

Summary of consultation responses on a draft Conservation Area Statement for Randwick Conservation Area

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Randwick Conservation Area Review

Randwick was first designated as a conservation area in June 1990. No boundary changes have been made since its original designation, the area has never previously been subject to a full appraisal or review. The conservation area does not have an adopted Conservation Area Statement (CAS).



Randwick and Westrip Parish Council has worked with specialist consultants (Inspire Heritage Services) to carry out a conservation area review and to produce a **Draft Conservation Area Statement**, which describes the character and historic significance of the conservation area and sets out a series of management proposals and design guidelines to help ensure the conservation area is conserved and enhanced.

District Council officers were not directly involved in the conservation area review or the drafting of the conservation area statement. However, subject to any necessary amendments, Stroud District Council will consider adopting the document as **Supplementary Planning Advice (SPA)**, to help inform planning decisions and steer the application of **Local Plan policies** within the conservation area.

Consultation

In 2022, as part of their review process, the parish council's consultants carried out some public consultation, including a survey, to gain an understanding of the local community's thoughts about the conservation area and what gives it its special character and interest. The survey also asked about issues and pressures which face the Conservation Area. A consultation report, which summarises the 2022 survey findings, is appended to this Summary.

The resulting Draft Conservation Area Statement (2022) was considered by Stroud District Council's **Environment Committee** in September 2023, who approved the publication of the document for the purposes of public consultation.

Stroud District Council ran a six-week public consultation on the Draft CAS, from **Wednesday January 10th - Wednesday February 21st 2024**. The draft CAS document and the 2022 Consultation Report were published online on the District Council's website (www.stroud.gov.uk/randwikca) and paper copies were made available for viewing in Randwick (by arrangement with the parish clerk) and at the District Council offices in Ebley.

Consultation feedback was invited via an online survey or comments could be submitted in writing via email or letter.

Publicity:

The public consultation was advertised in the local newspaper (Stroud News and Journal, 10/01/23) and via posters on the parish council's notice boards. It was featured in the District Council's email newsletter, which goes to all subscribers. A letter was sent to notify all addresses

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directly affected by specific proposals in the draft management plan (i.e. those affected by a list of proposed Article 4(2) directions, those affected by proposed boundary changes and those identified as ‘locally significant heritage assets’, which the Draft CAS recommended as additions to a “Local List”). Email notifications were also sent direct to key stakeholder organisations:

- All town and parish clerks in Stroud District
- Ward councillor for Randwick, Whiteshill and Ruscombe
- Stroud’s Museum in the Park
- Randwick Historical Association
- Gloucestershire County Council Archaeologist
- Gloucestershire Historic Environment Record
- Historic England (Southwest)
- Gloucestershire Local History Association
- Gloucestershire Buildings Recording Group
- Gloucestershire Society for Industrial Archaeology
- Gloucestershire Archaeology Association
- Stroudwater Textile Trust
- Stroud Preservation Trust
- Inspire Heritage Services (consultancy)

Public Meeting:

Section 71 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (“The Act”) concerns “management proposals”, placing a duty upon the local planning authority (“from time to time”) to formulate and publish specific proposals for the preservation and enhancement of their conservation areas. Section 71 also requires such proposals to be considered at a “public meeting” in the area to which they relate and for

the local planning authority to “*have regard to any views concerning the proposals expressed by persons attending the meeting*”.

Accordingly, residents and stakeholders were invited to attend the **public forum** at the start of the **Parish Council Meeting** in Randwick Village Hall on **Thursday 18th January**. This provided an opportunity to ask members of the Parish Council and Officers from Stroud District Council any questions about the Conservation Area Review and the draft document.

More than 20 members of the public attended the meeting, as well as parish councillors and Stroud District Council’s Specialist Conservation Officer and Senior Planning Strategy Officer.

There were some questions around the following:

- The practical implications for residents / building owners of ‘local listing’ and of making an article 4(2) direction;
- Whether conservation area status offers a means to protect and improve the management of natural environment features, including Randwick Woods (which is outside the CA boundary);
- What is the ‘setting’ of a conservation area and what additional planning controls / protections does conservation area designation give to the setting;
- Why the proposed boundary extension (to the south) seems to cut through the garden of Townsend Cottage; and why (new-build) Ptarmigan House does not appear on the map which illustrates the proposed boundary change.

The District Council’s officers attempted to answer all questions and assured those in attendance that, as part of this consultation process, they would be scrutinising all proposed boundary changes and looking at



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all buildings where either an Article 4(2) direction or a ‘local listing’ is proposed, to ensure those designations are warranted and legally enforceable.

No overt objections were expressed at the meeting; but speakers were generally concerned with the clarity of the proposals and wished to ensure they properly understood the implications. Whilst there seemed to be broad appreciation of Randwick’s conservation area status and general support for management measures and design guidance, there was some sense that views about “good” or “bad” design are diverse, and the draft document is a bit subjective. It will be important to ensure that any design guidance and policy advice contained in the final CAS is fully justified, in terms of the conservation area’s distinctive character and its special architectural and historic interest.

Respondents

The following stakeholder organisations responded with written comments:

- Historic England Southwest – Historic Places Advisor (via email)
- Gloucestershire County Council Archaeology – Archaeologist (via email)
- Randwick Historical Association (via online survey)

A very small number of individuals (<10) responded with written comments, most of whom are residents of the conservation area or the wider parish. Half made use of the online survey and half responded via email. In the summary that follows, comments have not been attributed to specific individuals.

Summary of public consultation responses

The online survey presented a series of questions, which followed the structure of the draft CAS document. In the summary that follows, all comments (whether received via the online survey or via other means) have been tabulated according to that structure, so you can see whether any comments were made about specific sections of the draft document.

Comments have not been attributed to specific individuals. Comments may appear more than once in the summary tables (in full or in part), if the point being made is relevant to other sections or themes within the draft document. Comments have been reproduced verbatim where possible, but some have been slightly abbreviated or paraphrased.

The District Council’s recommendations

As part of this consultation stage, Planning Strategy and Conservation officers have also looked at the draft document in detail. Officers have made some recommendations about how stakeholders’ and individuals’ concerns might be responded to (set out in the tables that follow).

Officers have also provided the parish council with series of observations and draft recommendations, with a view to ensuring the final document is sound, user-friendly and will add the most value it possibly can to the Council’s existing Local Plan policies, if it is to be adopted for the purposes of Supplementary Planning Advice. The parish council was able to discuss these draft recommendations at their meeting on 21st March 2024 and will agree next steps with District Council officers.



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General comments

GENERAL COMMENTS	Comment	SDC response and recommendation	Consider amending
Individual / resident (via online survey)	The report appears to be motivated by snobbery with a touch of nimbyism and lacks an objective view of how to make Randwick a better place to actually live in. Peoples homes are relegated to mere backdrops to a series of picture postcard views.	<p>Section 69 of the <i>Planning (Listed Building and Conservation Areas) Act 1990</i> defines conservation areas as ‘<i>areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance</i>’. Local planning authorities have the statutory duty to identify and designate such areas and they also have a statutory duty to formulate and publish specific proposals for the preservation and enhancement of their conservation areas (Section 71).</p> <p>The principal legislative driver behind a conservation area is therefore the protection and/or enhancement of what makes the place special and significant, in terms of its architectural or historic interest. That is the focus and purpose of a conservation area appraisal and conservation area management proposals.</p> <p>It will, however, be important to ensure that any design guidance and policy advice contained in the final CAS is fully justified, in terms of the conservation area’s distinctive character and its special architectural and historic interest. In this respect, it should indeed be objective, and should not come across as subjective nimbyism.</p> <p>A picture-postcard ‘pretty’ appearance is really a by-product of the objective things that give Randwick its historic and architectural character. The idea is not to prioritise views and features that are subjectively ‘pretty’, but to notice and help to sustain the things that give the area its special historic and architectural interest and which are, thereby, formative influences on its character and appearance.</p>	
Individual / resident (via online survey)	I welcome the conservation area review and hope that after review by SDC it can be adopted by SDC as supplementary planning advice.	Noted.	

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GENERAL COMMENTS	Comment	SDC response and recommendation	Consider amending
	I approve of the proposed local listing and Article 4 designations, subject to SDC officers' review.		
Historic England (via email)	<p>...we would wish to congratulate your authority and the Parish Council for the production of this document. Public sector austerity for many years has made it difficult for local planning authorities to find the resources necessary to review Conservation Areas and produce and update Appraisals and Management Plans as recommended in national best practice advice.</p> <p>As a consequence, alternative measures for doing so are increasingly being explored by those authorities, capitalising on a growing interest and desire at the local community level to undertake the tasks involved, and in turn often – though not always - exploiting resources made available to them with the advent of central government funding through, for example, neighbourhood planning.</p> <p>Local planning authorities are therefore, using their guidance and stewardship, able to steer communities to ensure that eventual products satisfy corporate and statutory requirements and can be formally adopted by them in due course.</p> <p>Pilot exercises help refine the brief which can then be rolled out more widely in their areas as circumstances allow, and which in reflecting the different scales and issues associated with each Conservation Area allow these to determine the size and content of the documents produced.</p> <p>This facilitates a more flexible attitude, using a consistent structure but making best use of available resources to tailor</p>	<p>Stroud District Council’s Heritage Strategy (Adopted as SPA in 2018) seeks to set informed priorities for the conservation, management and monitoring of the district’s heritage assets, including the effective and efficient discharge of the Council’s statutory duties and obligations, as well as the allocation of resources.</p> <p>Establishing a programme of conservation area appraisal and monitoring is one of the Strategy’s priorities. While resources for resuming a programme of in-house appraisal are limited, the Strategy (p29) encourages community involvement and recognises the potential for community-led conservation area reviews.</p> <p>We recognise that Randwick & Westrip parish council’s work offers a prototype for how other communities could undertake conservation area reviews; and therefore we do see the importance of ensuring that the end product (the appraisal and the management plan) “satisfies corporate and statutory requirements”. The Randwick CAS may well set the tone for future reviews, and we would really like to be able to point to it as an exemplar - particularly as we recognise that the Council’s suite of in-house Conservation Area Statements (all of which were produced pre-2008) are now quite aged. National guidance on best practice has moved on, and so has the District’s own planning policy framework (Local Plan adopted 2015; Draft Local Plan 2021).</p> <p>In response to Historic England’s comments, we particularly note the following:</p> <ul style="list-style-type: none"> • <i>The level of detail [in the appraisal / analysis] should allow for the descriptive elements of the conservation area to remain relatively definitive;</i> 	yes



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GENERAL COMMENTS	Comment	SDC response and recommendation	Consider amending
	<p>reports to individual Areas rather than a one-size-fits-all approach.</p> <p>It is not clear in this instance whether the Randwick document is a pilot in that respect or the first of a now agreed conceptual roll out. We make this observation as, while the document is impressive in its comprehensiveness and detail, it may be difficult to sustain this level of application to all conservation areas, however desirable, particularly if modest in size or agenda.</p> <p>In terms of document design, the level of detail should allow for the descriptive elements of the Area to remain relatively definitive so that updates at appropriate times need only focus on issues and amendments to management proposals as a consequence.</p> <p>On a final, minor point, we would encourage consistency in the referencing of the document. The consultation refers to a “Conservation Area Statement”, which is now a rather historic term which predates the use of “Appraisal” and “Management Plan” which of course is what the document actually is. To avoid confusion, we would recommend using the latter terms throughout.</p>	<ul style="list-style-type: none"> • <i>Updates at appropriate times need only focus on issues and amendments to management proposals;</i> • <i>“Conservation Area Statement” is now a rather historic term, which predates the use of “Appraisal” and “Management Plan”.</i> <p>Whilst we (SDC) have referred to the document in its entirety as a “Conservation Area Statement” (CAS), we accept that the terms “Conservation Area Appraisal” and “Conservation Area Management Plan” are more appropriate and more up-to-date.</p> <p>We can see the benefit of a two-part document format, comprising an appraisal / analysis part (which should be based upon a ‘timeless’ summary of significance, which will remain relevant in 5, 10, 20 years’ time, even if details change and development occurs) and a management plan part, which can be reviewed and refreshed periodically, along with a review of issues / pressures / opportunities.</p> <p>That is essentially what Randwick’s draft CAS does do, but a bit of tweaking could make this format and content even more effective.</p> <p>To this end, some more detailed recommendations and suggested amendments are set out in the District Council’s own Recommendations.</p> <p>We don’t have concerns about the document’s length and level of detail <i>per se</i>, but it is crucial that every word adds value, and that the analysis and management proposals really get to the crux of what is special about Randwick and in what ways this is especially under threat. There is some risk of missing the wood for the trees.</p>	

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Part 1: Introduction

Would you like to comment about Part 1: Introduction?

Are there any factual or typographical errors? Is the information clear? Has anything been missed?

PART 1: INTRODUCTION	Comment	SDC response and recommendation	Consider amending
	1.1 Introduction to Randwick Conservation Area		
	No specific comments received		
	1.2 What is a Conservation Area?		
	No specific comments received		
	1.3 Planning Legislation, Policy and Guidance		
	No specific comments received		
	1.4 Purpose of this Conservation Area Statement		
	No specific comments received		
	1.5 Consultation and Engagement		
	No specific comments received		

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Part 2: The Analysis

Would you like to comment about Part 2: The Analysis?

Are there any factual or typographical errors? Is the information clear? Has anything been missed?

