the vicinity of the Village Hall, is insufficient at times of peak usage. For special events and significant occasions such as weddings or funerals, parishioners are grateful to local landowners generously opening up a field for overflow parking.

The *Questionnaire 2019*, (*Supplementary Information A11*), has investigated concerns local people have about traffic, public transport and parking (Section 2 Questions 4 & 7), also, pedestrian and cycling access with the evidence pointing to a need for improvement on present standards (Question 4).

### T1-3 Justification

- **Pressure points.** Problems around the village centre are currently being addressed by the Parish Council with the aim to drain and improve surfaces and improve access points to facilities
- **Walking and cycling routes.** There is demand and necessity to improve alternative means of access in the light of climate change and road user safety. With climate change and greater awareness of the benefits of exercise for health it is important to find ways of enhancing and adding to access routes. The narrow, steep and twisting lanes between the hamlets were not designed for modern traffic and represent a hazard at very busy times of the day and cannot withstand significant increase of vehicles arising from larger scale development. The generation of any additional traffic (vehicular) following development should not result in increase to the congestion of narrow lanes, which are used by pedestrians (as school routes on foot) by horse-riders and by cyclists and which have few passing places



- **Longer term policy.** Will include working with development proposals towards promoting the use of sustainable transport such as walking, cycling, as well as the uptake of smarter travel measures. There is a will to seek to reduce CO<sub>2</sub> emissions by using alternative means of transport, and to encourage walking and cycling. New permissive pathways and cycle routes would enhance provision. Areas in the vicinity of development through agricultural diversification also find that increased heavy traffic causes disruption and noise and makes daily access more difficult for ordinary residents. Great care must be taken when supporting development to accommodate all need
- **Parking provision.** The current culture of car dependency means that any new development should cater for an average of 1.5 vehicles per dwelling or 2 if a parking study demonstrates that this level would alleviate existing on-street parking problems. In addition there is a need to ensure better parking provision for residents and visitors who access the village facilities. The Parish is working to find ways to alleviate the parking pressure points.



*Park Wood*

## 13. Aspirational Policies



*View of the land parcels between Nupend (upper left) and The Village and Church (upper right) from across Boscombe Valley*

These evolving policies are aspirational and are aimed at improving community services and assets throughout the Parish in line with our Vision. Sources of finance might derive from the Parish Council, the Community Infrastructure Levy and other grant providing bodies such as the Landfill Levy (by way of the Parish proximity to the Recycling Facility) through, for example the Gloucestershire Environmental Trust and Ibstock Cory Environmental Trust. They could also be supported by funds from developers and private individuals.

### 13.1 Biodiversity

**A1** Support proactive measures by local residents and in development proposals that comply with other policy in the Plan to enhance wildlife in the Parish, as defined below. Examples of such measures include the following:

- Identification and registration of further LWS for limestone grassland and lowland (hay) meadows
- The re-introduction of Water Vole to the Horsley valley
- Consider ways forward to improve ecological connectivity of the ‘forgotten quarter’. This is the valley from Ledgemoor Bottom (near Chavenage) to Horsley (at Tiltups and upper Washpool Lane)
- Encourage the targeting of agri-environment schemes, especially around the permanent pasture resource (Priority grasslands, semi-improved grasslands), and
- The creation of a Parish Opportunity Map following further coverage of Phase 1 Habitat Survey and development of local Nature Recovery Areas
- Encourage and support community wildlife groups, including Hedgehog Support Group.

## A1 Justification

Biodiversity Aspirational objectives (A1) are (i) identification and registration of further LWS to include priority lowland meadow and limestone grassland as identified in recent survey and map (in Section 6.3 of the Plan) to include local meadows in the vicinity of Downend, Tickmorend, Boscombe Valley and Lower Lutheridge Valley, subject to landowners' consent and sensitivities (ii) re-introduction of Water Vole to the Horsley valley, and the more ambitious (iii) the creation of a Parish Opportunity Map following further work on Phase 1 Habitat Survey to cover the entire Parish. These policies form a coherent Plan and each aspect will contribute to building on and enhancing the status of the Parish's biodiversity in line with national and local objectives:

- LWS. Formal LWS designation is required to provide a stronger protection for sites, including Priority Habitats, which are of at least county-wide importance
- Water Vole reintroduction. The Horsley Valley around Ruskin and Horsley Mills once had a viable population of Water Vole. This is a UK Priority Species and protected by WCA 1980 legislation. It can be a Nature Recovery project
- Ways forward to improve ecological connectivity of the area to the east of the A46, the 'forgotten quarter' Unfortunately because of this trunk road, which runs in a north-south direction and bisects the middle of the Parish, there is severance of the hamlets of Middle Barton End and Upper Barton End from Lower Barton End with the other settlements of Horsley. In addition, the valleys around Chavenage House have been given less attention in this Plan. Land just east and south-east of the A46 consists of sloping valley-side ground with semi-improved pasture and some mixed arable on upper slopes, where many hedgerows have been removed. The valleys around Chavenage support semi-improved grassland, and ancient woodland
- Where possible, encourage the targeting of agri-environment schemes, thus assisting Natural England in implementing their C21 corporate strategy, and the Defra family (of which they are a part) in implementing the Defra 25 Year Plan. This should include targeting the improvement of a network of permanent pastures and hedgerows in order to enhance east to west ecological connectivity across the Parish
- Parish Opportunity Map. These measures will illustrate the Parish's high value nature sites and show how these could be strategically networked both Parish and District-wide in order to create a more resilient and biodiverse Parish.

## 13.2 Housing and Development

**A2** To complement existing community facilities, for example Nupend Community Orchard, and the village formal and informal play areas and the Community Shop, as an aspirational policy, garden allotments provision will be supported on exception sites, as long as they are sustainably managed.

### 13.3 Employment and Business Policy

#### **A3 Community Hub**

The Parish Council will work with local agencies and local residents to promote a community hub within the settlement boundary for the change of use of an existing building, or on previously developed land (subject to Policy B1), if there is evidence of demand through researched study and subject to general HNBP guidelines.



*View of Nupend from the Kingscote footpath to the south*

## 13.4 Sustainable Travel and Transport

**A4** The Parish will work with Gloucestershire Highways on traffic calming measures, to include design solutions, which will assist in slowing down traffic on the B4058 and enhance safety on the roads in the Parish, especially around the Primary School and in the narrow lanes, through a Quiet Lane policy that requires a 20mph zone.

**A5** The Parish will promote the use of sustainable transport such as walking, cycling and bus travel and the uptake of relatively carbon efficient travel methods. The parish will support community initiatives to increase the use of sustainable, low carbon transport, including Electronic Vehicle (EV) clubs. Such initiatives will be supported by other Neighbourhood Plan policies promoting improved internet connections which will allow more home working and reduce work-related commuting.

**A6** A safe cycle route, which is needed between Horsley village centre and Nailsworth and could provide a link to the National Cycle Network routes, is also an ambition.

**A7** Where appropriate, planning gain will be used to support the creation of new cycle paths, and the addition of new PROW links to existing footpaths, enhancing these particularly where they enable the connection between settlements and well-used sites such as the playground and both designated and non-designated green space.

**A8** Quiet lanes will be designated and provision sought from planning gain to provide safer pathways and lay-bys including the negotiation of short (by-pass) routes for pedestrians where feasible and where there is no safe pathway.

## 13.5 Renewable Energy and Community

### **A9 Renewable Energy Schemes**

The Parish Council will work with local agencies and local residents to promote community-led or owned renewable energy schemes which:

- Benefit the local community by contributing to local energy self-sufficiency and to a community fund
- Are respectful of CAONB recommendations
- Follow other policies in the Plan, for example Key Views
- Have wide community support
- Do not have an unacceptable impact on the environment or residential amenity.

The parish will encourage measures to increase levels of thermal efficiency in existing buildings and expect high levels of thermal efficiency to be included in all new development applications.

## A9 Justification

Nationally and internationally it is accepted that human and non-human life is under threat unless urgent action is taken to control greenhouse gas emissions. The agreed Gloucester Sustainable Energy Strategy, January 2019, seeks to promote measures towards becoming a carbon neutral county. The Stroud District Council climate emergency policy aims for a carbon neutral District by 2030. Stroud District Local Plan Delivery Policies ES2 and ES3 support appropriate measures for renewable/low carbon energy generation.

The 'Carbon Neutral Horsley' group has been formed to take forward these aims and to support moves towards carbon neutrality in this Parish. The Parish Council will work with residents and groups (such as 'Carbon Neutral Horsley') to help residents and to agree a code of practice which will encourage sustainable renewable energy scheme proposals.



*Back gardens and solar energy, Downend*

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## 15. Glossary

**3in1.** Horsley 3in1, the outcome of a special project to create a multi-functional space and venue in St Martin's Church for the benefit of worshippers, the local primary school and the community (2010).

**Affordable housing.** Housing for sale, rent or shared ownership for people whose needs are not met by the market, also social housing.

**Ancient woodland.** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**AONB. Area of Outstanding Natural Beauty.** A designated landscape, which is protected by the CRoW Act 2000. The Cotswold Conservation Board oversees the local AONB, one of 34 in England.

**Barton.** An old English term for a farmyard, or feudal West Country demesne referring to a manor/manor house, derived from beretun: bere/barley and tun/stockade, Collins Dictionary.

**BGS.** British Geological Survey, a world-leading geoscience centre for survey and monitoring, modelling and research, data and knowledge.

**BOCC4.** Birds of Conservation Concern 4: the Red List for Birds, 2015.

**BRD.** British Red Data Books. Official species lists and accounts used to assign conservation status to plant and animal species.

**BTO.** British Trust for Ornithology.

**Biodiversity sites.** Includes all international, national and locally designated sites of importance for biodiversity. International sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA), and Ramsar sites). National sites include Sites of Special Scientific Interest and National Nature Reserves (SSSI and NNR). Locally designated sites in Gloucestershire are referred to as Local Wildlife Sites. In addition, Horsley has identified its own strategic wildlife corridors.

**Building With Nature.** Certification scheme developed by Gloucestershire Wildlife Trust and the University of the West of England's Centre for Sustainable Planning and Environments, see Inside Ecology, online magazine 17.9.17. See also: <https://www.buildingwithnature.org.uk/contact>: Conservation Centre, Robinswood Hill Country Park, Reservoir Road, Gloucester, GL4 6SX.