PART 2	Comment	SDC response and recommendation	Consider amending
	2.1 History of the settlement of Randwick		
	No specific comments received		
	2.2 Location		
	No specific comments received		
	2.3 Geology, Topography and Landscape		
Individual / resident (via email)	<p>I went to the Randwick and Westrip parish council meeting last Thursday to learn about the proposals ... I learned that the conservation area is concerned with the built environment and that the fields and woodlands which surround the village will not be included in the conservation area.</p> <p>However, it was made clear that these fields and woodlands were protected, in practice, by the conservation area's existence, in that planning for development within those fields and woods could be turned down for having a detrimental effect on the character of the village. The importance of the fields in maintaining the character of the village, for example when viewing the village from nearby viewpoints, was stressed by the planning officers from Ebley Mill who were leading this part of meeting.</p>	<p>Noted.</p> <p>The CAS must clearly identify the importance of Randwick Woods as a visual setting / backdrop; and should articulate how this may be vulnerable.</p> <p>Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).</p>	yes
	2.4 Heritage Assets		
	No specific comments received		

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PART 2	Comment	SDC response and recommendation	Consider amending
	2.5 Listed Buildings		
Randwick Historical Association (via online survey)	Parag. 2.5.9: Typo regarding the Lock-up. <i>"The building forms an important of group..."</i>	Correct 2.5.9 to read: <i>"The building forms <u>part of</u> an important of group..."</i>	yes
	2.6 "Locally listed" buildings / Non-designated heritage assets		
Individual / resident (via online survey)	Figure 8 Proposed extension to the South: the boundary splits Townsend Cottage's garden in half longitudinally and omits the lagger containing the two squeeze stiles described in 2.6.8	<p>Consider identifying the location of each of the squeeze-stone stiles on a map (perhaps a map of all the 'local heritage assets' referenced in the CAS).</p> <p>As long as they are included within the 'study area' for the conservation area review, and they are identified through the review process as "locally significant non-designated heritage assets" (in words and on a map), it doesn't matter whether all the stiles are located inside the final conservation area boundary or not. It is not critical that the boundary is re-drawn to include the entirety of the lagger and the two stiles by Townsend Cottage / Ptarmigan, but you may wish to consider this.</p> <p>See also: response to comments about 5.3 (A Review of the Conservation Area Boundary) and Map 1 (Proposed Boundary Extension Plan)</p>	Yes (mapping)
Individual / resident (via email)	I have done a quick read of this very good paper but whilst it emphasises the importance and value of landscape views, and stresses the need to conserve the buildings, it is a little short on emphasising the need to preserve the ancient pathways / laggars which give access to these important landscape features and enabled, before modern transport, the economic development of the area.	<p><u>Re. the laggars and paths:</u> It isn't entirely clear from this comment whether it refers solely to the laggars and paths within the conservation area, or seeks to extend a form of protection out beyond the conservation area and into the countryside around.</p> <p>For those located within the conservation area (provided they are clearly identified as a feature of the conservation area's character and significance), it would not be necessary to additionally identify them as local heritage assets.</p>	yes

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PART 2	Comment	SDC response and recommendation	Consider amending
	<p>In the Randwick area there are some rare forms of stone stiles which enhance the character of the historic environment.</p> <p>These ancient pathways also provide today a valuable recreational resource, which is to be encourage by stressing their historic importance and current social value. They should be key non designated heritage assets giving, as I have written, access to designated landscapes. There is need for more emphasis in the paper on their preservation.</p>	<p>However, we agree there are opportunities to beef up the description, the explanation of significance and an exploration of any vulnerabilities / threats. For example: in section 2.3 (Geology, Topography and Landscape), 3.3 (Character Area 1: Townscape and Spatial Analysis), perhaps 3.4 (Character Area 1: Architecture and Materials), 3.5 (Character Area 1: Setting and Views), possibly within Part 4: Issues and Opportunities (e.g. 4.1.4 new development, 4.1.9 traffic and parking, 4.1.11 boundary treatments and landscaping).</p> <p>Consider developing a specific Management Recommendation in response or adding to / adapting existing recommendations.</p> <p><u>Re. the squeeze-stone stiles:</u> the draft CAS does identify these as locally significant heritage assets. Consider also identifying the location of each of the squeeze-stone stiles on a map (perhaps a map of all the 'local heritage assets' referenced in the CAS).</p>	
2.7 Archaeology			
<p>Gloucestershire County Council Archaeologist</p>	<p>I have checked the document against the county Historic Environment Record and consider this section to cover all the main sites of archaeological interest. The only comments I wish to add are:-</p> <p>Section 2.7.1 – for Scheduled Monument titled “Randwick Hill long barrow, round barrows and dyke” you should refer to the National Heritage List for England no. 1002107 as well as the HER number.</p> <p>Section 2.7.2 – In reference to the possible square enclosure defined by banks (HER 34367), the document states “<i>This is located to the west of Fountain Pond</i>” whereas it is actually located to the east of Fountain Pond.</p>	<p>i) Ensure the reference to “Randwick Hill long barrow, round barrows and dyke” includes the National Heritage List for England no. 1002107 too.</p> <p>ii) Correct 2.7.2 to read: “<i>This is located to the west east of Fountain Pond</i>”</p>	<p>yes</p>

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PART 2	Comment	SDC response and recommendation	Consider amending
	2.8 Buildings at Risk		
Randwick Historical Association (via online survey)	Parag. 2.8.1: The RHA would welcome any proposals to ensure the conservation of the Grade II Listed Lock-up.	noted	

Part 3: The Character Areas of Randwick

Would you like to comment about Part 3: The Character Areas of Randwick?

Are there any factual or typographical errors? Is the information clear? Has anything been missed? The two "Character Areas" described in the Draft CAS are shown in Map 3 (Appendix 1).

PART 3:	Comment	SDC response and recommendation	Consider amending
	3.1 The Character Areas of Randwick - Introduction		
	No specific comments received		

CHARACTER AREA 1:	Comment	SDC response and recommendation	Consider amending
	3.2 Character Area 1 - The Village Core		
	No specific comments received		



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CHARACTER AREA 1:	Comment	SDC response and recommendation	Consider amending
3.3 Character Area 1 - townscape and spatial analysis			
Individual / resident (via online survey)	<p>Parag. 3.3.9: <i>“Sections of timber fencing, plate 24, can detract from the character of the Conservation Area”.</i></p> <p>The objection to timber boundary fences is against recent rulings by Stroud District Council. The Approval Notice Planning Ref:S.15/2915/FUL Application Date: 18/12/2015 (For two new dwellings within the proposed extension to the Conservation area) amongst other things demands that:</p> <p>“A solid boundary treatment measuring between 1.8 and 2 metres high must be installed along the south-west and south-east boundaries prior to the occupation of the dwellings.” Reason: “To protect the amenities of neighbouring dwellings.”</p> <p>This is clearly shown as a close boarded timber fence on the accompanying plans.</p>	<p>The purpose of conservation area appraisal and the formulation of policy guidance and management proposals is to ensure that future planning decisions are well informed and evidence-backed. This may involve the identification of emerging trends (including development that may have been granted planning approval in the past) that are having a positive or a negative effect on the character and special interest of the conservation area.</p> <p>However, it is important to ensure that any statements about ‘harm’ and judgements about whether things are ‘appropriate’ or ‘inappropriate’ (and whether certain materials or features “detract”, as in this example) are clearly explained, specifically in terms of the impact on the character, appearance or special architectural or historic interest of the area / building. This provides justification for any design guidance and policy advice contained in the final CAS.</p> <p>In this case, the statement at parag. 3.3.9 is not unreasonable, but it is perhaps only partially explained.</p> <p>Are sections of timber fence visually harmful because of their condition or colour? (does it jar with the traditional palette of materials and colours? are they prone to becoming shabby? Does that matter? Why?); do they detract because they obscure or distort more traditional boundary features (e.g. by adding height to low stone walls; do they alter the prevailing sense of enclosure and proportion?); are short sections of fencing visually disruptive to the cohesiveness of a long stone boundary wall? ...</p> <p>3.3.9 also strays into ‘guidance’ where it says this <i>“should be managed appropriately through replacement planting or replacement with stone walling”</i>. This aspect should perhaps be articulated in Part 4 (issues & Opportunities) or Part 5</p>	yes

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CHARACTER AREA 1:	Comment	SDC response and recommendation	Consider amending
		(Management Plan) instead (with reference back to the ‘analysis’ in 3.3.9 as justification).	
3.4 Character Area 1 - architecture and materials			
Individual / resident (via online survey)	<p>Throughout the report there are pejorative remarks about cost-effective modern materials and methods and the promotion of much more expensive (but not necessarily any more effective) alternatives; no explanation is offered as to why the former are thought to be detrimental or the latter advantageous to the street scene.</p> <p>For example: Parag. 3.4.11 <i>“The use of modern materials is a negative aspect which detract from the character and appearance of the area.”</i> Why?</p>	<p>[see also comments about Part 5 Management Proposals – Recommendation 1C].</p> <p>As above, it is important to ensure that any statements about ‘harm’ and judgements about whether things are ‘appropriate’ or ‘inappropriate’ (and whether certain materials or features are “negative”, as in this example) are clearly explained, specifically in terms of the impact on the character, appearance or special architectural or historic interest of the area / building. This provides justification for any design guidance and policy advice contained in the final CAS.</p> <p>For example, where there is a particularly strong tradition of direct-glazing into stone mullion windows, or where timber casements historically include very slim opening sashes made of iron (as is quite common around the Stroud area), the introduction of big, chunky, bright white uPVC windows is visually distracting and can disrupt the architectural proportions of the building.</p> <p>The use of modern materials (e.g. uPVC rainwater goods and, indeed, in some cases uPVC or aluminium doors / windows) is not always something that can be controlled or would <i>always</i> be prohibited in a conservation area. It depends on many things, including visual prominence and the detailing of the product. (A slim-profile aluminium window <i>might</i> be perfectly acceptable as a replacement; some uPVC casement windows have a slim ‘flush’ profile and come in a range of ‘paint-like’ colours, which <i>might</i> actually be less visually obtrusive than a stormproof wooden</p>	yes

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CHARACTER AREA 1:	Comment	SDC response and recommendation	Consider amending
		<p>window, stained dark brown – even though wood is a “traditional” material).</p> <p>Judging harm and ‘negative’ impact is more nuanced than “<i>The use of modern materials is a negative aspect which detract from the character and appearance of the area</i>” allows for.</p> <p>In conjunction with better explanation / justification, consider using terms like “<i>can be visually distracting</i>” or “<i>may harm the architectural cohesiveness of the building / area</i>”.</p> <p>And rather than advocating blanket prohibitions, any management proposals / design guidance must allow for some flexibility in planning decisions (and should encourage good practice and thoughtful choices, even when they cannot be legally enforced through planning controls). Consider using terms such as “<i>will generally be expected to...</i>” or “<i>...may not be considered appropriate</i>”, instead of “<i>should</i>” and “<i>must</i>”.</p>	
3.5 Character Area 1 - setting and views			
	<p>See also comments in response to 2.3 Geology, Topography and Landscape, regarding the role that Randwick Woods plays as a visual backdrop to the settlement.</p>	<p>The CAS must clearly identify the importance of Randwick Woods as a visual setting / backdrop; and should articulate how this may be vulnerable.</p> <p>Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).</p>	<p>yes</p>

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CHARACTER AREA 2:	Comment	SDC response and recommendation	Consider amending
	3.6 Character Area 2 - The Playing Fields		
	No specific comments received		
	3.7 Character Area 2 – Landscape character		
	No specific comments received		
	3.8 Character Area 2 - setting and views		
	See also comments in response to 2.3 Geology, Topography and Landscape , regarding the role that Randwick Woods plays as a visual backdrop to the settlement.	<p>The CAS must clearly identify the importance of Randwick Woods as a visual setting / backdrop; and should articulate how this may be vulnerable.</p> <p>Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).</p>	yes

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Part 4: Issues and Opportunities

Would you like to comment about Part 4: Issues and Opportunities?

Are there any factual or typographical errors? Is the information clear and are the issues identified reasonable? Do these issues and opportunities provide a logical and reasonable basis for the proposals and guidelines set out in the Management Plan (Part 5)? Has anything been missed?

PART 4: Issues & Opportunities	Comment	SDC response and recommendation	Consider amending
Part 4 Intro: Issues and Opportunities (p33), including SWOT analysis			
Individual / resident (via online survey)	<p>Parag. 4.1.1: SWOT analysis, figure 7 lists “<i>timber outbuildings and garden studios</i>” as weaknesses.</p> <p>Despite this the SDC Planning Department recently granting permission for such buildings within the Conservation area (see S.15/2360/HHOLD). For many householders, outbuildings and studios are vital to the full enjoyment of their property and preferable to erecting permanent extensions to the main dwelling.</p>	<p>The purpose of conservation area appraisal and the formulation of policy guidance and management proposals is to ensure that future planning decisions are well informed and evidence-backed. This may involve the identification of emerging trends (including development that may have been granted planning approval in the past) that are having a positive or a negative effect on the character and special interest of the conservation area.</p> <p>However, it is important to ensure that any statements about ‘harm’ and judgements about whether things are ‘appropriate’ or ‘inappropriate’ (and whether certain materials or features are a “weakness”, as in this example) are clearly explained, specifically in terms of the impact on the character, appearance or special architectural or historic interest of the area / building. This provides justification for any design guidance and policy advice contained in the final CAS.</p> <p>Not all timber outbuildings and garden studios are a weakness or threat. It surely depends on siting, scale, design and detailing?</p>	yes
Loss of traditional architectural details			
	No specific comments received		
New development, alterations, extensions and demolition			



Public Consultation Responses

PART 4: Issues & Opportunities	Comment	SDC response and recommendation	Consider amending
	See also comments in response to 2.3 Geology, Topography and Landscape , regarding the role that Randwick Woods plays as a visual backdrop to the settlement.	<p>The CAS must clearly identify the importance of Randwick Woods as a visual setting / backdrop; and should articulate how this may be vulnerable.</p> <p>Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).</p>	yes
	Buildings at Risk		
	No specific comments received		
	Sustainability		
Individual / resident (via online survey)	Parag. 4.1.6: It is unfortunate that preventing “ <i>the loss of original features such as traditional windows</i> ” is thought to be more important than “ <i>the current drive for zero carbon</i> ”, given that the latter is part of the effort to reduce global warming. A matter of life or death for people in many parts of the world.	<p>Section 69 of the <i>Planning (Listed Building and Conservation Areas) Act 1990</i> defines conservation areas as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Local planning authorities have the statutory duty to identify and designate such areas.</p> <p>Section 72 of the Act requires that local planning authorities pay special attention in the exercise of all planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This means that they must take account of this in the application of any policies, in making development control decisions, enforcement, controls relating to trees, advertisements, properties in need of maintenance and in exercising their highway powers.</p>	

Public Consultation Responses

PART 4: Issues & Opportunities	Comment	SDC response and recommendation	Consider amending
		<p>They must “pay special attention” to this, even when considering proposals which may fulfil other objectives (e.g. zero carbon) and it is valid to draw attention to the desirability of conserving original and historic features.</p> <p>Extra planning controls and considerations in conservation areas exist to protect the historic and architectural elements which make the place special. The purpose of conservation area appraisal and the formulation of policy guidance and management proposals is to ensure that future planning decisions are well informed and evidence-backed. This should include the identification of things that give the area its special character and architectural quality; and may involve the identification of emerging trends that are having a negative effect on it. Hence, identifying particular architectural features (including original historic windows or locally distinctive construction details), and highlighting how these may be under threat, are normal and valid steps in a conservation area appraisal.</p> <p>Maybe consider referring to “original” or “historic” windows, and avoid the term “traditional windows”, which could also encompass modern replacement windows.</p>	
	Associated infrastructure equipment		
Individual / resident (via online survey)	<p>Parag. 4.1.8: <i>“Throughout the Conservation Area it is noted that many of the existing buildings have additions such as alarms, satellite dishes, telephone wires, external gas and electricity boxes, boiler flues on their building’s façade or chimneys.”</i></p> <p>These are the necessities of 21st century life, is the report is implying that the comfort and convenience of residence is</p>	<p>As above, extra planning controls and considerations in conservation areas exist to protect the historic and architectural elements which make the place special. The purpose of conservation area appraisal and the formulation of policy guidance and management proposals is to ensure that future planning decisions are well informed and evidence-backed. This should include the identification of things that give the area its special character and architectural quality (including key views); and may</p>	



Public Consultation Responses

PART 4: Issues & Opportunities	Comment	SDC response and recommendation	Consider amending
	less important than the “key views within the Conservation Area”?	<p>involve the identification of emerging trends that are having a negative effect on it.</p> <p>This paragraph does not demand the removal of such things or suggest that they should be banned – it uses relatively measured language to suggest that “careful siting and choice of materials and colours, and removal when redundant, can significantly reduce the impact of these elements...”. These seems valid advice, albeit this is not widely enforceable in planning terms.</p> <p>Consider whether this advice is better set out as an advisory ‘management proposal’ / design guideline in Part 5.</p>	
Traffic and parking			
	No specific comments received		
Boundary treatments and landscaping			
	No specific comments received		
Trees and Open Spaces			
	See also comments in response to 2.3 Geology, Topography and Landscape , regarding the role that Randwick Woods plays as a visual backdrop to the settlement.	<p>The CAS must clearly identify the importance of Randwick Woods as a visual setting / backdrop; and should articulate how this may be vulnerable.</p> <p>Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).</p>	yes
Interpretation and Education			



Public Consultation Responses

PART 4: Issues & Opportunities	Comment	SDC response and recommendation	Consider amending
	No specific comments received		

Part 5: Management Plan

Are you aware of the existing Randwick Village Design Statement, which was adopted as Supplementary Planning Advice in 2014?

1 survey respondent selected the option: *No, I was not aware of this existing Supplementary Planning Advice.*

1 survey respondent selected the option: *Yes, and I consider the Draft CAS and the recommendations set out in the Management Plan to be broadly complementary with the design guidance it contains.*

PART 5:	Comment	SDC response and recommendation	Consider amending
Individual / resident (via online survey)	I hope that the adoption of the CAS will prevent further permissions for inappropriate development in the village. There have been regrettable developments in the past few years, including allowing wooden cladding on and adjacent to vernacular Cotswold stone buildings and the erection of overbearing 'modern' designs using large areas of plate glass and inappropriate masonry.	The goal of a conservation area appraisal and conservation area management proposals should be to ensure that the things that give the area its special historic and architectural interest are noticed, understood and sustained; and to ensure that new things are at least sensitive and contextual, that they avoid / minimise any loss or harm and do not obscure or dominate what gives Randwick its character. However, this need not stifle "modern" design.	

Would you like to make a general comment about the Management Plan, as set out in Part 5 of the Draft CAS? (or you can choose to comment on specific recommendations in the following questions)

PART 5:	Comment	SDC response and recommendation	Consider amending
Individual / resident (via online survey)	The idea of the Conservation Area itself would appear to be to impose a dull chocolate boxy conformity over the whole	The principal legislative driver behind a conservation area is the protection and/or enhancement of what makes the place special and significant, in terms of its architectural or historic interest. That	



Public Consultation Responses

PART 5:	Comment	SDC response and recommendation	Consider amending
	<p>area and eliminating anything quirky or innovative that would add interest to the area.</p>	<p>is the focus and purpose of a conservation area appraisal and conservation area management proposals.</p> <p>It will, however, be important to ensure that any design guidance and policy advice contained in the final CAS is fully justified, in terms of the conservation area’s distinctive character and its special architectural and historic interest. This need not stifle innovative or quirky new design.</p> <p>The goal should be to ensure that the things that give the area its special historic and architectural interest are noticed, understood and sustained; and to ensure that new things are at least sensitive and contextual, that they avoid / minimise any loss or harm and do not obscure or dominate what gives Randwick its character.</p>	
<p>Individual / resident (via online survey)</p>	<p>The proposed extension to the Conservation represents a diminishing of the effected households right to peaceful enjoyment of their possessions without offering anything tangible in return.</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 (“The Act”) gives local planning authorities powers to designate and manage conservation areas. The Act places a statutory duty upon local planning authorities to review their areas “from time to time” in order to “determine whether any parts or any further parts of their area should be designated as conservation areas” (Section 69). In effect, this means that the Council should periodically carry out an appraisal of the character and special architectural or historic significance of existing conservation areas, and to consider whether any boundary changes (additions or deletions) may be appropriate.</p> <p>Conservation area status does indeed bring with it some additional planning controls and expectations and a reduction in some permitted development rights. However, a boundary extension will only be confirmed where the building or area has definite special interest. The NPPF is clear that: <i>“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or</i></p>	



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PART 5:	Comment	SDC response and recommendation	Consider amending
		<p><i>historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest". [NPPF para. 197].</i></p>	
<p>Individual / resident (via email)</p>	<p>There [is] ...a lot of talk about ‘maintaining the character’ of the village, but this needs to be unpicked a little, I think. The implication is that we should preserve the past. This is true but only up to a point. The ‘character’ of the village has changed even in the short time we have lived here. (Our house is two hundred and fifty years old; we have lived in it for just over forty years.) The shop has shut; the chapels have closed; the school caters for many beyond the boundary of the village; some of the new-build houses have footprints each of which in the past would have accommodated three or four workers’ cottages.</p> <p>The future will make different demands of our housing. We will need to be better insulated, for a start, especially where walls are not pure old stone, whether we like wood cladding or not. Solar panels. We may welcome a village wind turbine (who knows?) and we may have to face the question of providing electric car charging points (for example, for all those houses whose frontage does not face a highway).</p> <p>The conservation strategy must not I think try to keep the past in aspic but to envisage a village where the past and the future are harmoniously blended. Finding a way to word this will be difficult unless it is expressed as a set of principles rather than as rule book.</p>	<p>[see also comments on Sustainability Recommendations 5A-5D]</p> <p>Historic England’s comments in response to this consultation are relevant here, perhaps. We can see the benefit of a two-part document format, comprising an appraisal / analysis part (which should be based upon a ‘timeless’ summary of significance, which will remain relevant in 5, 10, 20 years’ time, even if details change and development occurs) and a management plan part, which can be reviewed and refreshed periodically, along with a review of issues / pressures / opportunities.</p> <p>This individual neatly expresses the challenge posed in terms of producing an appraisal and management plan that can effectively ‘preserve or enhance’ the special architectural and historic interest of Randwick (by highlighting what is really distinctive and significant about it), and yet can <i>“envisage a village where the past and the future are harmoniously blended”</i>.</p> <p>Agree that (rather than producing a ‘rule book’), the key is to identify and explain aspects of significance, so that potential impacts from all sorts of different types of development can be properly considered.</p> <p>The NPPF (particularly paragraphs 200 – 214) encourages an approach of ‘weighing’ and ‘balancing’ the potential impacts of development proposals on a heritage asset, giving “great weight” to its conservation, and ensuring that any harm to or loss of significance is properly understood and justified.</p>	

Public Consultation Responses

Part 5: Management Plan – General Recommendations

Section 5.2 (page 37) sets out 6 bullet points, described as "General Recommendations":

Would you like to comment on any (or all) of these general recommendations?

- **Bullet 1 - A Heritage Impact Assessment (HIA)** of proposed alterations, demolition and development should be submitted as part of a planning or Listed Building application. This should analyse and describe the impact of the proposal upon significance of the building or its setting to ensure the special interest of the Conservation Area is preserved or enhanced.
- **Bullet 2 - Any new development, an extension or alteration** should be appropriate in terms of scale, massing, design, and materials. It will be of high quality in both its design and materiality to ensure these are not detrimental to the Conservation Area setting.
- **Bullet 3 - The setting of the village** contributes to its special interest therefore the open space, agricultural land and woodlands surrounding the village will be preserved.
- **Bullet 4** - Due consideration should be given to **archaeological potential and protection of remains** wherever below ground intervention is proposed.
- **Bullet 5 - New development will not negatively impact on views** within or towards the Conservation Area and views of landmark buildings will be preserved.
- **Bullet 6** - Fundamental to the character of Randwick is its historic built environment. Regular maintenance is key to ensuring this is well **maintained and repairs should be completed in a traditional manner**. Historic England provides advice on best practice maintenance and repair techniques see 'Further Information and Sources.'

5.2 General Recommendations	Comment	SDC response and recommendation	Consider amending
	No specific comments received		

Public Consultation Responses

Part 5: Management Plan – Loss of Original Features

Loss of Original Features

Would you like to comment on any of the **Recommendations (1A - 1C)** designed to address loss of original architectural features?

Loss of original features	Comment	SDC response and recommendation	Consider amending
	Recommendation 1A – The reinstatement of traditional features will be encouraged where based on an understanding of the significance of the building and its historic development. Where possible, negative features such as uPVC windows and doors should be removed and replaced with a sympathetic alternative.		
Individual / resident (via online survey)	Recommendation 1A – <i>“The reinstatement of traditional features will be encouraged”</i> . A meaningless generalisation that poses more questions than it answers. What is the historical cut-off point for a feature to be considered “traditional”? How far back in time are we expected to go?	Noted. Although the second half of this sentence (which has been omitted from the respondent’s comment) does reference the need for <i>“understanding of the [architectural] significance of the building and its historic development”</i> , this does need to be better defined.	
	Recommendation 1B - Where historic roofing materials are to be replaced, new materials should match the original in colour, size, and texture.		
	No specific comments received.		
	Recommendation 1C - Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials, cast iron or aluminium. Plastic guttering is not appropriate for Listed Buildings or public-facing aspects of buildings in the conservation area.		
Individual / resident (via online survey)	Recommendation 1C - <i>“Rainwater goods...should be repaired if original or reinstated in original materials, cast iron or aluminium.”</i> How can aluminium, a mid to late 20th century material be considered favourably when <i>“The use of modern materials is a negative aspect”</i> . Both cast iron and aluminium are considerably (up to 5 times) more expensive than the widely used uPVC, offer little or no functional advantage and are practically indistinguishable when viewed at a distance.	[See also comments in relation to Part 2 - 3.4 Character Area 1 - architecture and materials]. It is important to ensure that any statements about ‘harm’ or ‘negative impact’ as well as judgements about whether things are ‘appropriate’ or ‘inappropriate’, are clearly explained - specifically in terms of the impact on the character, appearance or special architectural or historic interest of the area / building. This provides justification for any design guidance and policy advice contained in the final CAS.	yes

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Loss of original features	Comment	SDC response and recommendation	Consider amending
		<p>It is valid to encourage the retention and repair of original (or traditional) features where possible, although this is rarely enforceable in planning terms.</p> <p>The use of modern materials (e.g. uPVC rainwater goods) is not always something that can be controlled or would <i>always</i> be prohibited in a conservation area or indeed on a Listed Building. It depends on many things, including visual prominence and the detailing of the product.</p> <p>Rather than advocating blanket prohibitions, any management proposals / design guidance must allow for some flexibility in planning decisions (and should encourage good practice and thoughtful choices, even when they cannot be legally enforced through planning controls). Consider using terms such as “will generally be expected to...” or “...may not be considered appropriate”, instead of “should” and “must”.</p>	
My comment relates to all Recommendations 1A - 1C			
Individual / resident (via online survey)	I approve all these measures to retain the traditional attractive qualities of the village. I cannot understand why people move into an area of attractive vernacular houses and build something out of character. I also understand the constraints faced by planning officers such as central government's presumptions in favour of development.	<p>The purpose of conservation area appraisal and the formulation of policy guidance and management proposals is to ensure that future planning decisions are well informed and evidence-backed. This may involve the identification of emerging trends (including loss of original or historic features) that are having a positive or a negative effect on the character and special interest of the conservation area.</p> <p>However, as above, it is important to ensure that any statements about ‘harm’ and judgements about whether things are ‘appropriate’ or ‘inappropriate’ are clearly explained, specifically in terms of the impact on the character, appearance or special architectural or historic interest of the area / building. This provides</p>	

Public Consultation Responses

Loss of original features	Comment	SDC response and recommendation	Consider amending
		justification for any design guidance and policy advice contained in the final CAS.	