**CEH.** Centre for Ecology & Hydrology - a leading UK research institute in the field of land and freshwater ecosystems and interaction with the atmosphere.

**Character Assessment.** A systematic observation and description of the built character and appearance of an area taking into account, layout, orientation and setting, materials and special or typical features in the locale.

**CIL. Community Infrastructure Levy.** A transparent system or planning charge based on the additional floor-space above 100 sq. metres of a development or conversion. Stroud District Council uses CIL to raise funds from most developers undertaking new building projects or conversions in the district, so that there is a contribution to the cost of the infrastructure which is a consequence of the development, include mitigating the impact on schools or roads. CIL came into force on 1 April 2017. A neighbourhood proportion is paid to the Parish Council to benefit the local community. The charge does not apply to social housing development or self-build.

**CLT. Community Land Trust.** <http://www.communitylandtrusts.org.uk/what-is-a-clt> CLTs are a form of community-led housing, and the National CLT Network is part of a broad alliance of organisations promoting this approach. Schemes that are genuinely community-led all share common principles:

- The community is involved throughout the process in key decisions. They don't necessarily have to initiate the conversation, or build homes themselves
- There is a presumption that the community group will take a long term formal role in the ownership, stewardship or management of the homes
- The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

**CRB. Community Right to Build.** The Community Right to Build, is part of an NDO and allows local communities to undertake small-scale, site-specific, community-led developments. The new powers give communities the freedom to build new homes, shops, businesses or facilities where they want them, without going through the normal planning application process, while subject to a referendum vote of 50%, and must follow NPPF planning guidelines and HNBP (see Localism Act 2011).

**CPRE.** Campaign to Protect Rural England.

**CRoW Act.** Countryside and Rights of Way Act, 2000.

**EU Habitats Directive.** This Directive is enacted into UK Law by The Conservation of Habitats and Species Regulations which includes protection for European Sites, European Protected Species and ecological networks. Applies to conservation of natural habitats, wild animals and wild plants.

**GCER.** Gloucestershire Centre for Environmental Records.

**Geomorphology.** The scientific study of the appearance of landform and how it came about, and the dynamics that bring about change, which assists in the ability to predict change to include risk of landslip and subsidence, and instability.

**GIS Mapping.** Geographic Information System Technology, a digital framework consisting of layers of data that can produce “actionable intelligence”, based on input of information that could include hydrology, geology, sensitive landscape, biodiversity, useful as a platform for design, such as planning. Phase 1 Habitat mapping could benefit from this enriched data.

**Hamlet.** A small group of buildings or human settlement.

**Hedgerows Regulations 1997 (Environment Act 1995).** See Natural England Guidance 16.8.2017.

**Heritage asset.** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**HNBP.** Horsley Parish Neighbourhood Development Plan (the Plan)

**Hydrology.** The scientific study of the movement and distribution of water and water systems in relation to land forms.

**In combination.** A planning term relating to cumulative impacts on a feature, for example a bat species, resulting from the total of all impacts on that feature within or outside a site to be subject to change.

**Incremental growth.** Gradual housing growth over the years usually as a consequence of windfall sites becoming available here and there and often just with one dwelling being built at a time.

**JNCC.** Joint Nature Conservation Committee. Has a statutory role to co-ordinate nature conservation action at a UK level working in partnership with the devolved countries/administrations. This includes UK reporting and implementation obligations arising from international agreements and treaties.

**LED.** Light-emitting diode.

**Linear development.** A pattern of settlement whereby houses were built along the edge of roadways, characteristic of Horsley.

**LNP.** Local Nature Partnership (Gloucestershire).

**Local Green Space.** Designated green areas important for the community and defined according to criteria in the NPPF 2019.

**Local Plan.** See SDLP.

**Localism Act 2011.** An Act of Parliament that facilitates decision making by local communities and groups/ individuals.

**LWS. Local Wildlife Site.** According to the Gloucestershire Wildlife Trust there are about 850 such designated sites in the County on private and public land (with consent of landowners). These sites are a material consideration in planning. They are specially rich habitats that provide essential refuges and corridors for wildlife and should not be disturbed. Includes semi-natural as well as unimproved grass land and old hedgerows, woodland etc. All data relating to Local Wildlife Sites is held by the Gloucestershire Wildlife Trust and by the Gloucestershire Centre for Environmental Records.

**Major development.** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. A small development is 9 or fewer dwellings.

**Mass movement.** Also mass wastage, slope movement and landslip as a consequence of gravity, internal friction and the particular character of local soil/rock substructure, affected by heavy rainfall or poor drainage.

**NPPF.** National Planning Policy Framework 2019.

<https://www.gov.uk/guidance/national-planning-policy-framework/achieving-sustainable-development>

**NERC.** Natural Environment and Rural Communities Act 2006.

**Natural Flood Management.** Managing flood risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

**NDO. Neighbourhood Development Order.** An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**NDP.** Neighbourhood Development Plan.

**Opportunity Mapping.** See English Nature Research Reports 687 Planning for Biodiversity – opportunity mapping and habitat networks in practice: a technical guide by Roger Catchpole. <http://www.nebiodiversity.org.uk/docs/88.pdf> In practice this process can be complicated, however, at its simplest level it can be a series of indicative maps, at different scales produced to enable users to identify areas of landscape that might enhance or inhibit the movement of species. The approach explicitly supports local decision making by allowing users to 'retro-fit' species of local conservation interest. After appropriate local testing, these maps can be used to support the development of tailored action plans that seek to maintain and enhance the current wildlife resource across a wider network of sites. The outputs will form the basis of some supplementary planning guidance that will help to inform Local Development Frameworks and Green Infrastructure planning.

**Outlier.** A dwelling (often a farm and collection of farm buildings) out on its own and a little distant from other, larger settlements.

**Phase 1 Habitat Survey.** See <http://jncc.defra.gov.uk/page-2468>. The industry standard for basic habitat surveying, it provides a relatively rapid system to record and map semi-natural vegetation and other wildlife habitats.

**Planning obligation.** See Section 106 of the Town and Country Planning Act 1990, to mitigate the impacts of a development proposal.

**PPG.** Planning practice guidance (NPPF).

**Precautionary Principle.** The Precautionary Principle has been endorsed internationally on many occasions. At the Earth Summit meeting at Rio in 1992, World leaders agreed Agenda 21, which advocated the widespread application of the Precautionary Principle in the following terms, <http://jncc.defra.gov.uk/default.aspx?page=2519>:

‘In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.’ (Principle 15).

According to JNCC (UK Government adviser), it is :

‘one of the key elements for policy decisions concerning environmental protection and management. It is applied in the circumstances where there are reasonable grounds for concern that an activity is, or could, cause harm but where there is uncertainty about the probability of the risk and the degree of harm’.

**Priority Habitats.** See S41 of the NERC Act - this lists Priority Species and Habitats, aimed to highlight, protect and reduce loss.

**PROW.** Public Rights of Way: includes registered footpaths, bridleways and tracks.

**PWLB.** Public Works Loans Board. Exists to loan funds to Local Authorities and other bodies such as Parish councils to facilitate works, such as infrastructure repair, for example.

**Red List (see RSPB).** A species list with the highest conservation priority.

**RSPB.** Royal Society for the Protection of Birds.

**Rural exception sites.** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

**Settlement.** A settlement is regarded locally as any grouping of old houses, sometimes around an old farmstead which acquired subsequently an accumulation of dwellings nearby, to form a hamlet or a larger village, the communities of which have come to have a separate identity. Not to be confused with the planning term, ‘Settlement Boundary’.

**Settlement Boundary.** In common use in planning indicating an area of permitted development within the Local Plan. See also ‘Village Envelope’. Also known as the ‘Development Boundary’. The Settlement Boundary in Horsley Parish encompasses part of the central village of Horsley and part of the Parish Hamlet, Nupend, so not strictly a ‘Village Envelope’ (see also, ‘settlement’).

**Settlement Hierarchy.** A Tier based system and method used by Stroud District Council Planning to direct strategic growth.

**SSSI.** Site of specific scientific interest.

**SEA.** A Strategic Environment Assessment.

**SNAs. Strategic Nature Areas.** Identified in the Gloucestershire Nature Map, and aimed to promote and extend Priority Habitats.

**SAC.** Special Area of Conservation.

**SDLP 2015.** Stroud District Local Plan. This is the current adopted Local Plan.

**Sustainable.** In planning, this is a core principle which means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. In wider terms it means low impact intervention.

**S106 Section 106 Agreement.** A legal agreement between the Local Authority and a developer, which usually entails planning obligations and may include a proportion of affordable housing in a market development, or other contributions that cannot be covered by CIL. The land itself is bound by the terms of the agreement, whoever may own it.

**Tufa.** A calcite deposit characteristic of limestone areas, petrifying around seepages, springs and cascades. Where this features the moss *Pulustriella commutata* it forms a habitat which qualifies as a European priority Habitat under the EU Habitat Regulations.

**Village Envelope.** See 'Settlement Boundary', usually the Settlement Limits surrounding the village as determined by the Local Plan.