Part 5: Management Plan – Alteration, Extension and Demolition

Alteration, Extension and Demolition

Would you like to comment on any or all of the five bullet points set out under **Recommendation 2**?

The Draft CAS states (para 5.2.4) that "The below recommendations are not exhaustive, and each location will present its own individual requirements for a sensitive and appropriate design when undertaking any alterations or extensions within the Conservation Area":

- **Bullet 1 - Demolition of buildings and structures** will only be permitted where the site detracts from the character and appearance of the Conservation Area.
- **Bullet 2** - Proposed changes should preserve or enhance the character of the Conservation Area. **Alterations should be respectful of the prevailing architectural and historic character** of the Conservation Area.
- **Bullet 3 - Extensions will be subservient to the existing buildings** in their scale, massing, and design. The **use of traditional materials** such as stone is required, though thoughtful and sensitive design with contemporary materials may be acceptable where these are part of a high-quality sensitively designed extension that complements or enhances the appearance of the original building.
- **Bullet 4 - Enhancement** could be achieved through removing a feature which is out of character and replacing it with something traditional or sympathetic.
- **Bullet 5 - Landscaping** associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing **trees and greenery** within the Conservation Area should be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.

Alteration, extension, and demolition	Comment	SDC response and recommendation	Consider amending
	No specific comments received		

Public Consultation Responses

Part 5: Management Plan – New development

New development

Would you like to comment on **Recommendation 3**?

The Draft CAS states (para 5.2.5) that "There are limited opportunities for new development within the Conservation Area due to its small scale and topography. Where there are opportunities for new development such as the replacement of buildings which detract from the special interest of the area or new development in the setting of the Conservation Area any development needs to take account of, and be sensitive to, the following":

New development	Comment	SDC response and recommendation	Consider amending
	Recommendation 3 – Development should respect the scale, design, proportions, grain, and materials of the surrounding architectural vernacular. Detailing should be characteristic of the area and retain any historic plot boundaries. Development should be of high-quality design which reflects its immediate context and sits comfortably with its setting and in important views.		
Individual / resident (via online survey)	I totally agree	noted	

Part 5: Management Plan – Buildings at Risk

Buildings at Risk

Would you like to comment on **Recommendation 4**?

The Draft CAS (para 5.2.6) states that "Buildings at Risk surveys are an important part of planning for heritage and delivering regeneration. An assessment of the Lock Up can be a catalyst for finding and creating a solution, working with the building owner and the community. The site could be transformed from a problem to an economic and community benefit to the village. The Grade II listed Lock Up requires attention in the form of":



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Buildings at Risk	Comment	SDC response and recommendation	Consider amending
	Recommendation 4 – Undertake a local buildings-at-risk report for The Lock Up and set out potential uses for the building. Commission a feasibility/viability study for the building and look at fund-raising opportunities to deliver rejuvenation.		
Randwick Historical Association (via online survey)	We strongly support Recommendation 4 and would welcome the commissioning of a feasibility study for the building.	<p>Support noted.</p> <p>From the wording of Recommendation 4, it is unclear to whom this advice / instruction is directed. To the District Council as Local Planning Authority? To the owner of the building? To community or parish council?</p> <p>Whilst it is entirely appropriate to identify this building at risk as a key issue for the conservation area, and it is valid to include some kind of management recommendation, Recommendation 4 as currently worded needs some work. The District Council's Planning Strategy and Conservation Officers have provided more detailed feedback on this matter.</p>	yes

Part 5: Management Plan – Sustainability

Sustainability

Would you like to comment on any of the four **Recommendations 5A - 5D** designed to address issues of sustainable design and construction?

The Draft CAS (para 5.2.7) states that "Proposals should be well considered and follow the below recommendations as well as Historic England Guidance and any supplementary guidance by the Local Authority".

Sustainability	Comment	SDC response and recommendation	Consider amending
	Recommendation 5A – Whilst the use of micro energy systems is encouraged, special care will be necessary to find suitable sites for their use within the Conservation Area. Preference will be given to equipment located away from principal frontages or key views. The use of equipment which blends with or is sensitive to the surrounding street scene and key views will be considered on primary frontages.		
	No specific comments received		



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Sustainability	Comment	SDC response and recommendation	Consider amending
	Recommendation 5B - The thermal performance of existing doors and windows can be improved using draught-proofing, addition of secondary glazing or curtains and this will be encouraged.		
Individual / resident (via online survey)	Recommendation 5B - <i>“The thermal performance of existing doors and windows can be improved using ... secondary glazing ... and this will be encouraged.”</i> First hand experience of using secondary glazing to improve the thermal performance of traditional timber windows is that it is unsightly from the inside, inconvenient and not particularly effective.	Recommendation 5B is not enforceable as planning guidance. Consider combining Recommendation 5B and 5C, so that the advice about secondary glazing etc becomes supplementary to the recommendation to retain and repair historic windows and doors. [See also the Council’s own more detailed recommendations about the management proposals / design guidance / policy advice section].	
	Recommendation 5C – The retention and repair of historic windows and doors is encouraged should replacement be justified these should match the original material and design. Replacement of traditional timber or metal windows and timbers doors with uPVC alternative would not be supported on traditional buildings.		
	No specific comments received		
	Recommendation 5D – The introduction of car charging points in the Conservation Area should be considered in context of the whole Parish and strategically placed to ensure equality of access. Possible recommended locations within the Conservation Area are: 1) The Village Hall and 2) the public car park adjacent to the Vine Tree Inn.		
	No specific comments received		
	My comment relates to all Recommendations 5A-5D		
Individual / resident (via online survey)	I approve these recommendations	noted	
Individual / resident (via email)	The future will make different demands of our housing. We will need to be better insulated, for a start, especially where walls are not pure old stone, whether we like wood cladding or not. Solar panels. We may welcome a village wind turbine (who knows?) and we may have to face the question of	[see also comments on Part 5 – Management Plan] This individual neatly expresses the challenge posed in terms of producing an appraisal and management plan that can effectively ‘preserve or enhance’ the special architectural and historic interest of Randwick (by highlighting what is really distinctive and	yes

Public Consultation Responses

Sustainability	Comment	SDC response and recommendation	Consider amending
	<p>providing electric car charging points (for example, for all those houses whose frontage does not face a highway).</p> <p>The conservation strategy must not I think try to keep the past in aspic but to envisage a village where the past and the future are harmoniously blended. Finding a way to word this will be difficult unless it is expressed as a set of principles rather than as rule book.</p>	<p>significant about it), and yet can “<i>envisage a village where the past and the future are harmoniously blended</i>”.</p> <p>Agree that (rather than producing a ‘rule book’), the key is to identify and explain aspects of significance, so that potential impacts from all sorts of different types of development can be properly considered, even as central government / national planning advice on sustainability and energy efficiency evolves.</p> <p>The NPPF (particularly paragraphs 200 – 214) encourages an approach of ‘weighing’ and ‘balancing’ the potential impacts of development proposals on a heritage asset, giving “great weight” to its conservation, and ensuring that any harm to or loss of significance is properly understood and justified.</p> <p>The Stroud District Draft Local Plan (submitted 2021, which is currently at Examination) acknowledges that there is sometimes a tension between heritage conservation and carbon neutrality. Your Recommendations may want to draw upon or refer to paragraph 6.73, which is supporting text for draft policy ES10. As a general principle, alterations requiring permission / consent will be viewed more favourably where:</p> <ul style="list-style-type: none"> • measures can be reversed or removed, as and when the technology becomes obsolete or is superseded; and • alterations are designed and located to be as visually inconspicuous as possible. <p>Following the Local Plan’s future adoption, the Council also intends to produce some supplementary planning advice on achieving carbon neutrality and energy efficiency in the historic environment.</p>	

Public Consultation Responses

Part 5: Management Plan – Infrastructure equipment

Associated Infrastructure Equipment

Would you like to comment on either of the **Recommendations 6A - 6B** designed to address issues around the installation of infrastructure equipment?

The Draft CAS (para 5.2.8) states that "The addition of infrastructure equipment i.e., television aerials and satellite dishes, as well as alarms, meter boxes and electric cables are not in keeping with the historic character and appearance of the Conservation Area. Such features have a negative impact on the building itself as well as the cumulative impact on the building and on the wider street scene."

Sustainability	Comment	SDC response and recommendation	Consider amending
	Recommendation 6A - The installation of telecommunications equipment on chimneys and the front and sides of elevations and roofs of buildings in the Conservation Area will be resisted. The removal of existing visible aerials, dishes and cabling is encouraged, as this will enhance the appearance of the Conservation Area.		
Individual / resident (via online survey)	<p>Recommendation 6A - <i>The installation of telecommunications equipment on chimneys and the front and sides of elevations and roofs of buildings in the Conservation Area will be resisted. The removal of existing visible aerials, dishes and cabling is encouraged, as this will enhance the appearance of the Conservation Area.</i></p> <p>These are the necessities of 21st century life, this implies that the comfort and convenience of residence is less important than the "key views within the Conservation Area"?</p>	<p>[see also comments in response to Part 4 – issues and Opportunities]</p> <p>Extra planning controls and considerations in conservation areas exist to protect the historic and architectural elements which make the place special. The purpose of conservation area appraisal and the formulation of policy guidance and management proposals is to ensure that future planning decisions are well informed and evidence-backed. This should include the identification of things that give the area its special character and architectural quality (including key views); and may involve the identification of emerging trends that are having a negative effect on it.</p> <p>The language used in Recommendation 6A is more restrictive than at 4.1.8 (issues and opportunities) and is not really enforceable in most circumstances. Guidance should be couched in terms of "where permission is required" and you should avoid the use of phrases like "will be resisted". Consider instead setting out some guidance or advice, along the lines of paragraph 4.1.8 to suggest that "careful siting and choice of materials and colours, and</p>	yes

Public Consultation Responses

Sustainability	Comment	SDC response and recommendation	Consider amending
		removal when redundant, can significantly reduce the impact of these elements...".	
	Recommendation 6B – Installations of alarms, flues, meter boxes and pipe work should be carefully sited away from prominent views and elevations.		
	No specific comments received		
	Q16.3. My comment relates to both Recommendations 6A and 6B		
Individual / resident (via online survey)	I approve these recommendations	Noted.	

Part 5: Management Plan – Traffic and Parking

Traffic and Parking

Would you like to comment on any of the **Recommendations 7A - 7C**?

The Draft CAS (para 5.2.9) states that "Within the Conservation Area there are limited opportunities for parking due to the narrow lanes and lack of available areas to create additional parking. Street signage can cause negative street clutter and road markings minimal. Therefore, the following recommendations are required:"

Traffic and parking	Comment	SDC response and recommendation	Consider amending
	Recommendation 7A – Review the condition and capacity of Randwick Car Park. Improvements in the form of electric charging points and replacement of garages could be an enhancement to the street scene.		
	No specific comments received		
	Recommendation 7B – The rural lanes in the settlement including The Lane and The Stocks make a positive contribution to the character and appearance of the Conservation Area and care should be taken to retain their informal character.		
	No specific comments received		



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Traffic and parking	Comment	SDC response and recommendation	Consider amending
	Recommendation 7C - Traditional styles and materials should be used for new signage. Road markings should be kept to a minimum and use narrower format lines appropriate for the Conservation Area.		
	No specific comments received		
	My comment relates to all Recommendations 7A-7C		
Individual / resident (via online survey)	<p>There are limited parking areas in the village and high demand at times. Too many drivers ignore the car park by the village hall and choose instead to park in the narrow lanes, often in a way that is obstructive and prevents access to properties. The village has lost its bus service, the vehicles collecting household waste have been downsized (there used to be room for a full size dust cart to service the village) and residents in parts of the village can't get a green waste bin because the appropriate vehicles can't operate in the village. Emergency service vehicles can be prevented from entering the lane by badly parked vehicles and the fire service sends vehicles to opposite ends of the Lane. Legitimate delivery vehicles such as heating oil tankers are obstructed.</p> <p>I would not object to double yellow lines in places where due to the increasing size of cars passage for other users is increasingly restricted. The police are ineffective in dealing with obstructive vehicles.</p>	<p>Traffic and car parking is evidently a significant issue for the conservation area. It is important to clearly articulate the issues and pressures in Part 4, and to highlight exactly how and where this impacts on the conservation area's special interest*. Developing effective management proposals in response is more difficult – some of these things (signage and street markings) cannot be controlled through Planning measures.</p> <p>As this individual points out, signage and street markings are often a legitimate and necessary measure; but it is valid to draw attention to their visual impact and to advise best practice in terms of sensitive siting and seeking to minimising scale and extent. Consider moderating the requirement that “Traditional styles and materials should be used for new signage” – this surely depends on the type of signage and whether it is being installed by a private individual/organisation or by a statutory undertaker.</p> <p>*(Paragraphs 4.1.9 and 4.1.10 do quite well at this, although there is perhaps a missing element: which is the pressure to create private parking areas, which often involves quite hefty engineering / retaining / terracing, which can be visually conspicuous in mid- and long-range views, as well as eroding the sense of enclosure on the lanes and potentially the loss of boundary walls).</p>	yes

Public Consultation Responses

Part 5: Management Plan – Boundary treatments and Landscaping

Boundary treatments and Landscaping

Would you like to comment on either of the **Recommendations 8A or 8B**?

The Draft CAS (para 5.2.10) states that "The stone boundary walling, alley ways and ladders are a key characteristic of the Conservation Area. Therefore, any changes should ensure that historic boundary walls be preserved and regularly maintained."

Boundary treatments & landscaping	Comment	SDC response and recommendation	Consider amending
	Recommendation 8A – Stone boundary walls make a significant contribution to the character of Randwick and should be retained in-situ where possible. Repairs should be carried out on a like-for-like basis using matching materials and techniques. The copings of walls are usually regionally distinctive and should be replicated with the appropriate technique.		
Individual / resident (via online survey)	I agree	noted	
	Recommendation 8B - New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.		
Individual / resident (via online survey)	I agree	noted	

Public Consultation Responses

Part 5: Management Plan – Trees and open spaces

Trees and Open Spaces

Would you like to comment on either of the Recommendations 9A or 9B?