**WCA.** Wildlife and Countryside Act 1981 (notices and amendments).

# 16. Annex 1: Local Green Space Designation

For LGS Policy (G1) and Assessment Criteria that must be met by Local Green Space designation see main text Section 7.3

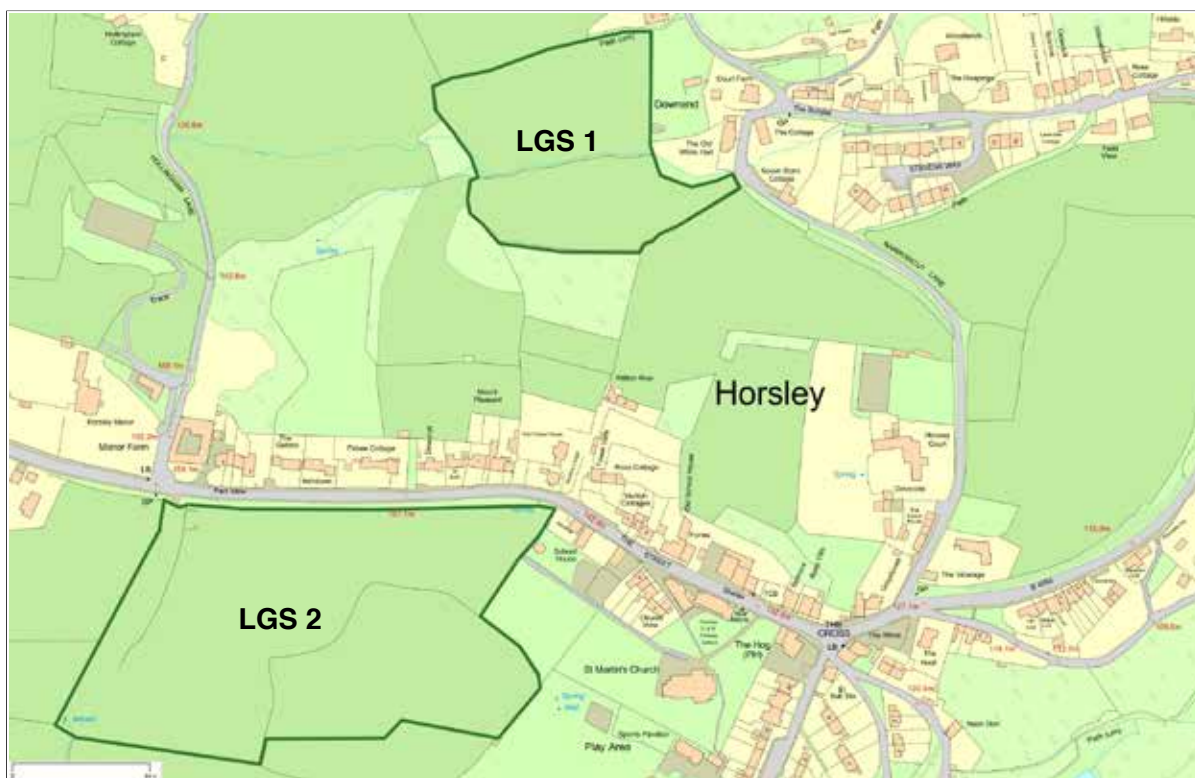
## Introduction

Horsley is a relatively rural village that is surrounded by fields, woods and deeply incised valleys. It includes a series of encircling hamlets that are separate from each other and from the centre of the village (*Supplementary Information H4 Hamlet Map*).

The green spaces between the hamlets and the centre of the village, and the fields beyond, are much loved and used as informal recreational spaces for adults and for children, see *Supplementary Information D5 Special Places in Horsley Parish: Community Event*. The paths, lanes and roads traversing the green spaces are walkable and offer tranquillity and rural vistas that respond to the local desire to be immersed in nature and so promote wellbeing and physical and mental health. It is this character and benefit that the occupants wish to see sustained by means of a Local Green Space Policy.

The purpose of this *Annex* is to describe the case for two Local Green Spaces (LGS) shown in the map below:

- Downend Meadow (LGS 1)
- The fields ST 5605 and ST 6202 between Horsley Village and Nupend (LGS 2).



Map of Horsley showing locations of LGS 1 and LGS 2

# Local Green Space (LGS) 1

## **Downend Meadow in Upper Downend, also known as Farmiloes Mead and The Barley Field**

### **Full description for evaluation**

This Local Green Space, Downend Meadow, is made up of two small pasture fields, bisected by a stream. Its total size is approximately 3.67 acres/1.485 hectares.

The fields in the valleys that run through the Parish and its interconnecting hamlets, epitomised at Downend Meadow, have a very different land use and pattern to those of the wider Cotswold 'tops' in the Parish.

Geographically, the site is part of the Downend to Sugley valley and is the natural upper extension to the more built up Downend / Tickmorend hamlets.



*Aerial view of Downend meadow showing the two pasture fields (centre and to right of centre in the image) bisected by a wooded stream 2018*

The site, with its deeply incised valley, is typical of the local area's topography. The stream is a high energy watercourse that descends via a waterfall above Hollingham Lane, through a field, and joins another small stream at the western boundary of Downend Meadow.

The upper part of the watercourse, including that in Downend Meadow, is natural (i.e. its course is unaltered) and is fed by small springs on either side of the valley. The limestone bedrock of the stream is covered with tufa (calcium carbonate) deposits known to be a geologically and biologically important feature.

The stream in Downend Meadow is lined by mature hazel and hawthorn trees.

Beyond Downend Meadow, the stream then travels the length of the hamlet of Downend, by way of a culvert, to emerge at Whiteway at the bottom of Downend en route to Horsley Bridge where it joins the mill-stream.



Visually, the site, which is within the AONB, offers much appreciated views of a typical Cotswold valley both within and beyond the field itself. These views are particularly fine looking down the Downend valley, and across the upper valley slopes and wolds.

Downend Meadow is an important, informal, community asset. It is a frequently used venue for walking (it is crossed by footpaths 62, 71 and 75 and accessed from footpath 70) dog walking, children's play, picnics, stream dipping, sledging, casual meetings with local (and non-local) people, and for bird watching and wildlife appreciation.

Over the years, local families have been grateful for the mostly benign stewardship of the various owners of the Downend Meadow. Recollections of the meadow as childhood play areas reveal the long standing value attached to it by the community.

Recollections of the past could as easily apply to a child's experience of Downend Meadow today and the continuing use of the meadow by the community, especially by children, is a key reason for aiming to protect it as an LGS.

Downend Meadow is particularly tranquil. The only road adjacent to the meadow is a narrow lane (Narrowcut Lane) at the lower part of the field. The tranquil feel is augmented by the sound of the stream that runs through the meadow and the abundant wildlife.

The site is an important component of the green network of spaces and corridors in the area. It is integral to the biodiversity/wildlife value of the whole valley of which it is part and is an important wildlife asset. For example, the stream in Downend meadow supports a Dipper territory. This is important since Dippers are on the edge of their range in the Stroud District.

The two fields on each side of the stream are old grasslands. The northern field is mainly semi-improved on neutral soil. The southern field is unimproved as indicated by the presence of numerous anthills of the Yellow Meadow Ant (which are probably the molehills referred to in Wendy Talbot Bristow's account set out earlier in this proposal). These ants are important food for the Green Woodpecker and other birds.

The grassland, whilst relatively species poor, is typical of lowland meadows which have had low nutrient inputs. The flora includes the grasses: Crested Dog's-tail, Common Bent, Red Fescue and Yorkshire Fog with White Clover, Creeping and Meadow Buttercups.

At the southern boundary of the latter field, a steep bank (the 'picnic' bank) rises to a scrubby, overgrown hedgerow with a number of tree species including Hawthorn, Hazel, Ash, Field Maple, Holly, Wych Elm, Oak and Sycamore. The variety of trees indicates that this is an ancient boundary (and a footpath runs along here). The bank itself supports more species-rich grassland of a more calcareous nature with Upright Brome, Wood Fals-Brome, Quaking Grass, Salad Burnet, Marjoram, small Scabious, Mouse-Ear Hawkweed, Rough Hawkbit, Lady's Bedstraw and Yellow Vetchling.

Local people were very concerned when a local landowner proposed development of exclusive designer housing on this and other nearby fields in September 2015. All three proposed development sites were outside of the Settlement Boundary and the proposal did not appear to serve local housing need.

There was a significant strongly negative response to the proposal during a village consultation and the proposals, for Downend particularly, paid scant regard to the SDLP 2015. Many locals felt particularly aggrieved at the lack of sensitivity shown to the community in the proposals to develop Downend Meadow since it is regarded as such a precious natural resource. The required access route alone would have destroyed the ambience of this special place and many thought the proposed provision of a children's playground unnecessary when nature already provided so much. The proposal was withdrawn and, ultimately, none of the three sites have been developed to date.<sup>9</sup>

<sup>9</sup> A subsequent planning application to build on one of the sites adjacent to Horsley Court itself was rejected by SDC and went to Appeal whereby the SDC decision to reject was upheld (Appeal Ref: APP/C1625/W/16/3159572).

## Evaluation: LGS 1

**TABLE A: ASSESSMENT OF LOCAL GREEN SPACE IDENTIFIED IN THE HORSLEY PARISH NEIGHBOURHOOD PLAN.** For a full explanation of criteria that may apply, see Section 7.3.

For further detail see full description.

Map	LGS 1
Settlement	Downend
Location	At the western end of Downend – two fields bisected by a stream ST 7137 & ST 7331
Current Use	Grazing for sheep
Designations	AONB
Test 1 (existing planning permission or local plan allocation)	No
Test 2 (distance to edge of nearest settlement)	Adjacent to settlement
Test 3 (local in character: size of area)	1.485 Hectares or 3.67 acres
Test 4 (capable of enduring beyond plan)	Yes
Test 5 (demonstrably special and holds a particular significance, beauty / historic significance / recreation value / tranquillity / richness of wildlife / other), (see Section 7.3 for guidelines)	

The field has local significance for its beauty and because it is so accessible. It is surrounded by well-established trees, has a rich flora, contains a permanently flowing stream and is viewed as an open ‘natural’ green space. It is perceived as a tranquil, quiet environment, not disturbed by traffic noise. The views from the higher parts of the field down towards the Horsley Valley are characteristic of the Cotswold AONB.

It has been used by local people for many generations for walking, sledging, dog walking, children’s play, picnics, stream dipping, and for bird watching and wildlife appreciation. It continues to be a popular, local recreational space.

It is also regularly used by non-local people. For example, each year, Colston Girls School in Bristol use the route through the field as part of their Duke of Edinburgh Award Scheme, and walking groups are frequently to be found strolling through the meadow.

## Local Green Space (LGS) 2

**The fields between Horsley Village Churchyard and Nupend (ST 5605 and ST 6202).**

### **Full description for evaluation.**

These two fields are a much valued part of the landscape of Horsley. The total size is approximately 8.7 acres/3.52 hectares.

One of the special features is the way in which open countryside reaches from the south into the heart of the settlement of Horsley and allows the movement of wildlife. This tract of land still separates the very old hamlet of Nupend, lying to the west, from the centre of Horsley village.

The early layout can also be seen in the 1838 and 1882 maps, (*Supplementary Information B5 and H6*).



*Aerial view of the fields (LGS 2), looking north-east from Nupend in late June 2018, after cutting*

Development of this area, for reasons other than agricultural purposes, would represent a suburban intrusion into the characteristic Cotswold AONB landscape of Cotswold 'tops'. It would lead to an irreplaceable loss of an intrinsic aspect of the character of Horsley and its hamlets.

Development of this Local Green Space would be especially detrimental to the peaceful setting of the heritage asset of St Martin's Church (Grade II listed), its churchyard of ancient monuments and other Grade II listed buildings in the vicinity. It would also remove the last remaining sense of Horsley Village and Nupend as two distinct entities. These are currently separate, in spite of the nearly encompassing settlement boundary.

The fields have been farmed since the late 18th Century as hay pasture and have also been used to graze cattle.

The area may have been part of either the demesne of the old Priory and Church lands (to the east) or the Nupend farmstead (to the west), between which it lies.

Nupend still features an 18th Century threshing barn and farmhouse (both Grade II listed). Nearby, just to the north of the field, on the other side of the B4058, is another set of very old farm dwellings (Park View), (Grade II listed). These now consist of 4 terraced houses, outwardly little changed in appearance since their enhancement, as well as other old cottages. Some are set back from the road and in open sight of the upper section of ST 5605.

The more recently converted cattle byre, which was once part of Manor Farm, is situated at the turn into Hollingham Lane. There has been some modern infill that respects the linear pattern of the original Horsley Village settlement (along The Street). This is interspersed with green frontages and garden spaces.

Currently, there is still a clear sense of having left Horsley Village centre as you walk or drive west and then enter the old hamlet of Nupend. There has been some sensitive new infill development in Nupend in more recent years, again following the linear pattern of the settlement.

The open space of ST 5605 rises from the extended burial ground with a view to the east of St Martin's Church and medieval tower, nestled beneath, and offers a tranquil spot where wildlife such as Roe Deer can be seen grazing.

Just to the south, the hedgerow boundaries of the next field (ST 6202) follow the southern boundary of the Churchyard. Here, there is an abundance of bird-life; see *Annex 5*, for a Habitat and Species Chart covering scrub and unimproved grassland, and Cotswold Plateau Habitats.

Part of the site was used in the past as the Horsley Carnival Field (in the 1940s and 1950s) (the remainder of which is now the football field) and occasional village "get-togethers" were held there. An example was the June 1994 all-day and evening Horsley Midsummer Caper.

The ground on the top of ST 5605 can be wet during the winter and following heavy summer rain, and a spring rises not far from the boundary of the burial ground, where there is a patch of rushes. In the cemetery nearby, burials can only be one burial deep because of the high and variable water table. There is an area of mass wastage to the south and south-west, see map (*Supplementary Information C3*). The complex of footpaths to the south of both fields, accessed normally between the Horsley village playing field and Boscombe are very popular with locals, as are all of the views.

From alongside and above LGS 2, the views stretch across the whole Parish in every direction. Likewise the fields can be seen from across the Parish, for example from Nupend along Boscombe Lane, from Hay Lane on the south-eastern side of the valley and, especially, from Barton Down just below the A46 where a footpath takes you to a delightful panorama of Horsley and several of its hamlets.

## Evaluation: LGS 2

**TABLE A: ASSESSMENT OF LOCAL GREEN SPACE IDENTIFIED IN THE HORSLEY PARISH NEIGHBOURHOOD PLAN.**

For a full explanation of criteria that may apply, see Section 7.3. For further detail see full description.

<b>Map</b>	LGS 2
<b>Settlement</b>	Horsley Village
<b>Location</b>	The fields, ST 5605 and ST 6202, lie adjacent to the Churchyard and burial ground in central Horsley between Horsley and Nupend.
<b>Current Use</b>	Pasture, sometimes grazing
<b>Designations</b>	AONB
<b>Test 1</b> (existing planning permission or local plan allocation)	No, this site is outside the Settlement Boundary. The north-east section of ST 5605 is under consideration as part of the SDC Review of the Local Plan.
<b>Test 2</b> (distance to edge of nearest settlement)	Adjacent to the Settlement Boundary of Horsley Parish and adjacent to the centre of Horsley Village.
<b>Test 3</b> (local in character: size of area)	3.52 Hectares or 8.7 Acres
<b>Test 4</b> (capable of enduring beyond plan)	Yes
<b>Test 5</b> (demonstrably special and holds a particular significance, beauty/historic significance/recreation value/ tranquillity/richness of wildlife/other), (see Section 7.3 for guidelines)	

The pasture fields comprising the site are part of a very significant open green space close to the centre of the village (see main description).

The field ST 5605 borders the road (B4058) where there is a steep, grassy bank, giving an impression from the road that you are driving or walking adjacent to open countryside. The site is a key component of the open space which separates the settlements of Horsley Village and the hamlet of Nupend.

The field is particularly important for the visual amenity it provides and is characteristic of the AONB landscape Cotswold “tops”. It affords a feeling of natural beauty through its open space and it is also the subject of a LVIA report (*Supplementary Information E10*).

Both fields complement the rural setting for the Grade II listed St Martin’s Church and its graveyard where the nearby view incorporates the 15th Century tower. It is a place of peace and tranquillity beside the churchyard and extended burial ground, where wildlife can be seen. There are no PROW and the only routes across the site are animal tracks.

## Annex 2: Horsley Parish Key Views

The distinctive character and natural beauty of Areas of Outstanding Natural Beauty (AONBs) make them some of the most special and loved places in England. AONBs were originally established under the National Parks and Access to the Countryside Act 1949, though the legislation was reformulated in the Countryside and Rights of Way Act 2000. Section 85 of the Act contains a general duty on all relevant authorities to ‘have regard to the purpose of conserving or enhancing the natural beauty’ of AONBs when coming to any decisions or carrying out activities relating to or affecting land within these areas.

We believe Horsley to be an outstanding example of a thriving community in the middle of an AONB and, as such, deserving, in the words of the NPPF: “the highest status of protection in relation to landscape and scenic beauty”. To support our claim, we have tried to identify the key views across the Parish from a scenic standpoint and what makes them special. We document ‘Key views’ as follows:

**Photo No:** The photos have been divided into those relating to Central Horsley (C), the eastern part of the parish (E), the Northern (N), the Southern (S) and the Western (W).

**Location of Viewpoint:** The position the photograph of the view was taken from, indicative of the view of a person standing there and more precisely identified from the accompanying map of the Parish.

**Direction of View:** Using an approximate compass direction.

**Description of View:** An objective description of the view, indicating what is included.

**Comments on Experience of View:** A subjective description of the importance of the view to a sensitive onlooker. Comments relate to the uniqueness of the view, its relationship to the context of Horsley, its situation in the middle of outstanding countryside and what makes this view special to the community.

**Classified:** An attempt has been made to classify the view into one of 3 types, although these are arguably all quite similar:

**E** - Exceptional, unique to Horsley

**I** - Important, perhaps not unique but still of considerable significance

**T** - Typical, showing an example of what is important, rather than of specific significance.

Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
C1		Central Horsley	E	Looking downhill at the start of Wormwood Hill towards Washpool.	Beautiful Cotswold terraced cottages to the right. A quintessential Cotswold Village view.	E
C2		Central Horsley	NE	Junction of Narrowcut Lane with B4058, looking towards Horsley Court.	Typical Cotswold village view, stone walls, traditional stone buildings interspersed with fine trees.	I
C3		Narrowcut Lane	E	Horsley Court from its Gateway.	Fine unspoilt English Grade II Listed C17 country house with Grade II Listed gateposts. Tower to the front was added later.	E
C5		Horsley Court Field	E	View of field in front of Horsley Court, as can be seen from gate in Narrowcut Lane.	Sheep grazing, an idyllic scene in the centre of Horsley.	I

Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
C6		Horsley Hill	E	Looking down Old Bristol Road/ Horsley Hill from the centre of the village.	A typical row of terraced Cotswold houses, each to a different design, with hilly countryside behind.	I
C7		Horsley Hill	SSE	Looking across valley to Hay Lane.	View from the middle of Horsley, showing wooded countryside leading up to top of Hay Lane and Barton End.	T
C8		Horsley Hill	E	Across Washpool from above to hill below the A46.	An exceptional piece of countryside, enhanced by the Cotswold cottages of Washpool.	E
C9		Old Bristol Road/ Horsley Hill	SE	Looking down on Washpool.	A wonderful view of the hamlet with open countryside behind.	E








Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
C11		Football Field	NE	The church, pavilion, playground and football field.	An exceptional environment for all forms of spiritual, sporting and social activity.	E
C12		Football Field	NE	Church and Playground.	Another view showing the proximity of the Church (or 3in1 centre) to the Playground.	E
C13		Burial Ground	SE	Burial Ground above Church in a setting with hills to the South.	A very important place for many, as it contains the graves of their ancestors, also very picturesque, surrounded as it is by Church,	I
C14		Elevated view above Football Field	SE	Across Priory Estate to Hay Lane hamlet.	A view that shows the characteristic linear development of Horsley along lanes and roads.	I
E1		View across the valley from the lane through Rockness	SE	Barton End in the distance.	A view across the Valley, in this case quite striking through the mist.	I

Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
E2		View across the valley from the lane through Rockness	SSW	Looking across Horsley valley from Rockness, trout ponds and Horsley Mill in the distance.	This view has remained the same for many years and encapsulates for some the charm of the Horsley valley.	I
E3		View across the valley from the lane through Rockness	E	Across Bath Road from Rockness edge of Parish.	In this view, the A46 scarcely impinges on the high ground to the eastern side of the Parish.	I
E4		Horsley Mill	NNE	Looking down the valley with Horsley Mill ahead and fishponds to the right.	A piece of landscape beautifully preserved by Ruskin Mill, the haunt of herons and other birdlife.	E
E5		Washpool Valley, path to Ruskin Mill	NNE	Looking towards a lake that forms a part of this valley.	A piece of picturesque landscape beautifully preserved by Mill House.	E
E6		Washpool Valley, path to Ruskin Mill	SW	Looking along this sunken valley with houses to the right of the stream.	A valued open space, a short walk from Washpool-also used by Primary School children for their May day procession.	I






Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
E7		Barton End	W	Horsley village from near the A46.	An interesting view of Central Horsley from the Bath Rd, showing prominent buildings, such as Horsley Court and the new-build with green spaces between.	I
E8		Barton End	W	Panoramic view showing Horsley Church, the fields east of Nupend and the new-build Sealey Wood development in the	From high ground, it is apparent how much the green space in between elements of Horsley Parish contribute to the sense of light and space.	I
E9		Barton End	NNW	View to Sugley, on the Northern side of Horsley.	Again, emphasising the green spaces between hamlets.	I
E10		Middle Barton, Footpath 28	N	Footpath through sheep pasture between the upper section of Barton End Lane and Shipton's Grave Lane.	Another typically rural piece of countryside.	T
E11		Upper Barton End, along route of Footpath 29	S	Farm track and barn.	Typical of the quiet, rural, unspoilt nature of this part of Horsley.	T






Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
E12		From the roadway to the SW of Upper Barton End	SE	Looking over the Monument field with Ledgemore in the far distance.	A flat and seemingly unending piece of typically rural countryside.	I
E13		Chavenage Lane	E	Looking across fields.	A representative image showing that much of the eastern side of the Parish is flat and given over to agriculture.	T
N1		Narrowcut Lane	N	Looking towards Downend from Narrowcut Lane.	A view from halfway down the hill, the snow providing a dramatic entrance to Downend, which enhances the striking impact of the hamlet.	E
N2		Narrowcut Lane	N	Looking towards Court Farm and the White Hart from Narrowcut Lane.	A closer view of the entrance to Downend from the South, showcasing a striking collection of Cotswold Stone buildings.	E
N3		Downend	S	Unspoilt field above an ancient stone stile.	Beautiful piece of landscape that sets off the hamlet of Downend.	E





Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
N4		Downend stream, Footpath 71	E	Downend meadow seen to the right of the stream.	A classic piece of unspoilt Cotswold countryside much loved by the community.	E
N5		Horsley, Footpath 70 (on the ridge above Downend stream)	SE	Looking down on Downend Meadow.	Another view from the opposite direction of an outstanding piece of English countryside.	E
N6		Downend near the B4058	SW	Fields above Downend owned by Horsley Court.	Fields above Downend to the South that contribute to its remarkable setting.	E
N7		Downend by the beginning of Horsley, Footpath 77	S	Fields above Downend owned by Horsley Court.	Another view of the fields that set off the hamlet of Downend.	E
N8		Rockness above Downend, Footpath 20	SSW	Looking into Downend valley above Folly Cottage.	An unspoilt piece of landscape on both sides of the valley.	I





Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
N9		Above Horsley Hill, Footpath 14	S	Looking from above across wooded countryside.	An autumnal landscape with barely any signs of human habitation, despite the busy B4058 below.	T
N10		Tickmorend	S	Across fields to the path of the B4058 on the horizon.	In this case, the snow enhances the green space acting as a gap between Tickmorend and the houses that line Horsley Hill.	E
N12		Restricted Byway 64 to Lower Lutheridge Farm	E	Looking eastwards across to Newmarket to the left, Wallow Green to the right.	An outstanding piece of countryside on the edge of Horsley Parish, enhanced in this picture by the snow.	E
N13		Lutheridge, Restricted Byway 64	E	Shortwood from Lutheridge.	An unspoilt piece of wonderful countryside	E






Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
N14		Lutheridge, Restricted Byway 64	W	Restricted bridleway in the snow.	Another striking piece of landscape, although with rather restricted access.	I
N15		Upper Lutheridge Farm entrance, Restricted Byway 64	NE	Looking across valley.	A farm in a small settlement on the Western edge of the Parish, near open and wooded countryside.	T
N16		Nupend from the B4058	N	Field to the North of B4058.	Another wonderful piece of countryside, reputedly home to otters.	E
N17		Wallow Green, Footpath to High Barn	SE	Looking across Cotswold tops with Horsley village in the distance.	A characteristic parish scene showing the setting of the village.	I
S1		Above Park Wood, Footpath 46	NW	View towards Sugley and Hollingham.	Beautiful autumnal landscape.	E






Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
S2		Hill South of Horsley, Footpath 46	NW	Looking across to the village from a vantage point across woods.	A wonderful sense of detachment yet closeness to the village that can be seen from above.	E
S3		Hill South of Horsley, Footpath 46	NW	Looking across to Horsley Court and Tickmorend from a vantage point.	The countryside provides a wonderful setting for the spread-out hamlets characteristic of Horsley.	E
S4		The Larch House, Hay Lane	W	View of open countryside from the top of Hay Lane.	Rolling hills enhance the landscape of trees and fields to the West of Hay Lane.	E
S5		Hay Lane	NNW	Row of Terraced Cottages.	An archetypal row of Cotswold cottages in a picturesque setting on a steep hill.	I
S6		Hartley Bridge field, Footpath 53	SW	An open field with Mason's Wood in the background.	Picturesque open field, often flooded in winter surrounded by woodland.	E








Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
S7		Path through Horsley Woods, Bridleway 54	S	View of Mason's Wood and Hay Lane.	Another view from the path that shows what can be seen through a gap in the trees.	I
S8		Path through Horsley Woods, Bridleway 54	SW	Along the path that curves downwards from the centre of the village.	A view from the winding paths that typifies the extensive woods to the south of Horsley.	T
W1		Entrance to 'The Slips', otherwise known as Boscombe Valley, Footpath 51	W	Looking along valley floor.	An exceptional place, marked by its unspoilt character, home to numerous wildflowers and butterflies.	E
W2		'Slips' Valley floor, Footpath 51	N	Looking upwards at 'The Slips'.	See above	E
W3		Top of 'Slips', Footpath 57	S	Looking downwards at 'The Slips' and Horsley Woods.	See above	E







Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
W4		Top of 'Slips', Footpath 51	SW	Looking at the far field across the valley.	See above	E
W5		Horsley Footpath 58, near Kingscote Wood	ENE	Looking across the valley back towards Horsley	One of the few views to the Church in the Horsley AONB that provides unbroken and unploughed ancient open pasture.	E
W6		Top of 'Slips' Boscombe Valley, Footpath 51	SW	Looking across the valley (in 2015).	View showing calcareous bank and cowslips. Some of the trees and hedges in this picture have since been cut down.	E
W7		Path from Boscombe Lane to Woodleaze Farm, Footpath 55	W	Stile near top of valley.	View shows boundary between Cotswold tops and valley-arable vs. permanent pasture.	T
W8		Nupend	E	Looking across towards Horsley.	The top end of the fields by the B4058 looking east, a valued green space between hamlets.	I

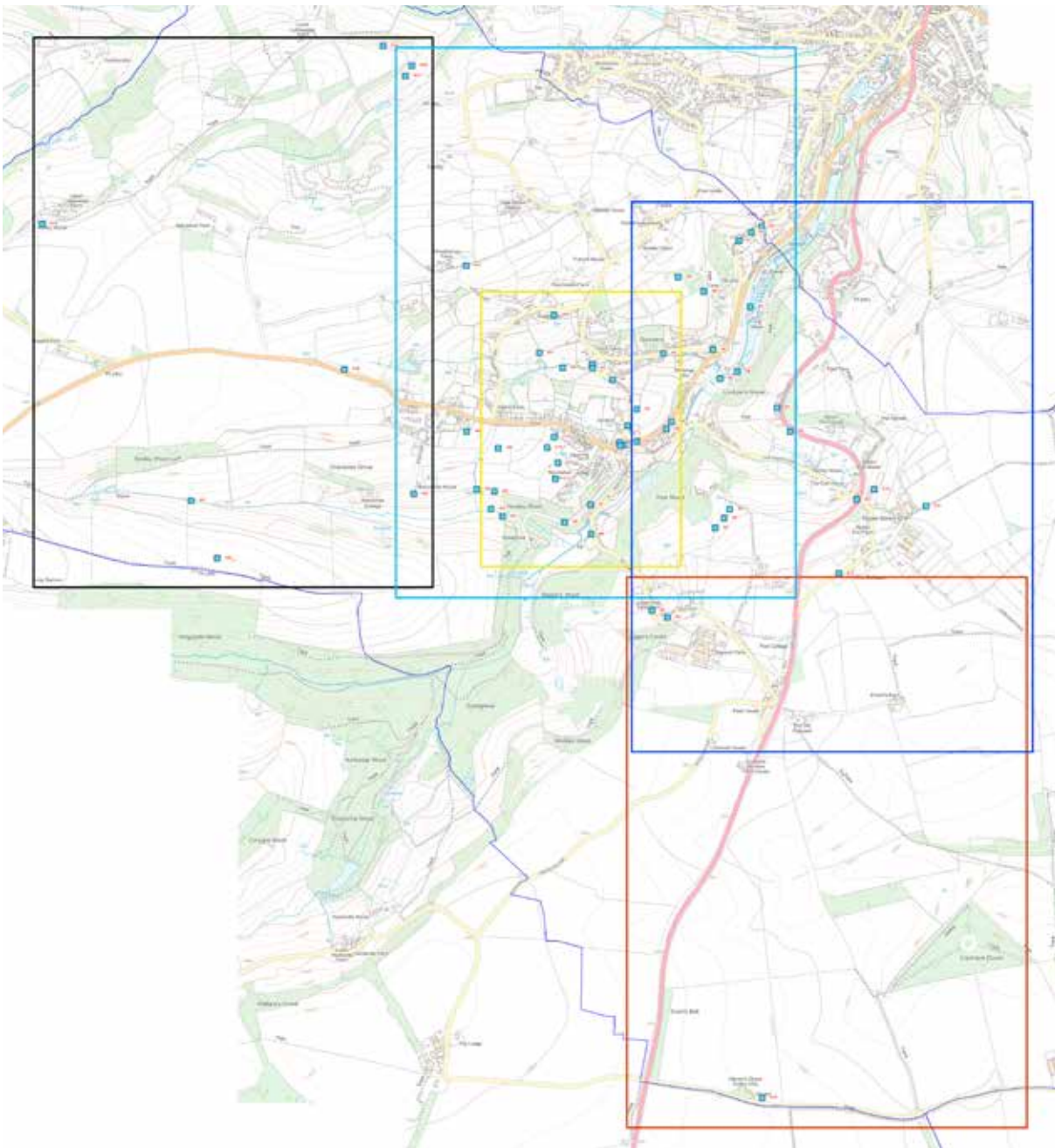
Photo No.		Location of Viewpoint	Direction of view	Description of View	Comments on Experience of View	Classified E, I or T
W9		View of St Martin's Church tower	ESE	Across field to Church tower and fields beyond.	A striking view of the Church tower, showing how the field to the North-West is central to its beautiful rural setting.	E

# Annex 3

## Full Map of Horsley Parish Key Views, details in Section 7.2

The areas covered by the section maps are indicated with coloured rectangles.