The Draft CAS (para 5.2.11) states that "There are many historic, mature trees within the Conservation Area with those in the church yard and the hedgerow boundaries of the Conservation Area being particularly important. Randwick's setting contributes to its special interest and the contrast of the open space to the village character is a key characteristic. These features contribute to the character of the Conservation Area."

Trees and open spaces	Comment	SDC response and recommendation	Consider amending
	Recommendation 9A - There will be a presumption in favour of retaining existing mature trees with works to those with a diameter of 75mm or greater (measured at 1.5m from soil level) requiring permission from the local authority. New trees may be considered, as part of succession planting or new public realm landscaping.		
Individual / resident (via email)	I have lived in the conservation area for about thirty years now. I have to get extra planning permission for certain things, and I have had to pay for the pleasure. I have to do some paperwork before pruning the trees as they are bigger than whatever it is in girth. These are minor nuisances but nothing to get excited about, in my opinion. The cost of the planning permission has been usually a small percentage of the overall cost.	noted	
	Recommendation 9B - The green spaces within the Conservation Area will be preserved. This is to ensure that the ability to appreciate heritage assets individually or collectively from key viewpoints which contributes to their special interest, is retained. Vegetation, particularly hedges and trees, can affect views by hiding or revealing buildings and other features and therefore should be managed appropriately. Any new planting should be considered in the context of the whole Parish and its future plans.		
	No specific comments received		

Public Consultation Responses

Part 5: Management Plan – Interpretation and Education

Interpretation and Education

Would you like to comment on either of the **Recommendations 10A or 10B?**

The Draft CAS (para 5.2.12) states that "To provide clear guidance to support owners, developers, and agents in the preparation of high-quality proposals for development. To increase awareness of the significance and special qualities of the Conservation Area and to encourage visitors and locals to see value and in turn to help maintain the Conservation Area."

Trees and open spaces	Comment	SDC response and recommendation	Consider amending
	Recommendations 10A – Stroud District Council to review their existing suite of guidance and strategy documents to understand where and how uptake of advice has not historically taken place. This will identify any gaps where summary guidance may be needed, or where new ways of dissemination are required.		
Individual / resident (via online survey)	I agree	noted	
	Recommendations 10B – Opportunity to provide additional interpretation information regarding the historic buildings and traditions within the Conservation Area. This could be in the form of digital or leaflet format for residents and visitors to enjoy.		
Individual / resident (via online survey)	I agree	noted	

Public Consultation Responses

Part 5: Management Plan – “Local List” recommendations

Recommendation 11 of the Draft CAS consists of a shortlist of buildings or structures to be considered for inclusion in a "local list" of non-designated locally significant heritage assets. Would you like to comment about this recommendation, the explanatory text at paragraph 5.2.13 or the list of suggested buildings?

Para 5.2.13 states that "Local planning authorities may identify non-designated heritage assets, these are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets."

“Local List” recommendations	Comment	SDC response and recommendation	Consider amending
	<p>Recommendation 11 - The following buildings should be put forward for inclusion on a local list of undesigned heritage assets –</p> <ul style="list-style-type: none"> • The Vicarage • The Old Dairy, The Lane • Randwick Primary School, The Lane • The Old Rising Sun, The Lane • Rising Sun Cottage, The Lane • Stone squeeze stiles at Townsend and Ocker Hill. • Historic spring between the Church of St John the Baptist and Randwick Primary School 		
Individual / resident (via online survey)	Yes, I approve this list. I own one of them and welcome it.	Noted.	

Public Consultation Responses

Part 5: Management Plan – Article 4(2) Direction

A proposed Article 4(2) Direction:

Recommendation 12 of the Draft CAS consists of a shortlist of residential addresses ("dwellinghouses") which should be subject to an article 4(2) Direction, to remove certain permitted development (PD) rights - thus requiring Planning Permission to carry out certain works. Would you like to comment about this proposal, the explanatory text or any of the addresses identified?

Paragraphs 5.2.14 and 5.2.15 of the Draft CAS say:

"Whilst many types of change and development within the Conservation Area are controlled by existing planning controls, the Council is able to develop bespoke controls to ensure that specific elements of a Conservation Area are protected from harmful change. This is undertaken through an Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This would ensure to apply controls to works of alteration to dwellinghouses, which were previously allowed through Permitted Development Rights. There are currently no Article 4 Directions in place within the Randwick Conservation Area, further to the review it is recommended that Article 4 Direction is implemented.

In the case of an Article 4 (2) direction, the controls only apply in circumstances where the proposed works are on elevations which front a highway or public open space for example replacement of windows and doors, removal of chimneys and boundary treatments".

Recommendation 12 - Several buildings are at risk of inappropriate change and an Article 4 (2) Direction is recommended for the following buildings:

- The Vicarage
- Pool Cottage
- The Change
- Long Court Cottage
- Rosemary Cottage
- Wells Cottage (recommended within boundary extensions)
- Trittons Cottage (recommended within boundary extensions)
- Townsend Cottage (recommended within boundary extensions)
- Broom Cottage (recommended within boundary extensions)
- The Old Bakery (recommended within boundary extensions)
- The Old School House, The Lane
- The Old Dairy, The Lane
- Southview, The Lane
- The Stocks No 1 and 2

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- The Old Rising Sun, The Lane
- Rising Sun Cottage, The Lane
- Ash View, The Laggars,
- Yew Tree Cottage, The Laggars
- Temperance Cottage, The Laggars
- No 1 and No 2 Coxgate, Chapel Fields

Article 4(2) Direction	Comment	SDC response and recommendation	Consider amending
	Recommendation 12 - Several buildings are at risk of inappropriate change and an Article 4 (2) Direction is recommended for the following buildings [see above]		
Individual / resident (via online survey)	I agree	noted	
Individual / resident (via online survey)	I approve of the proposed local listing and Article 4 designations, subject to SDC officers' review.	noted	
Individual / resident (via email)	<p>[Re. the public forum at the start of the Parish Council Meeting on 18th January]: The meeting discussed the 'Article 4' proposals which protect the look of certain identified buildings in the village and require them to have planning permission for what we now regard as basic maintenance, such as new gutters, windows and so on. (Don't take my word for it that I have these examples right.)</p> <p>I learned that these properties would need to pay for additional planning procedures. On the other hand, many of the houses on the list were going to be exempted because their main elevation does not face a footpath or highway (or a stream). My house is therefore going to be exempt from</p>	<p>The implications and practical effects of making an Article 4(2) Direction needs to be clearly set out in the CAS. This recommendation needs to clearly specify which works under which use classes of the Town and Country Planning (General Permitted Development) (England) Order [known as the GPDO] are to be withdrawn.</p> <p>It is correct that an Article 4(2) Direction only withdraws permitted development rights in respect of elevations that front a public highway, open space or waterway.</p> <p>Each address listed here needs to be reviewed in light of each individual building's situation and orientation and in light of the specific forms of development that are to be controlled through</p>	yes



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Article 4(2) Direction	Comment	SDC response and recommendation	Consider amending
	<p>Article 4. Lots of houses in the village are going to be exempt. It is a characteristic feature of the village that many houses are at odd angles to footpaths and inaccessible by car; in this way many of the houses which contribute to this characteristic feature are exempt from an Article 4 label, designed with the express purpose of maintaining the character of the village. There seems to be no way out of that paradox.</p>	<p>the Direction, to ensure that the measure is justified and proportionate in each case.</p> <p>This individual draws attention to the fact that many cottages do not actually ‘front’ onto a highway: they often turn their back on the lane, or sit side-on, orientated to face outward across the valley instead. This is a highly distinctive feature of the conservation area, which needs to be really clearly articulated in the Analysis. (potentially in 2.3 Geology, topography and Landscape, and/or 3.3 Townscape and Spatial Analysis, and/or 3.4 Architecture and Materials, and/or in Part 4 Issues and Opportunities).</p> <p>In addition, it would be appropriate to formulate specific design guidance or policy advice to help steer planning decisions where proposed development might erode that distinctive characteristic of the conservation area or of an individual building in it.</p>	

Public Consultation Responses

Part 5: Management Plan – Boundary Review

Proposed changes to the Conservation Area Boundary:

Recommendation 13 of the Draft CAS identifies two locations where the current boundary should be extended. Would you like to comment about either of these proposed boundary extensions? And / or do you have any other suggestions for how the boundary should be amended (either to extend the conservation area, or to delete parts of it)?

Paragraph 5.3.1 of the Draft CAS says: "In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a Conservation Area should be periodically reviewed. The consideration of whether the boundaries of an existing Conservation Area should be re-drawn is an important aspect of the appraisal and review process. The position of the Conservation Area boundary is informed by the considerations identified in Historic England's Advice Note 1, (2019). Therefore, the existing boundary has been assessed and proposed changes are detailed within the recommendations and figures 8 and 9. If, following public consultation, the amendment is approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document."

The two proposed boundary extensions are shown on Map 1 (Appendix 1 of the Draft CAS).

Boundary review	Comment	SDC response and recommendation	Consider amending
	General comments about the boundary review process		
Individual / resident (via email)	I went to the Randwick and Westrip parish council meeting last Thursday [the public forum at the start of the Parish Council Meeting on 18 th January] to learn about the proposals ... I learned that the proposed enlargement to the conservation area was yet to be refined, by comparing the line on the map to the actual features on the ground. The conservation area boundary may cut through property, both as regards how it is currently registered and as regards how it might be registered in the future. The line, we were told, is the line is the line. Which combines the rhetoric of the VAR system with the voice of authority.	The Planning (Listed Buildings and Conservation Areas) Act 1990 ("The Act") gives local planning authorities powers to designate and manage conservation areas. The Act places a statutory duty upon local planning authorities to review their areas "from time to time" in order to "determine whether any parts or any further parts of their area should be designated as conservation areas" (Section 69). In effect, this means that the Council should periodically carry out an appraisal of the character and special architectural or historic significance of existing conservation areas, and to consider whether any boundary changes (additions or deletions) may be appropriate.	

Public Consultation Responses

Boundary review	Comment	SDC response and recommendation	Consider amending
		<p>The conservation area boundary should be carefully drawn, to reflect the area’s character and special interest at the time of the designation or review; it may be that properties change hands and physical boundaries or built features change over time. For example, a new building or structure might be built in a spot that straddles the conservation area boundary – part of it would therefore be inside the conservation area and part outside. This would not affect the extent of the conservation area designation. However, a conservation area review (such as this) is absolutely an opportunity to re-assess the boundary and to judge whether the boundary should be re-drawn - perhaps to include or exclude a particular feature or space; or to ensure it is properly aligned to identifiable features ‘on the ground’.</p> <p>A boundary extension will only be confirmed where the building or area has definite special interest. The NPPF is clear that: <i>“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”</i>. [NPPF para. 197].</p>	
Individual / resident (via email)	<p>...I learned that the conservation area is concerned with the built environment and that the fields and woodlands which surround the village will not be included in the conservation area. However, it was made clear that these fields and woodlands were protected, in practice, by the conservation area’s existence, in that planning for development within those fields and woods could be turned down for having a detrimental effect on the character of the village. The importance of the fields in maintaining the character of the village, for example when viewing the village from nearby viewpoints, was stressed by the planning officers from Ebley Mill who were leading this part of meeting.</p>	<p>[see also comments about 2.3 Geology, topography and landscape].</p> <p>The CAS must clearly identify the importance of Randwick Woods as a visual setting / backdrop; and should articulate how this may be vulnerable.</p> <p>Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider</p>	yes

Public Consultation Responses

Boundary review	Comment	SDC response and recommendation	Consider amending
		developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).	
Individual / resident (via online survey)	The proposed extension to the Conservation represents a diminishing of the effected households right to peaceful enjoyment of their possessions without offering anything tangible in return.	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 (“The Act”) places a statutory duty upon local planning authorities to review their areas “from time to time” in order to “determine whether any parts or any further parts of their area should be designated as conservation areas” (Section 69). In effect, this means that the Council should periodically carry out an appraisal of the character and special architectural or historic significance of existing conservation areas, and to consider whether any boundary changes (additions or deletions) may be appropriate.</p> <p>Conservation area status does indeed bring with it some additional planning controls and expectations and a reduction in some permitted development rights. However, as explained above, a boundary extension will only be confirmed where the building or area has definite special interest.</p>	
	Extension to the South: The following should be included within the Conservation Area boundary, as shown on Figure 8 (p44): The Conservation Area boundary should be extended to the south to include the Lynfield, and The Court, Old Bakehouse, Ash Villa, Blenheim Cottages 1 and 2, Townsend Cottage, Broom Cottage, Highfield, Jasmine Cottage, Garwin, Well and Trittons Cottages. This would also include the squeeze stone stiles at Townsend.		
Individual / resident (via online survey)	Figure 8 Proposed extension to the South boundary splits Townsend Cottage’s garden in half longitudinally and omits the lagger containing the two squeeze stiles described in section 2.6.8 and in the bullet point above.	<p>Consider redrawing the boundary to include the whole garden of Townsend Cottage. From our site visit, there doesn’t appear to be a logical reason for drawing the boundary down the middle of the garden.</p> <p>Consider also identifying the location of each of the squeeze-stone stiles on a map (perhaps a map of all the ‘local heritage assets’ referenced in the CAS).</p> <p>As long as they are included within the ‘study area’ for the conservation area review, and they are identified through the review process as “locally significant non-designated heritage</p>	yes