The black rectangle shows the area covering key views to the west of the Parish; the light blue rectangle shows the area covering key views to the central area of the Parish; the smaller yellow rectangle shows the area covering key views to the detailed central area of the Parish; the dark blue rectangle shows the area covering key views to the east of the Parish; and the red rectangle shows the area covering key views to the south of the Parish.



*Horsley Parish map and guide to Key Views*

## Annex 4 Planning Applications 2013-2019

Planning reference	Location	No. of houses	Bedrooms	Floor Area (approx.)	Description	Status
<b>APPROVED</b>						
S16/1263 S14/1191	Nupend Farm	4	5	300+ sqm	Detached House	Built
		5	4	250 sqm	Detached House	Built
		2	3	200 sqm	Detached House	Built
		3	2	200 sqm	Affordable House	Built
		2	2	120 sqm	Flat	Built
S15/1640 / S09/0310 S14/2274	Nupend – the Chooks	1	4	300 sqm	Detached House	Built
S15/1264 S11/2339 S09/2263 & S06/2619	Coach House, (Hands)	2 2	3 4	100 sqm	Change from coach station to 4 residential units	For Sale, Permission Lapsed
S14/2518 S12/1098 S17/0796	Wallow Green	1			Wheelbarrow Farm	Built
S14/0771 S11/1688	The Hog	1	4	150 sqm	Reinstatement of building closed for 5+ years	Built
S13/1035	Priory Fields	3	3/4	150 sqm	Terrace	Built
S14/2923 S16/1518	The Vicarage	0	3/4	250 sqm	Replacement to existing Bradstone	Built
S18/0589	Land at the Priory	5	3/4		Mews style houses (terrace)	Under Construction
Total: until March 2019		31				
<b>REFUSED</b>						
S17/0128	Barton End	1	2		Annexe to Dawn Cottage	Refused
S16/0940	Horsley Court	2	4		Detached House	Refused on Appeal
S14/1626	Field View, Bath Rd	1	2		Detached	Refused
S12/0358	Nupend Farm	1	2		Detached Ag Cottage	Refused

# Annex 5: Conservation Value of Habitats and Species in Horsley Parish

## The table overleaf includes:

- **Important and threatened species and habitats that are formally protected** - these will be Priority Habitats and Species, national designations Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SAC), protected species, (Wildlife and Countryside Act (WCA), EU Habitats Directive, national rarity categories (eg Red Data Book, threatened, scarce) and Royal Society for the Protection of Birds (RSPB) & British Trust for Ornithology (BTO) Birds of Conservation Concern (especially the 'Red List')
- **High quality habitats** - semi-improved or unimproved grasslands (permanent pasture), roadside verges with some remnant hay-meadow flora, ancient woodlands (may be old plantations on woodland site dating back to the 1600's), areas of scrub and brambles, species-rich and tall/dense hedgerows, streams, ponds, lakes and marshy areas, drystone walls and old quarry sites. High quality habitats for bats may include some of the old houses and mines
- **Habitats and species of importance in the local community** - these may not be of specially high biodiversity but are used and valued by the local community eg. scrub and hedgerows with local black-berrying patches, scrub with hawthorn and blackthorn for tremendous spring displays and sloe fruits in the autumn, or they may be ponds with frog-spawn in the spring. These may include wild garlic in woods, primroses on road and path-side banks, badgers, foxes, Horsley Community Orchard, parts of the Playing Field and environs of St Martin's burial ground.

## Reference:

- Natural England - Designated Sites view <https://designatedsites.naturalengland.org.uk/> and MAGIC interactive environmental mapping <https://magic.defra.gov.uk/>
- National Biodiversity Network (NBN) open-source data <https://nbn.org.uk/>
- Surveys carried by local experts; local knowledge.

Site features	Importance			Other protection & notes
	National	County	Local	
<b>HABITATS</b>				
Ancient woodland	+			Horsley & Kingscote Woods SSSI, Key Wildlife Sites
Unimproved limestone grassland; NVC category CG3	?	+		Annex 1 EU Habitats Directive; UK Priority habitat; Boscombe valley, potentially of national importance and certainly of County Wildlife Site importance, also Lower Lutheridge
Lowland meadow; NVC MG5	?	+		Annex 1 EU Habitats Directive; UK Priority habitat; above Downend/Tickmorend potentially of national importance and certainly of County Wildlife Site importance
Traditional orchards		+		Several; UK Priority habitat
Ponds, streams & associated wetland		+		The valley bottoms along Nailsworth Stream, flight ponds; includes UK Priority Habitat. Key Wildlife Site bottom of Hay Lane
Tufa springs and travertine	?	+		Springs and headwaters show tufa feature and at least two (in Kingscote & Horsley woods) sites with Palustriella mosses, therefore Annex 1 Priority habitat under the European Habitats Directive. Downend stream is lined with travertine and has significant tufa dams
Species-rich ancient hedgerows			+	Widespread in the west Parish. Not Priority Habitat but included in Priority Habitats list by JNCC; has great restoration potential, see Priority Habitats Map
Arable headlands			+	Priority Habitat – includes Chavenage Estate
Unimproved neutral grassland (NVC -MG1)			+	Verges with abundant wild-flowers including Meadow Crane's-bill and Lady's Bedstraw
Broad-leaved woodland (some ancient) & associated scrub			+	Often with poor ground-flora but of high value to bird assemblage
Species-rich ancient hedgerows			+	Old hedgerows with attendant flora; old suckering elms
Veteran trees			+	Have not been surveyed, need report/final survey; may be county importance

Site features	Importance			Other protection & notes
	National	County	Local	
<b>MAMMALS</b>				
Lesser Horseshoe bat	+			Annex 2, EU Habitats Directive, WCA ; maternity roost known
Greater Horseshoe bat	+			Rockness stone mines, lecking roost
Serotine	+			Echolocating around Downend
Brown Long-eared bat	+			Maternity roost known, maybe destroyed
Noctule	+			Echolocating over Horsley, WCA, Habs Directive
<i>Myotis</i> spp	+			Echolocating Narrowcut Lane and elsewhere
Soprano Pipistrelle	+			Horsley stream, WCA, Habs Directive
Common Pipistrelle	+			Widespread, maternity roosts known, WCA, Habs Directive
Otter	+			WCA, CRoW, Act, Horsley Mill
Water-vole	?			WCA, CRoW Act probably not present now at Horsley Mill
Yellow-necked mouse			+	Restricted to south Britain, recorded Downend & Tickmorend



Site features	Importance			Other protection & notes
	National	County	Local	
<b>BIRD ASSEMBLAGE</b>				
Birds of woodland, scrub, grassland and Cotswold plateau			+	There is an excellent range of bird species including those that are BoCC4 (see below):
<b>Breeding (or possible breeding) birds (not definitive); BoCC4 (BTO 2016)</b>				
Marsh Tit		+		BoCC4 (2015 data)* red list
House Sparrow		+		BoCC4 (2015 data) red list
Skylark		+		BoCC4 (2015 data) red list
Grey Wagtail		+		BoCC4 (2015 data) red list
Yellow Hammer		+		BoCC4 (2015 data) red list
Song Thrush			+	BoCC4 (2015 data) red list
Mistle Thrush			+	BoCC4 (2015 data) red list
Dipper		+		BoCC4 (2015 data) amber list
Swift		+		BoCC4 (2015 data) amber list
House Martin		+		BoCC4 (2015 data) amber list
Dunnock			+	BoCC4 (2015 data) amber list
Bullfinch			+	BoCC4 (2015 data) amber list
Mallard			+	BoCC4 (2015 data) amber list
Green Woodpecker			+	BoCC4 (2015 data) Green, downward trend in SW England

Site features	Importance			Other protection & notes
	National	County	Local	
<b>VASCULAR PLANTS</b>				
Vascular plants plant species, sub-species or varieties that are rare or uncommon, either internationally, nationally or more locally, including those that may be seasonally transient, examples as follows:				
Herb Paris Paris <i>quadrifolia</i>			+	Very local, ancient woodland
Orchids - Pyramidal <i>Anacamptis pyramidalis</i> , Bee <i>Ophrys apifera</i>			+	Local, unimproved meadows
Small teasel <i>Dipsacus pilosus</i>			+	Local, ancient woodland and fen
Spurge Laurel <i>Daphne laureola</i>			+	Local, mainly ancient woodland
Stinking Hellebore <i>Helleborus foetidus</i>			+	Local, deciduous woodland
<b>LICHENS</b>				
Horsley churchyard assemblage			+	Local interest – over 90 species recorded, BLS Lichen database

Site features	Importance			Other protection & notes
	National	County	Local	
<b>REPTILES AND AMPHIBIANS</b>				
Great Crested Newt (GCN)	?			UK BAP species; needs verification; legally protected Sched 5, 9 (1-5) WCA; CHS Regs 2010
Common Frog				Widespread Horsley, WCA 1981
Common Toad				Local Horsley, WCA 1981
Smooth Newt			+	Legally protected by Sched 5, Sect 9 (5) WCA 1981
Palmate Newt			+	Legally protected by Sched 5, Sect 9 (5) WCA 1981, widespread Horsley
Viviparous Lizard			+	Legally protected by Sched 5, Sect 9 (1 & 5) WCA 1981. Local Horsley, declining England
Slow-worm			+	Legally protected by Sched 5, Sect 9 (1 & 5) WCA 1981, widespread Horsley
Grass Snake			+	Legally protected by Sched 5, Sect 9 (1 & 5) WCA 1981. Local Horsley and UK; declining
<b>FISH</b>				
Bullhead		+		Annex 2 Habitats Directive Priority Species; Horsley stream
<b>INVERTEBRATES (UNDER-RECORDED)</b>				
Silver-washed Fritillary		+		Local, wooded scarps Horsley
<b>GEOLOGY</b>				
Jurassic stone-mines, including mollusc fossils (Downend)			+	
<b>HABITATS AND SPECIES OF IMPORTANCE TO THE LOCAL COMMUNITY</b>				
Wild Garlic, Primrose, Cowslips, Orchids (several species), Bluebells, Blackberries, Sloes				
Badgers, Foxes, Pipistrelles, Common Lizard, Slow-worms				
Green Woodpecker, Dipper, Red Kite, Kingfisher, Sparrowhawk, Tawny Owl				

# Annex 6: Landscape Sensitivity in Horsley Parish

## Reference points within the document pertaining to Landscape Sensitivity

### Page number and extract

11. (The NP) will also preserve the valued landscape and local environment

12. themes are linked in this way, to conserve and enhance the environs of Horsley within the Cotswolds AONB, its ecology and rural atmosphere so all can benefit

14. a nationally important landscape

19. The AONB status of Horsley Parish will still provide the highest level of protection to the locally valued landscape and environment, its tranquillity and dark skies.