Public Consultation Responses

Boundary review	Comment	SDC response and recommendation	Consider amending
		<p>assets” (in words and on a map), it doesn’t matter whether all the stiles are located inside the final conservation area boundary or not. It is not critical that the boundary is re-drawn to include the entirety of the lagger and the two stiles by Townsend Cottage / Ptarmigan, but you may wish to consider this.</p>	
<p>Individual / resident (via email)</p>	<p>I live in Ptarmigan House and own The New Bakehouse which will now be in the conservation area, the maps that are on the web site only show the houses on one of them and not on the others also the houses are not named on the list that states the house’s that will be affected.</p> <p>We have received letters at both houses saying you have written to us because we will be directly affected but again the list of houses on the back of this letter does not contain either house, I wanted you to be aware so they can be named and if the new boundaries are adopted then there will be no confusion in the future.</p>	<p>The reason these new-build houses are not shown on one of the maps (Map 1) is simply that the map uses an old map base, which predates their construction (this can be remedied in the final CAS, by creating a new map which uses an up-to-date- base). The more detailed map (Figure 8 on page 44) does show both houses.</p> <p>It is correct that the description of the affected area (Recommendation 13) does not reference either of these addresses and, if they are to be included, this text should probably be amended, for completeness and to avoid confusion.</p> <p>However, this section requires some additional work to explain and justify the proposed boundary extension; and you may wish to consider excluding Ptarmigan House and The New Bakehouse:</p> <p>The reason for the proposed boundary change should reference the fact that the cottages here are typical of the local architectural vernacular and use of materials, the spatial organisation (including narrow paths, lanes and squeeze stones) is similar to elsewhere in the settlement, and that this group is visible in key views and acts as a visual ‘gateway’ to the conservation area.</p> <p>The modern houses (The New Bakehouse and Ptarmigan) are exemplary high quality infill development, with a scale, massing and use of materials that is (for the most part) in keeping with their surrounding historic context. They do not detract from the conservation area’s setting; but it is debatable whether a boundary extension to include them within it is justifiable. It is, however, reasonable that these addresses should be included within the</p>	<p>yes</p>

Public Consultation Responses

Boundary review	Comment	SDC response and recommendation	Consider amending
		<p>appraisal study area; and it would be reasonable to incorporate some commentary about them in the section on Character Area 1 (particularly the 3.4 Architecture and Materials section and perhaps the 3.5 Setting and Views section).</p> <ul style="list-style-type: none"> • Consider adding some text to explain and justify this proposed change. • Consider an alternative boundary alignment here: taking in Broom Cottage and Townsend Cottage, but excluding Ptarmigan and The New Bakehouse. The boundary could run along the southern side of the PROW (the garden wall of Ptarmigan), taking in the squeeze stones. 	
<p>Extension to the North: The following should be included within the Conservation Area boundary, as shown on Figure 9 (p44): To the north the Conservation Area would be extended to include all of Swallows Court.</p>			
Individual / resident (via online survey)	The owner of Swallows Court made what appears to be a valid point at the public consultation [the public forum at the start of the Parish Council Meeting on 18 th January] - that house is not in the same class as older traditional buildings and I query its inclusion - would it be to prevent anything worse being built on that site?	<p>The justification for this proposed extension is not clear. The construction of Swallows Court appears to post-date the conservation area designation, so the boundary slices through the current building and garden, with no clear relationship to any identifiable features now existing. A rationalisation of the boundary here would be sensible.</p> <p>However, the draft document doesn't appear to make any kind of appraisal of the building or the plot – the only reference to “Swallows Court” is in relation to this boundary change (Recommendation 13). It is not discussed in the section about Character Area 1, nor identified as contributing to a key view (in fact it is quite difficult to see the building clearly from public vantage points, although there are views across the land from the public right of way). The building and grounds certainly do not detract from the character or significance of the conservation area; but does the land make a positive contribution? Is it of sufficient</p>	yes

Public Consultation Responses

Boundary review	Comment	SDC response and recommendation	Consider amending
		<p>architectural or historic significance to warrant conservation area status?</p> <ul style="list-style-type: none"> • Consider adding some text to explain and justify this proposed change. • If this extension cannot be fully justified, consider an alternative boundary amendment here. 	
I would like to suggest another boundary change:			
<p>Individual / resident (via email)</p>	<p>As a resident of the parish, I am intrigued that the Conservation Area has never embraced the Westrip part of the parish. By that I mean the hamlet of Westrip – not the area comprising of the 60s and 70s housing estates that have been creeping up from Cashes Green across Westrip Lane.</p> <p>My understanding is that the hamlet of Westrip first had houses built in the mid C16th. The centre being the properties around the Far Westrip Farm junction of Redhouse Lane, Far Westrip, Sandpits Lane and the “road with no name” up to the Carpenters Arms public house.</p> <p>I know one property in Far Westrip lays claim to being built around 1550-ish, and I believed other records talk of houses in the hamlet around 1600.</p> <p>This small area comprises of x9 national Grade 2 Listed properties (more than Randwick) – but for some reason Historic England and Stroud DC Conservation (?) have omitted some properties that claim to be older C16th and C17th buildings compared to those already listed. I assume these buildings were “missed” during the 1950s and 1970s when numerous listing were reported, and not included in the 1990 CA survey. The picture around Westrip does seem very hit and miss.</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 (“The Act”) places a statutory duty upon local planning authorities to review their areas “from time to time” in order to “determine whether any parts or any further parts of their area should be designated as conservation areas” (Section 69). In effect, this means that the Council should periodically carry out an appraisal of the character and special architectural or historic significance of existing conservation areas, and to consider whether any boundary changes (additions or deletions) may be appropriate.</p> <p>Unfortunately, the Westrip part of the parish is very detached from the existing conservation area and would not therefore be considered an appropriate ‘extension’; the designation of entirely new areas or buildings is outside the scope of the current Randwick conservation area review.</p>	

Public Consultation Responses

Part 5: Management Plan – Monitoring and Review

Monitoring and Review Process:

Section 5.4 of the Draft CAS sets out a recommendation for monitoring and review, stating that: "The Conservation Area, boundary and policies within this appraisal should be reviewed and monitored on a regular basis to ensure that they remain relevant to any emerging and adopted policies."

Would you like to comment about Recommendation 14?

Monitoring and review	Comment	SDC response and recommendation	Consider amending
	<p>Recommendation 14 – Stroud District Council will undertake a regular review of this Conservation Area Appraisal and Management Plan, updating policy as required to ensure the plan remains a useful, relevant working document. As recommended by Historic England a review should be undertaken every five years.</p>		
<p>Individual / resident (via online survey)</p>	<p>Please do</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 ("The Act") places a statutory duty upon local planning authorities to review their areas "from time to time" in order to "determine whether any parts or any further parts of their area should be designated as conservation areas" (Section 69). In effect, this means that the Council should periodically carry out an appraisal of the character and special architectural or historic significance of existing conservation areas, and to consider whether any boundary changes (additions or deletions) may be appropriate.</p> <p>Additionally, Section 71 of The Act concerns "management proposals", placing a duty upon the local planning authority ("from time to time") to formulate and publish specific proposals for the preservation and enhancement of their conservation areas.</p> <p>The District Council's Heritage Strategy (adopted as Supplementary Planning Advice in 2018) seeks to set informed priorities for the conservation, management and monitoring of the district's heritage assets, including the effective and efficient discharge of</p>	<p>yes</p>



Public Consultation Responses

Monitoring and review	Comment	SDC response and recommendation	Consider amending
		<p>the Council’s statutory duties and obligations, as well as the allocation of resources.</p> <p>Establishing a programme of conservation area appraisal and monitoring is one of the Strategy’s priorities. While resources for resuming a programme of in-house appraisal are limited, the Strategy (p29) encourages community involvement and recognises the potential for community-led conservation area reviews.</p> <p>A review every five years is considered national “best practice” but, as Historic England’s comments in response to this consultation have acknowledged, it is difficult at the moment for local planning authorities to find the resources necessary to review Conservation Areas and produce and update Appraisals and Management Plans as frequently as recommended.</p> <p>Realistically, a review every five years will not be achievable. And the legislation requires such action “from time to time”. Please consider removing this Recommendation (or simply referencing national best practice and our Heritage Strategy instead).</p> <p>However, there is certainly value in tweaking the structure of the CAS to create a two-part document format, to streamline any future review process:</p> <ul style="list-style-type: none"> • An appraisal / analysis part (which should be based upon a ‘timeless’ summary of significance, which will remain relevant in 5, 10, 20 years’ time, even if details change and development occurs), and • A management plan part, which can be reviewed and refreshed periodically, along with a review of issues / pressures / opportunities, with a focus on issues and amendments to management proposals. 	

Public Consultation Responses

Appendix 1 – Maps

Would you like to comment about any of the maps contained in Appendix 1? Or do you think any additional maps are needed?

Maps	Comment	SDC response and recommendation	Consider amending
Map 1 – proposed boundary extension plan			
Individual / resident (via online survey)	Figure 8 Proposed extension to the South boundary splits Townsend Cottage’s garden in half longitudinally and omits the lagger containing the two squeeze stiles described in section 2.6.8.	Consider redrawing the boundary to include the whole garden of Townsend Cottage. From our site visit, there doesn’t appear to be a logical reason for drawing the boundary down the middle of the garden. [see also comments on Part 5 – Management Plan: Recommendation 13, boundary review]	yes
Individual / resident (via email)	I live in Ptarmigan House and own The New Bakehouse which will now be in the conservation area, the maps that are on the web site only show the houses on one of them and not on the others also the houses are not named on the list that states the house’s that will be affected. We have received letters at both houses saying you have written to us because we will be directly affected but again the list of houses on the back of this letter does not contain either house, I wanted you to be aware so they can be named and if the new boundaries are adopted then there will be no confusion in the future.	The reason these new-build houses are not shown on one of the maps (Map 1) is simply that the map uses an old map base, which predates their construction (this can be remedied in the final CAS, by creating a new map which uses an up-to-date- base). The more detailed map (Figure 8 on page 44) does show both houses. [see also comments on Part 5 – Management Plan: Recommendation 13, boundary review]	yes
Map 2 – Key views			
Individual / resident (via email)	See also comments in response to 2.3 Geology, Topography and Landscape , regarding the role that Randwick Woods plays as a visual backdrop to the settlement.	The CAS must clearly identify the importance of Randwick Woods as a visual setting / backdrop; and should articulate how this may be vulnerable.	yes

Public Consultation Responses

Maps	Comment	SDC response and recommendation	Consider amending
		Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).	
	Map 3 – Character Areas		
	No specific comments received		
	Other suggestions		
	See also comments in response to 2.6 Locally Listed Buildings / non-designated heritage assets , regarding the identification of squeeze-stone stiles.	Consider identifying the location of each of the squeeze-stone stiles on a map (perhaps a map of all the ‘local heritage assets’ referenced in the CAS).	

Public Consultation Responses

Appendix 2 – Further Information

Appendix 2 sets out information under three headings:

LEGISLATION AND POLICY NATIONAL PLANNING LEGISLATION, POLICY, AND GUIDANCE

LOCAL PLANNING POLICY AND GUIDANCE

HISTORIC ENGLAND GUIDANCE

Appendix 2	Comment	SDC response and recommendation	Consider amending
	No specific comments received		

Appendix 3 – Glossary

Would you like to comment about the content of the glossary? is it useful and accurate/ has anything been missed?

Appendix 3	Comment	SDC response and recommendation	Consider amending
	No specific comments received		

SDC Planning Strategy and Conservation Recommendations

The District Council's recommendations

As part of this consultation stage, Planning Strategy and Conservation officers have also looked at the draft document in detail. Over the following pages, we offer a series of observations and recommendations, with a view to ensuring the final document is sound, user-friendly and will add the most value it possibly can to the Council's existing Local Plan policies, if it is to be adopted as Supplementary Planning Advice.

Many of these recommendations are purely optional, to finesse the document. However, there are a few that are essential (including where factual inaccuracies have been identified).

We have provided detailed point-by-point comments about **Parts 1-3** (Introduction, Analysis and Character Areas), but our most substantial recommendations concern the Management Plan (**Part 5**), which requires considerable re-working for a variety of reasons. We are keen to work with the parish to determine how best to address the issues we have identified; but rather than itemising those issues here, our main points can be summarised as follows:

Effective management proposals and policy guidance, to address key issues and pressures:

Whilst we appreciate the intent and purpose behind most of the draft management proposals / Recommendations, not all of them are enforceable or implementable as currently worded and they would not make effective Supplementary Planning Advice.

Like the parish council and your community, SDC is keen to ensure the conservation area appraisal results in really useful and effective

guidance, to help steer planning decisions and tackle issues and pressures that are impacting upon the character and appearance of the conservation area.

Things like replacement windows and close-boarded timber fences are perennial problems affecting conservation areas up and down the country. It is valid to incorporate some design guidance or advice in an attempt to address this.

However, there are a handful of development pressures that are either specific to Randwick, especially prevalent here or particularly "harmful" due to Randwick's own distinctive combination of characteristics. It is worth going right back to basics and thinking about what these are.

These are the sorts of things that a conservation area review should really draw out; and this is where a really clearly drawn up set of management proposals and design guidelines can have greatest impact. Whilst some of these development pressures are highlighted or alluded to in the draft document, there is a danger of missing the wood for the trees.