20. New development will be sensitive to the local building tradition and to the green environment, and non-intrusive to the landscape

22. Ensure the landscape character of the AONB is protected by supporting highly sensitive development measures, taking into account the importance of sustainable agricultural production, impact on site topography, hydrology, orientation, landscape features, skylines, dark skies and effects of light pollution, preservation of tranquillity, sensitive habitats, ecological corridors and networks with implications for important species

22. Protect and enhance the local environment, its valued landscape, identified Key Views and green spaces through sensitive design. Designate Local Green Space (LGS) to provide informal open spaces for community enjoyment and children's play

22. Maintain the countryside setting of the Parish's scattered hamlets, and their separate identities

### 35. Geology and Landform Policy (E)

E1 Development proposals should take account of the complex geology of the neighbourhood area as set out in Supplementary Information C1 and C3. Development proposals should have particular regard to any potential risk of slope failure where geomorphological evidence in the particular locale is indicative of local mass wastage, and should demonstrate and ensure that the original integrity and stability of the slopes is maintained.

### 36. Hydrology Policy (E)

E2 Development proposals and other land use changes should have regard to information in *Supplementary Information C1-3* and take account of their possible impact on local hydrology to avoid disturbance or disruption to the flow and storage of water (above and below ground) that could contribute to flooding in the lower reaches of the river system. Development proposals which incorporate Natural Flood Management techniques will be supported.

37. ...the aim of policy is to encourage all future developments to pay due regard to in-depth assessments of both geological and hydrological factors and take measures to mitigate any negative impacts without damaging landscape sensitivity and sustainability.

38. Marsh, fen and wet woodlands, supporting a wide range of species. This includes fen vegetation with Meadowsweet, Great Willowherb, Water Mint, Opposite-leaved Golden saxifrage and an abundance of sedges such as Pendular and Remote Sedges. Here there is also a local profusion of an uncommon species, the Small Teasel. These habitats are important for wetland insects and pollinators, which in turn provide food, for example, for the nationally (red-listed) declining Grey Wagtail, Marsh and Willow Tits (Eaton *et al* 2015).

**38.** Ancient beech and ash woodlands and copses on steep valley sides supporting a suite of plants and animals, for example the Silver-washed Fritillary butterfly. These woodlands include the nationally designated 'Kingscote & Horsley Site of Special Scientific Interest' (SSSI), between Sandgrove (Horsley) and neighbouring Kingscote Parish

**39.** Of specific interest are (a) unimproved calcareous grasslands with characteristic limestone wildflowers and insects in the Boscombe, Downend and Lutheridge valleys, and (b) neutral grasslands including very species-rich hay meadows north of Downend / Tickmorend and between Wallow Green and Nailsworth.

**39.** Dense hedgerows providing interconnecting wildlife corridors between the valleys and the Cotswold tops.

**39.** Scrub and thickets.....Traditional orchards.....Multiple springs and tributary streams.....Stonemines.....Wide arable headlands.....Drystone walls and barns

#### **42. Biodiversity and Ecology Policy (E)**

E3 Development proposals should take account of biodiversity and ecological resources. Development proposals will be supported where it can be demonstrated that:

- They conserve and enhance any UK Priority Habitats and Species of Conservation Concern within a site, and continue to maintain the integrity of UK Priority Habitats and Species outside a site
- The integrity of the Ecological Network and its species, as mapped in this Plan, is maintained or enhanced
- They are in accordance with the approach taken in paragraph 175 of the NPPF
- Development layouts incorporate positive solutions to environmental and ecological constraints at the outset of plans
- Mitigation and offsetting is used as an option only when it can be demonstrated that there is no alternative
- The potential for the improvement of important neglected habitats and the creation of new habitats is considered.

**42.** The Parish has identified and mapped UK Priority Habitats (Figure 6) and other areas of high local value that it considers are important by themselves, or are essential building blocks for the protection of local ecological networks (thus contributing to Nature Recovery Areas as proposed in Defra's 25 Year Plan).

**43.** there are numerous species-rich and historically important hedgerows within the Parish

**44.** The inter-connected permanent grasslands, woodlands and streams of the upper valleys between the hamlets provide important ecological corridors and networks

**45.** The Government's recently published '25 Year' Environment Plan (Defra 2018) pledged to pass nature onto the next generation in a better condition than in which it was inherited. The '25 Year Plan' will promote restoration and enhancement of biodiversity in line with the NPPF

**46.** Natural England in their comments on the Local Plan Emerging Strategy Paper (p.145). They say 'there is a danger that development of land of limited biodiversity value in its own right can lead to the creation of islands of biodiversity, permanently severed from other areas'.

**46.** The ecological networks for west Horsley also show, in Figure 7, the importance of essential supporting habitats and networks in the wider environment adjacent to SNAs. In addition, these habitats also provide intrinsic ecosystem connectivity at the scale of the Parish itself for a wide range of characteristic species and habitats.

46. a Parish Opportunity Map..... will illustrate the Parish's high value nature sites and show how these could be strategically networked through the restoration of adjacent more degraded sites, in order to create a more resilient and biodiverse Parish.

48. Dark Skies Policy aims to conserve and enhance the environs of Horsley and reduce the impact of light pollution from artificial light

53. Key aspects of Horsley's valued landscape are:

Exceptional scenic beauty, unspoilt natural environment and ecology, and quiet, less remarkable corners that can provide havens for wildlife.....Characteristic features and tranquil places of the Cotswold landscape that bear the imprint of generations. This attractive part of our heritage is of immense value to local people.....High levels of 'intactness' or integrity thanks to the pattern of landscape features that have been sustained and little modified over time.....Local distinctiveness of the natural environment and unrestricted access to a large network of traditional footpaths and bridleways that draw people to the locale,

### **56. Landscape Character Policy (L1)**

Development proposals, which enable the protection and enhancement of the local landscape and features such as traditional orchards, pasture, distinctive stands of trees, woodland resources, distinctive or old hedgerows and lines of dry stone walls, old stone stiles, and water courses, will be supported. Development proposals which would have an unacceptable impact on the character and the integrity of the landscape in the neighbourhood area will not be supported unless it can be demonstrated that they meet national or local needs, that there is a lack of sustainable alternative sites available and where such proposals incorporate mitigation measures to reduce their effect on the landscape setting.

Development proposals should ensure that design is proportionate, sustainable, visually accommodated and non-intrusive. Proposals will be supported which incorporate measures to ensure that there is no unacceptable impact on the landscape sensitivity, tranquility, skyline and associated dark skies.

Development proposals which could affect identified Key Views should demonstrate how they have considered the following matters as appropriate to their scale, nature and location within the neighbourhood area:

- Location and orientation of built structures within the site design
- Scale, roofline, height and external lighting,
- Materials and fenestration,
- Boundary treatments, landscaping and terracing.

Development proposals that include provision for new links to public rights of way, cycle ways and enhancement of informal green spaces / informal play areas and green corridors will be supported.

56. The aim is to enable change, "without eroding the special qualities of the area."

57. Local opinion supports the significance of being in the AONB, and appreciation of landscape, woodland, the hedges and drystone walls and fauna and flora.

57. Long established features such as field boundary walls and hedgerows, are an important part of the heritage

57. distinctive stands of trees have become part of the familiar and much loved landscape,

57. the outdoor environment is regarded as a prominent feature of the Parish, with a variety of walks, wildlife and outdoor space considered as the top three aspects

57. In designated AONBs development should be restricted, and accordingly the 'presumption' in favour of sustainable development does not automatically apply.

57. the Parish expects protection of the AONB designated landscape within Horsley Parish to be the highest priority in land use and planning determination

57. The Cotswolds represent a landscape that has a high sensitivity value. 'Landscape sensitivity' refers to a landscape's ability to tolerate change without compromising its fundamental character. This principle extends to the particular associated features of a landscape environment characterised by the CAONB, which are a result of the history of settlement in the Cotswolds and contribute to local distinctiveness

57. The impact of housing or other development including some renewable energy installations on views in the local landscape, and key features as identified by the AONB character assessments, or tranquillity, or the impact of artificial light and inappropriate levels of Kelvin (warm light) that can discomfort people or adversely affect wildlife, should be measured in terms of avoiding harm, in the first place, and then minimisation of any harm in the second place. Action should aim to promote conservation and/or enhancement of the setting and ambiance of the AONB.

58. There needs to be careful consideration of development that might lead to a loss of what is essentially a non-renewable resource, namely the Cotswolds rural landscape, or the depletion of something that has real social and cultural importance both locally in Horsley and in a much broader context. This suggests that a balanced approach is needed. The local community has demonstrated that the environment and landscape is highly valued and is a major factor contributing to the quality of their life and wellbeing

59. the 'natural beauty criteria' of an Area of Outstanding Natural Beauty (AONB) should include 'relative tranquillity', 'relative wildness', 'natural heritage features', and 'cultural heritage' that 'can include the built environment that makes the area unique',

59. In this part of the Cotswolds AONB, scenic quality and other factors which meet a 'natural beauty criterion' combine in many valued views across the rural landscape which have been identified by the local community. Preservation and enhancement of these views is important to residents, and appreciated by visitors and tourists.....the green spaces in between settlements and prospects of the rural built environment

59. The collective 'right' to be able to appreciate landscape, and therefore enjoy key views, is implied in international law and it is implicit in NPPF policies which promote the highest respect for AONB and emphasise the need for sustainability to ensure that landscape is protected and safeguarded so that it can be inherited by future generations

#### **59. Key Views Policy (KV1)**

The Plan designates the views in Annex 2 (and as shown on Figures 10-14) as Key Views. Development proposals which would have an unacceptable impact on identified Key Views will not be supported unless a substantial benefit to the community can be demonstrated.

60. the local community has demonstrated that they value the scenic quality of the uninterrupted rural landscape within the vicinity of settlements and beyond for a range of benefits including tranquillity

60. Policy seeks to protect identified parts of the landscape for future generations.

60. Coherence between elements of the landscape, that could be destroyed by inappropriate development, is important in terms of maintaining a 'sense of place' and a person's ability to 'read' the scene or to broaden their knowledge

60. 'Intrusive' or prominent roof-lines and structures against a skyline that are insensitively designed or placed can have a negative effect, while setting a building so that it nestles within the contour can harmonise with the built environment as it follows a traditional pattern

61. All green and wildlife sites in the Parish are potentially sensitive

61. Great weight to conserving and enhancing landscape and scenic beauty of the Cotswolds AONB, with regards to all sites, is required under paragraph 172 of the National Planning Policy Framework (NPPF).

67. Areas within the natural environment can be reserved for the general benefit of the community through planning and other recognised means of designation, for example by means of the formal process of Local Green Space designation as enshrined in the NPPF. For Horsley, this can apply to areas that are valued as open visual prospects with links to the countryside, even if there is no public access, or to places where there is a store of cultural memory and informal use.

67. Walking and other forms of exercise in quiet, rural environments promote mental and physical health.

67. Protection of key green spaces is therefore critical. Campaign to Protect Rural England (CPRE) 'intrusion' mapping (2007) showed that such areas are increasingly rare: the tranquillity of England is being increasingly fragmented by urban development and new infrastructure. This underlines the importance of green space preservation and the need to plan for this since the value of green space may not be fully appreciated until it is under threat or disappears.

67. In rural settings many of the green spaces valued by local people have free access at the discretion of a series of landowners across generations, as experienced in Horsley. Local people regard their access to the countryside as part of their natural legacy. Changes in agricultural business and land value can diminish such resources. Local Green Space, as proposed, complements the long established provision of the more formal spaces of the playing field and children's playing ground in the Village centre.

#### **68. Local Green Space Policy (G1)**

The following areas within Horsley Parish are designated as Local Green Space. For detailed criteria, description and assessment of proposed sites, see Local Green Space Designation in Annex 1:

- LGS 1 Downend Meadow in Upper Downend, also known as Farmiloes Mead and The Barley Field
- LGS 2 Part of the field between Horsley Village Churchyard and Nupend

Proposals for development within the two designated Local Green Spaces will only be supported in very special circumstances.

70. The Community and Local Green Space. The protection of certain key, most used and/or most highly prized green spaces as Local Green Space within the Parish will ensure that the value these have provided over decades will be protected for future generations.

70. The local community, through this neighbourhood Plan has identified green areas that are of particular importance to them as natural open space, so that these areas may be protected for the community's benefit

70. Local Green Space in the AONB. This kind of space requires additional protection, not only because pressures on land-use in areas of particular sensitivity within the AONB whether within or outside the Settlement Boundary suggest that designated land with agricultural and traditional multi-purpose use can still be vulnerable to uses that rule out community access and enjoyment

**79. Heritage and the Built Environment Policy (H1)** Development proposals which reflect local distinctiveness and ensure that the historic environment of Horsley in its vicinity is respected - and where practicable enhanced - will be supported. In development proposals affecting non-designated heritage assets and historic features exemplified in the evidence base, *Supplementary Information E3 Section 1*, significant period features and original materials should be preserved, where necessary repaired and incorporated into the wider development proposal. Retro-fitting for energy efficiency purposes, should be given careful consideration and its use will be supported if it is not detrimental to period or historic features and materials as defined in this Plan's documents.



Development proposals in the vicinity of heritage assets should respect the setting of those assets. Development proposals which would have an unacceptable impact on the setting of a heritage asset will not be supported.

**80.** The historic plan of the settlements has therefore evolved with local knowledge taking into account such constraints as potential land slippage and provides clues as to where appropriate development should take place in the future, and, in the interests of sustainability, where it should be avoided. Modern development should endeavour to do the same.

**81.** in which it is acknowledged that significance is not always easy to appreciate and that “minor losses” can erode an area’s distinctiveness

**83.** The challenge in seeking a balanced solution to development in the Horsley area is to find ways to avoid compromise to a sensitive landscape, its biodiversity, and historic assets listed or otherwise in a living, working countryside within the Cotswolds Area of Outstanding Natural Beauty. Retaining the distinctive character of the deeply rural surroundings, housing traditions and the sense of place within the Parish of Horsley is important for local residents, as well as for visitors and accords with the CAONB Management Plan’s purposes of conservation and enhancement of the natural beauty of the AONB and its special qualities.

#### **86. Housing and Development Policy (HD)**

**HD1 Infill and replacement dwellings** Development proposals for infill or replacement dwellings within defined settlement development limits of Horsley/Nupend in the Stroud Local Plan will be supported which meet the criteria in Policy HC1 of the Stroud Local Plan and which:

- Respect the setting of the Cotswold AONB; and
- Respect the linear character of the built environment, its traditions of scale, rooflines, provision of garden space, plot boundary treatment and open rural aspect.

**86.** In Question 8, 92% of respondents think the setting of the AONB is either highly or very important in relation to the quality of life. Question 13 evaluates opinion about the potential effect of new housing development on the environment with 94% saying they felt that the requirement of new housing to have a low impact on the AONB was of the highest importance or very important.

**86.** In the summary of hamlet meeting discussions, maintenance of the hamlet-based essence of the Parish and the rural, non-urban or non-suburban feel of the area were felt to be important

**87.** The comprehensive Landscape Sensitivity Assessment Final Report, for SDC, Pts 1 & 2, Dec 2016, and subsequent Stroud District Strategic Assessment of Land Availability (SALA) 2017 (updated 2018), designed to identify potential sites at the edge of Settlement Boundaries for development by means of settlement boundary change, categorised the majority of the Horsley sites under analysis as being of high sensitivity in terms of residential development, with one site regarded as medium to high sensitivity. The following factors considered in the assessment include the sensitivity of views across open valley sides, the open setting of the linear character of the rural village, sensitivity to prominence of building of a scale required for a housing allocation, sensitivity of the skyline, of views to the church tower, which forms a focus, the burial ground, and aspects of tranquillity.

**87.** A Landscape Visual Impact Assessment (LVIA) report commissioned by Horsley Parish Council (Lepus May 2018) has assessed land west of St Martin’s Church (LSA site H03), from the perspective of visual impact on landscape character, arising from development and in consideration of AONB status, see *Supplementary Information E10*. The importance of protecting the setting of the AONB and sensitivity of the surrounding landscape from the impact from modern development is reinforced by local opinion. The appreciation of the setting of traditional built forms in the area has led to policy which requires new and extended buildings to be sited so that they nestle into the landscape in contrast with over-prominent, or dominant ridge-lines of single mass structures, that can puncture the skyline or obstruct lines of sight.

**87.** Layout. Older building patterns in the Parish are low density with little to no overlook or back-land development and allow unobstructed views of the natural landscape. These are qualities local people wish to see preserved unless there is special justification

### **91. Housing and Development Policy (HD)**

**HD5** Proposals for development outside the defined settlement development limits of Horsley/Nupend in the Stroud Local Plan will only be supported if they are appropriate to a countryside location and they are consistent with local development plan policies.

**91.** The separation of the hamlets and the existence of open space between built-up areas are local features that are highly valued by many residents, as expressed by respondents to the Questionnaire 2019, (Question 22). This theme was also discussed in the hamlet meetings. Some expressed a view that a new hamlet or infill within the hamlets would be better than a large estate style development on the edge of the settlement boundary or coalescence that led to the destruction of the separate identity and setting of the historic hamlets.

**91.** Maintaining the distinction of the hamlets is a major theme of importance to local people and respects Horsley Parish's special historic heritage.

**99.** Horsley's distinctive street-scapes within the hamlets and along The Street are typical of the Settled Valleys and are characterised by attractive, non-uniform buildings built in weathered local light cream limestone that ages to a mottled tone, with irregular steeply inclined, stone-tiled roofs and gables, in settings that are sensitive to development.

**114. A1** Support proactive measures by local residents and in development proposals that comply with other policy in the Plan to enhance wildlife in the Parish, as defined below. Examples of such measures include the following:

- Identification and registration of further LWS for limestone grassland and lowland (hay) meadows
- The re-introduction of Water Vole to the Horsley valley
- Consider ways forward to improve ecological connectivity of the 'forgotten quarter'. This is the valley from Ledgemoor Bottom (near Chavenage) to Horsley (at Tiltups and upper Washpool Lane)
- Encourage the targeting of agri-environment schemes, especially around the permanent pasture resource (priority grasslands, semi-improved grasslands), and
- The creation of a Parish Opportunity Map following further coverage of Phase 1 Habitat Survey and development of local Nature Recovery Areas
- Encourage and support community wildlife groups, including Hedgehog Support Group.

**115. A2** To complement existing community facilities, for example Nupend Community Orchard, and the village formal and informal play areas and the Community Shop, as an aspirational policy, garden allotments provision will be supported on exception sites, as long as they are sustainably managed.

**126-132.** Annex 1: Local Green Space Designation

**133-146.** Annex 2: Horsley Parish Key Views

**149-154.** Annex 5: Conservation Value of Habitats and Species in Horsley Parish