Briefly, we think the document needs to get to grips with the following key points:

- Randwick's picturesque character and convenient location close to Stroud makes this a desirable place to live. When combined with a housing stock that is predominantly quite modest in scale (and slightly more affordable than some of the most exclusive Cotswold villages), this brings considerable pressure for substantial extensions and residential redevelopment (including



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replacement dwellings). *The character analysis needs to explain what is distinctive and significant about the conservation area's houses and cottages; the management plan needs to identify how this is under pressure and then formulate effective design guidance or policy advice to help manage it.*

- Randwick has a defined Settlement Development Limit (SDL) in the Local Plan, and the Plan allows for limited infill development and redevelopment inside the SDL (subject to a range of criteria). About half the SDL falls inside the conservation area; but half lies outside it – including most of the properties to the west / north of the main Randwick Lane (which are predominantly modern and tend to sit within larger plots than those in the village historic core). Although these are outside the conservation area, infill development / extension / re-building has the potential to impact on the setting of the conservation area and (due to topography and the backdrop of Randwick Woods) it could appear as visually conspicuous or dominant in mid-and long-range views of the conservation area. *The character analysis needs to describe the character and qualities of the conservation area's setting and how the historic village sits within the landscape, (the analysis could touch upon the 'neutral' role that these houses play in the setting / key views); the management plan needs to identify how this is under pressure and then formulate effective design guidance or policy advice to help manage it – for example: to ensure the potential impacts of proposed development are properly considered from certain viewpoints, both within and outside the conservation area; to advise the use of a 'visually recessive' palette of materials / colours, limited use of large glazed areas etc.*
- The conservation area's topography, setting and settlement pattern means there is (very understandable) pressure for extensions, alterations and new-builds to "take advantage of the view". Large expanses of glazing, as well as balconies and terraces etc, oriented to look outward across the landscape – these are often highly conspicuous in mid- or long-range views looking back towards the conservation area, or looking across the coombe from one part of the conservation area to another. *The character analysis needs to describe the character and qualities of houses and cottages within the conservation area and how they sit in the street scene / nestle into the landscape; the management plan needs to identify how this is under pressure and then formulate effective design guidance or policy advice to help manage it – for example: to ensure the potential impacts of proposed development are properly considered from certain viewpoints, both within and outside the conservation area; to advise the use of an appropriate palette of materials / colours, traditional proportions, limited use of large glazed areas, etc.*
- The sloping topography, settlement pattern and narrow lanes means that space for car parking is relatively scarce and (private residential) solutions often involve hefty engineering, including retaining structures to either cut into the slope or build up the ground to road level. There is associated pressure to demolish or move sections of the distinctive dry stone walls that line many of the village's lanes. *The character analysis needs to explain what is distinctive and significant about the conservation area's settlement pattern, spaces and boundary treatments, including the network of lanes and ladders; the management plan needs to identify how this is under pressure and then formulate effective design guidance or policy advice to help manage it.*



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We would suggest re-drafting the document to make sure these distinctive pressures are clearly articulated throughout the appraisal and there is a ‘golden thread’ running throughout: from the analysis of character and significance, to the identification of issues and ‘threats’, and finally to the formulation of effective guidance and management proposals.

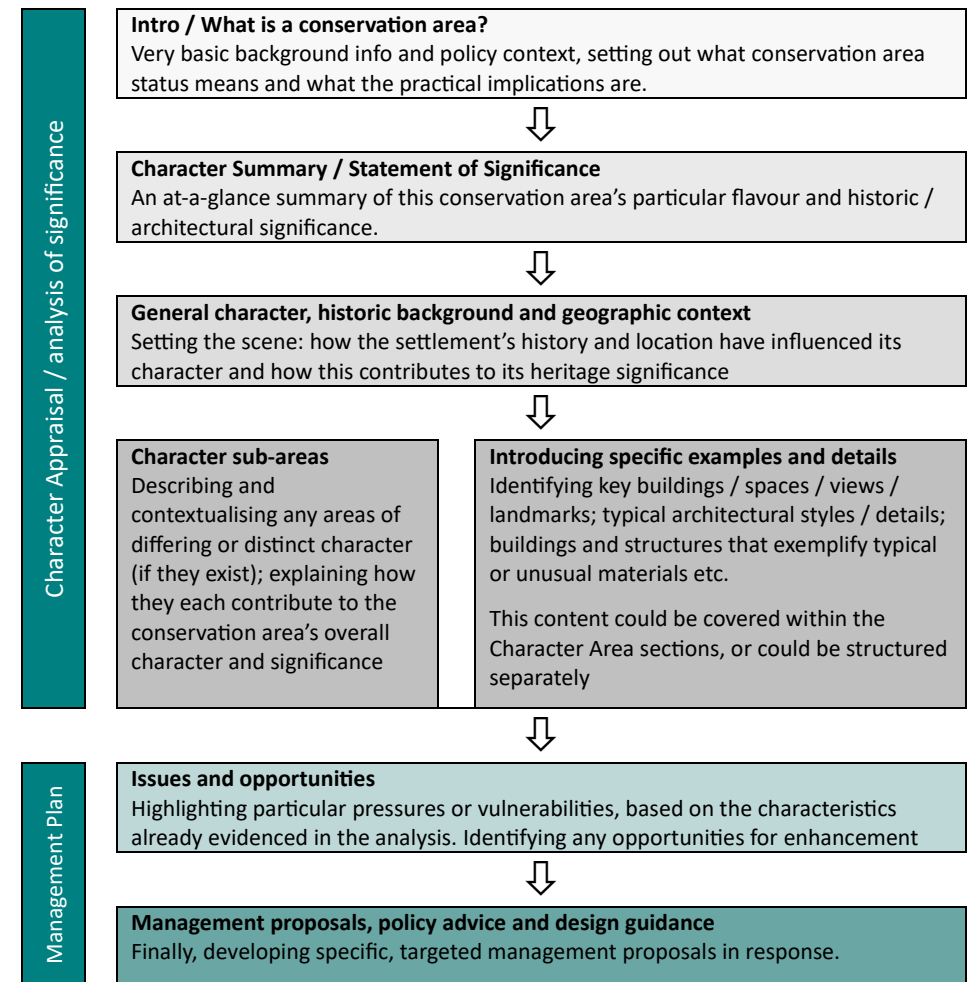
Document structure:

In response to this consultation, Historic England stressed the usefulness of a two-part document structure, comprising a “Conservation Area Appraisal” (the analysis part, which should be based upon a ‘timeless’ summary of significance, which will remain relevant in 5, 10, 20 years’ time, even if details change and development occurs) and a “Conservation Area Management Plan” which can be reviewed and refreshed periodically, along with a review of issues / pressures / opportunities.

This is essentially what you do have in your draft, but a bit of re-structuring would make it even more user-friendly and effective. Parts 1-3 form the basis of the Appraisal; and Parts 4 and 5 could be badged together as the Management Plan. It is worth considering the pros and cons of publishing them as two stand-alone documents; although there is no hard and fast rule about this.

Particular care should be taken to ensure that any phrases that stray into ‘design guidance’ or ‘management’ are generally cut from the Appraisal sections and addressed instead in the Management Plan sections (for example, the concluding sentence of 2.8.1 in relation to Buildings at risk, the advice in 3.3.9 about alternatives to timber fences, and the recommendation about local listing at 3.7.3).

In very broad terms, the document should begin with a very succinct, high-level overview (providing an ‘at-a-glance’ summary of the conservation area’s particular flavour and significance, as distinct from other villages or conservation areas in the district) and should become progressively more detailed and specific:



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General comments

Ref.	SDC comment / recommendation	Consider amending
	<p>Stroud District Council’s Heritage Strategy (Adopted as SPA in 2018) seeks to set informed priorities for the conservation, management and monitoring of the district’s heritage assets, including the effective and efficient discharge of the Council’s statutory duties and obligations, as well as the allocation of resources.</p> <p>Establishing a programme of conservation area appraisal and monitoring is one of the Strategy’s priorities. While resources for resuming a programme of in-house appraisal are limited, the Strategy (p29) encourages community involvement and recognises the potential for community-led conservation area reviews.</p> <p>We recognise that Randwick & Westrip parish council’s work offers a prototype for how other communities could undertake conservation area reviews; and therefore we do see the importance of ensuring that the end product (the appraisal and the management plan) “satisfies corporate and statutory requirements”. The Randwick CAS may well set the tone for future reviews, and we would really like to be able to point to it as an exemplar - particularly as we recognise that the Council’s suite of in-house Conservation Area Statements (all of which were produced pre-2008) are now quite aged. National guidance on best practice has moved on, and so has the District’s own planning policy framework (Local Plan adopted 2015; Draft Local Plan 2021).</p> <p>In response to Historic England’s comments, we particularly note the following:</p> <ul style="list-style-type: none"> • <i>The level of detail [in the appraisal / analysis] should allow for the descriptive elements of the conservation area to remain relatively definitive;</i> • <i>Updates at appropriate times need only focus on issues and amendments to management proposals;</i> • <i>“Conservation Area Statement” is now a rather historic term, which predates the use of “Appraisal” and “Management Plan”.</i> <p>Whilst we (SDC) have referred to the document in its entirety as a “Conservation Area Statement” (CAS), we accept that the terms “Conservation Area Appraisal” and “Conservation Area Management Plan” are more appropriate and more up-to-date.</p> <p>We can see the benefit of a two-part document format, comprising an appraisal / analysis part (which should be based upon a ‘timeless’ summary of significance, which will remain relevant in 5, 10, 20 years’ time, even if details change and development occurs) and a management plan part, which can be reviewed and refreshed periodically, along with a review of issues / pressures / opportunities.</p>	

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Part 1: Introduction

Ref.	Part 1: Introduction. SDC comment / recommendation	Consider amending
	1.1 Introduction to Randwick Conservation Area	
Fig. 1	<p>It might be worth using this map to define the 'study area' for the conservation area appraisal, rather than just showing the current (original) CA boundary. Also, given this document will be used for many years to come, if the Council decides to adopt it as SPA, it would be good to show the final revised boundary as well.</p> <p>Consider replacing with a new map¹, which shows:</p> <ul style="list-style-type: none"> • The original conservation area boundary, as designated June 1990 • Proposed conservation area boundary (after adoption and the approval of any boundary changes, this can be further amended for final publication to read: "Revised conservation area boundary, <i>plus date of adoption</i>") • The wider study area for the conservation area review 	<p>Optional, for ease of reference and completeness.</p> <p>Update / further amend for final adopted / published version.</p>
1.1.1	May need to update this text in the final adopted / published version. Adjust past tense etc.	Update for final adopted / published version.
1.1.1	Do you have a copy of the 1990s leaflet, referred to in 1.1.1? Consider including this as an appendix , if it is interesting or enlightening about why and how the original conservation area designation came about?	
	1.2 What is a Conservation Area? / 1.3 Planning Legislation, Policy and Guidance / 1.4 Purpose of this Conservation Area Statement ...	
	<p>Consider re-structuring this section, particularly bearing in mind the potential for a two-part document structure.</p> <p>In general, 1.2 / 1.3 /1.4 and 1.5 could be slightly re-organised and maybe streamlined as there is a bit of repetition and overlap. It feels like some of this material might be more useful in the 'management proposals' section.</p> <p>Bearing in mind the ease and accessibility to the end user, there is quite a lot of text to get through, before reaching the meat of the conservation area analysis. Could this introduction be abbreviated?</p>	Optional

¹ SDC officers are happy to assist with the production of any mapping needed, and may be able to help with supplying any additional images.

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Ref.	Part 1: Introduction. SDC comment / recommendation	Consider amending
	Somewhere in 1.2 / 1.3 / 1.4, please reference "significance". The NPPF defines a heritage asset as “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.”	Yes
	<p>It is important to bear in mind the intended readership and purpose of the conservation area statement. As well as providing guidance to inform the application of local plan policies and to help steer planning decisions, this is a document for residents and potential developers within and around the conservation area. It should provide easy-to-digest basic guidance about what it means for people living in or developing in this conservation area.</p> <p>So, at some point, the document should articulate the following key information (this might more appropriately be dealt with in the Management Plan section):</p> <ul style="list-style-type: none"> • Permitted development: Conservation area designation places some limitation of permitted development rights. Residents and businesses in a conservation area need to know they may need permission from the Council before making alterations such as cladding, inserting windows, installing satellite dishes and solar panels, adding conservatories or other extensions, laying paving or building walls. • Demolition or substantial demolition of a building within a conservation area will usually require planning permission from the Council. It is now a criminal offence to carry out demolition in a conservation area without planning permission. • Trees: Cutting down a tree or doing any pruning work requires notifying the Council six weeks in advance. This is to give the Council time to assess the contribution the tree makes to the character of the conservation area and if the works would damage this. • Article 4 Directions: The Council can further add to the types of alterations that need planning permission by making an Article 4 Direction, and this can be used to protect features particular to the area from being lost without the need for permission. 	Yes, either in the Intro or the Management Plan
	1.2 What is a Conservation Area?	
1.2.1	Consider re-phrasing / re-organising this paragraph a little, to reflect the format of other SDC adopted conservation area statements (such as 2008 Frampton CAS, p8 ; and IHCA CAS, p7) where the legal definition is picked out in a box.	Optional
	1.3 Planning Legislation, Policy and Guidance	
	Avoid use of hyperlinks / online references in footnotes. These may become out of date. May be better to reference the document's title and date in full (and specific paragraphs or sections if relevant).	Advisable

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Ref.	Part 1: Introduction. SDC comment / recommendation	Consider amending
1.3.2	<p>This Appraisal shouldn't necessarily be 'fixed' to the current Local Plan (2015), which will be out of date / superseded in due course. Either reference the emerging Local Plan (Draft Local Plan, submitted 2021) too, which is currently at examination. Or consider talking in more general terms about "the Local Plan" (this Appraisal might well outlive more than one Local Plan!).</p>	Advisable
1.3.4	<p>Please correct: Stroud is a district, not a borough</p>	Yes - factual
1.3.5	<p>Check this list of planning policy and design guidance. The 2000 Outdoor Playspace Provision document is out of date; and may not be relevant to the remit of a conservation area appraisal anyway. Other evidence documents may be relevant. E.g. 2016 landscape sensitivity assessment. Reference to the Cotswolds AONB designation (The "Cotswolds National Landscape") and the AONB Management Plan may be useful.</p> <p>Again, though, bear in mind that this Appraisal may outlive some of these documents, and new ones may be added to the list. Consider instead simply making a general reference to "other relevant Planning Policy and Guidance documents" here in this introductory section, and then perhaps itemise them in a new 'policy framework' section in the Management Plan?</p>	<p>Yes – at least check the list is current;</p> <p>Optional – consider covering this in the Management Plan instead.</p>
	<p>Historic England advice on the content of conservation area appraisals suggests including a short section on "Planning policy context":</p> <p><i>...To provide a context for the appraisal, the national and local policy framework is useful as well as a brief explanation of what a conservation area is, how and why it is designated, and a summary of the implications of designation for members of the community looking at the appraisal for the first time. More detail on individual policies that are relevant to decision making could be included in an appendix. [Advice Note 1, para.41]</i></p>	
	1.4 Purpose of this Conservation Area Statement	
1.4	<p>Consider re-drafting / re-structuring or adding to this section, bearing in mind the potential to streamline the overall structure and content of 1.2 / 1.3 /1.4 and 1.5.</p> <p>This section needs to explain really clearly and simply what the document is for. Including:</p> <ul style="list-style-type: none"> • It is a two-part document: an "Appraisal" (explain why this is needed and what it is for) and a "Management Plan" (what is this for and how will it be used?) • Explain its intended role as supplementary planning advice, to help inform and steer the application of development plan policies (principally local plan policies). There is some overlap with the content of 1.3.5, which needs to be sorted out. • Explain the idea that, as a two-part document, the Management Plan can be updated: the appraisal / analysis part is a 'timeless' summary of significance, which will remain relevant in 5, 10, 20 years' time (even if details change and development 	yes

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Ref.	Part 1: Introduction. SDC comment / recommendation	Consider amending
	occurs); the management plan part can be reviewed and refreshed periodically, along with a review of issues / pressures / opportunities.	
	1.5 Consultation and Engagement	
1.5	1.5 will need updating (as the draft identifies)	Update for final adopted / published version.



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Part 2: The Analysis

Ref.	Part 2: The Analysis. SDC comment / recommendation	Consider amending
	Part 2: The Analysis. General comment	
	<p>Consider including a Character Summary or Statement of Significance.</p> <p>In general, it would be useful to have a succinct 'character summary' and/or 'statement of significance' up front at the start of this section. A 2- or 3-page summary, which pulls out the key features and elements of character, appearance and significance; supported by lots of images to really give a very quick and clear visual snapshot of the conservation area and its distinctiveness. These elements can then be explained and expanded upon through the rest of Part 2.</p> <p><u>Historic England Advice Note 1 (page 17, paragraph 39)</u> says that an overarching “statement of significance” is an important part of a conservation area appraisal:</p> <p><i>This section of the document presents the most pertinent information to inform decision-makers and should, as far as possible, encapsulate what is different when considering proposals affecting the conservation area compared with anywhere else. It is the most important element of the document and will probably be the last part prepared, following completion of the analysis of the area’s historic and architectural interest and character or appearance. Nevertheless, presenting it at the opening of the document gives it prominence and ease of access. While it can stand alone as a guide for decision-makers, subsequent sections of the appraisal will add detail and explain the considerations that have informed its preparation. It will normally set out:</i></p> <ul style="list-style-type: none"> • <i>A concise statement defining the special historic or architectural interest of the area and the character or appearance that it is desirable to preserve or enhance, so that this can be taken into account in decision-making</i> • <i>It could include bullet points or a table to identify individual features or characteristics that contribute positively to the conservation area’s character or appearance and how these relate to the special interest, in order to make this information readily accessible to decision-makers</i> • <i>It is helpful to set out separate lists or tables detailing issues or vulnerabilities identified as affecting the area’s character or appearance, as well as any management proposals that are recommended²</i> • <i>If character areas or zones have been identified, these will be described in detail further on in the document and the special interest of each area will be evaluated. But the sum of these values can be articulated in this summary section.</i> 	<p>Advisable – to ensure all important aspects of significance are identified, explained and can be appropriately protected. To make the document more user-friendly.</p>

² NOTE – a table / list of vulnerabilities & management proposals within the main statement of significance may or may not be necessary. If the subsequent Analysis, Issues & Opportunities and Management Plan sections are tightly and cohesively presented and well joined-up, the statement of significance could just highlight some of the most pressing issues for at-a-glance reference.

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Ref.	Part 2: The Analysis. SDC comment / recommendation	Consider amending
	<p>Advice Note 1 (page 18, paragraph 42) also suggests including a summary of general character, location and uses:</p> <p><i>Before starting more detailed analysis, it is helpful to set the scene by describing the general identity and character of the conservation area (whether it is a village, town or city centre, for example), its townscape and its place within the wider settlement or surrounding landscape. Where the conservation area only covers part of a village, town or city, it is helpful to include the geographical and historical context in relation to the character and appearance of the whole settlement as well as a factual description of the location of the conservation area and its wider setting and brief references to economic profile, general condition and existing or potential forces for change.</i></p> <p>Potentially, these two aspects (a “statement of significance” and a “summary of general character, location and uses”) could be incorporated into a single summary section.</p>	
2.1 History of the settlement of Randwick		
2.1	This is generally a good, well researched and interesting section, which paints a real picture of Randwick’s origins and some of the main factors influencing its growth and development over centuries.	
2.1	<p>Consider whether the content about Traditions and Customs (2.9.1 - 2.9.2) should be included within this section, rather than separated out in the 'Heritage assets' section? This is a good example of how the village history still contributes to its character and significance and is linked to specific locations or buildings in the conservation area.</p>	Optional
2.1.15	<p>Grammar: “...evidence of the historic poor weavers’ settlement”...? Or “...of the humble weaving settlement...”??</p>	
2.2 Location		
2.2.1	<p>Explanation of the AONB status seems a bit out of place at this point in the document? Although it is valid information and the AONB designation does affect Randwick’s context in terms of the existing planning policy framework, consider cutting the last 2 or 3 sentences and re-using them elsewhere either in 1.3 (Intro) or in Part 4 (Issues and Opportunities) or Part 5 (Management Plan).</p>	Advisable
2.3 Geology, Topography and Landscape		
2.2.1	<p>Grammar: “...Randwick parish lies lays on both sides of a spur...”</p>	
2.3.3	<p>This paragraph identifies long range views as part of the conservation area's character.</p> <p>Consider adding to Map 2 and/or including a new map in this section to identify key long-range views and visual receptors.</p> <p>Consider adding some text to identify key long-range view points / visual receptors (located outside the conservation area).</p>	Advisable – to ensure all important aspects of significance are identified, explained and can



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Ref.	Part 2: The Analysis. SDC comment / recommendation	Consider amending
	<p>Also consider additional text or amendments to Part 4 (issues and opportunities) and Part 5 (management proposals) to respond to this distinctive aspect of the conservation area’s character and the particular vulnerabilities it brings.</p> <p>Key long-range view points / visual receptors should be identified, either in words or on a map. Map 2 only identifies viewpoints within the CA or right on its edge.</p> <p>It is this section (and the <u>Setting and Views</u> sections in Character Area 1 and Character Area 2) that should set out the evidence to support any issues, pressures, management proposals or design guidance relating to views and medium- long-range visual impacts. There should be a traceable logic from the character analysis to the SWOT/Issues section, through to the management proposals. How does this particular characteristic translate to how issues and pressures are experienced? New development, extensive landscaping, tree loss etc can be perceived from far away, and may appear as incongruous if poorly scaled or if inappropriate materials are used - this is a particular sensitivity, which is related to this area and its topography. Can a management proposal be developed in response? [see also comments on <u>Setting and Views</u> in Character Area 1 and Character Area 2].</p>	<p>be appropriately protected</p>
	<p>Consider including reference to the <u>Stroud District Landscape Assessment SPG (2000)</u>, either incorporating some text from it, or simply directing readers to the relevant document for further information and advice. Randwick is identified as falling within the “Secluded Valleys” landscape character type (page B16-B20), the assessment sets out key characteristics and identifies vulnerabilities / sensitivities to change.</p> <p>May be more appropriate to incorporate this in Part 4 (issues and opportunities) or Part 5 (management proposals).</p>	<p>Optional. Maybe some helpful material to incorporate, but not essential.</p>
	<p>Consider adding some text here to emphasise the point that the topography has influenced the settlement's development, in terms of the orientation and scale of buildings and the organisation of spaces.</p> <p>You can talk in brief general terms here, then this theme can be picked up in more detail in the analysis of the Character Areas (with specific examples, possibly illustrated with photos). Are such characteristics particularly pronounced in one or other of the sub areas?</p> <p>Also consider additional text or amendments to Part 4 (issues and opportunities) and Part 5 (management proposals) to respond to this distinctive aspect of the conservation area’s character and the particular vulnerabilities it brings.</p> <p>It is this section (together with the sections on Character Area 1 and Character Area 2) that should set out the evidence to support any issues, pressures, management proposals or design guidance relating to the orientation and scale of buildings and the organisation of spaces (including levels of enclosure or openness along the lanes). Are the characteristics identified in 2.3, 3.3, 3.4, 3.7 or 3.8 under threat? And if so, is this adequately reflected in Part 4 – Issues and opportunities? Consider whether management proposals are needed in response.</p> <p>For example:</p>	<p>Advisable – to ensure all important aspects of significance are identified, explained and can be appropriately protected</p>

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Ref.	Part 2: The Analysis. SDC comment / recommendation	Consider amending
	<ul style="list-style-type: none"> Cottages have a typically shallow plan form, often orientated to face outward (down the slope), commonly with blank (sparsely fenestrated) rear or side elevations, cut into the slope. Criss-cross paths provide rear vantage points, often at an elevated level (at 1st floor level or roof level). This may be an aspect of building character that could be conserved through design guidance or in some cases controlled via an Article 4(2) designation. Another issue is the pressure to create pull-ins or driveways for parking, which can be difficult to engineer and/or be visually conspicuous on steeply sloping ground and may involve the erosion of historic boundary features and retaining structures. I don't think that is specifically picked up in the SWOT on page 33 or explained in the section on traffic and parking (4.1.9); and the link with management recommendation 7B is not explicit (if there is a link?). 	
2.4 Heritage Assets		
	<p>In general, consider whether an entire section dedicated to the detailed appraisal of heritage assets is actually necessary, or can this content be dispersed throughout the document?</p> <p>And / or consider whether this section might be better re-located after the Part 3 Character Areas (sub areas) analysis?</p> <p>This general point pertains to 2.5 Listed Buildings, 2.6 Non-designated heritage assets, 2.7 Archaeology, 2.8 Buildings at risk and 2.9 Traditions and customs. There is quite a lot of detail, but not much contextualising and it feels like this section disrupts the flow of the area-wide appraisal.</p> <p>In particular, the section on listed buildings feels like quite a detailed catalogue of the features that characterise individual buildings and structures, without much commentary about how exactly they contribute to (or constitute) the character and significance of the conservation area as a whole.</p> <p>See more specific suggestions about re-structuring or amending this section, below and in response to 2.5, 2.6, 2.7, 2.8 and 2.9:</p>	Optional - to streamline the document, improve its flow and help maintain an overall focus on the conservation area's "significance"
2.4.1	The first sentence is a bit clunky.	
2.4.1	<p>Can the difference between designated and non-designated heritage assets be better explained? What is the reason for identifying them in this CAS document? How will this section of the document be used (how is it useful) for planning purposes?</p> <p>Text from the SDC Heritage Strategy (p28-30) and draft Local Plan (supporting text for ES10) may be helpful.</p>	Advisable – for clarity
2.4.2	<p>This paragraph says that the “principal intention” of this section is to “identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building or structure”. Agreed, this is not the platform for a fully comprehensive and detailed assessment of each one – particularly not the listed buildings. However, simple identification could be achieved by marking them on a map (see Historic England Advice Note 1, paragraph 64, which suggests simply mapping or tabulating heritage assets in an appendix).</p>	



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Ref.	Part 2: The Analysis. SDC comment / recommendation	Consider amending
	<p>Instead, what is needed (here or elsewhere in the document) is some kind of explanation of <i>why</i> these assets are significant to the conservation area and <i>how</i> they contribute to the area’s character and special historic or architectural interest. An ‘audit’ is a first (and necessary) step: the value comes from the ‘analysis’, which is an important next step.</p> <p>n.b - Have a look at Kingswood CAS (2014), where a separate ‘supplementary information’ document was produced, providing detail about individual heritage assets.</p>	
	2.5 Listed Buildings	
	<p>Consider simply identifying listed buildings on a map and /or in a Heritage Assets table (as an appendix), and instead including discussion of individual buildings’ characteristic and significance within the sections that analyse the Character Areas (Part 3).</p> <p>Or: consider adding commentary to each description, to explain how the building contributes to the special interest of the conservation area as a whole.</p> <p>Are these buildings and structures typical of the area, or distinctively different or anomalous? Do they act as focal points for key views? Do they make up distinctive groupings or dominate particular parts of the conservation area, visually, historically or functionally? The features and historic significance of individually designated assets (listed buildings) is dealt with via the listing process, the statutory list description and listed building consent – what is needed for a conservation area appraisal is some explanation of what these individual assets bring to the architectural and historic character of the wider area.</p> <p>[see also comments in relation to ‘Positive Contributors’ to the Character Areas (Part 3, below)].</p>	<p>Advisable - to help maintain an overall focus on the conservation area’s “significance”</p>
	2.6 Locally Listed Buildings / Non-designated Heritage Assets	
	<p>Historic England’s Advice Note 7 (page 7, para 24-25) explains the role that conservation area appraisals can play in identifying specific buildings, spaces or structures that have local heritage significance:</p> <p><i>Conservation area appraisals may be a useful starting point for the identification of buildings, monuments, sites, places, areas or landscapes as non-designated heritage assets. One particularly relevant aspect of the appraisal process is the identification of unlisted buildings that make a ‘positive contribution’ to the character of a conservation area. More information about this can be found in Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management³.</i></p>	
2.6.1 – 2.6.2	<p>This section links to management proposals (recommendation 11, and potentially recommendation 12). Consider whether the process for identifying local heritage assets could instead be explained later in the document (i.e. the concept of ‘local listing’ and the fact that SDC doesn’t have a comprehensive District-wide ‘local list’ at present), perhaps as supporting text for Recommendation 11?</p>	<p>Optional, to help provide justification for Management</p>

³ Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management [paragraphs 49-51](#), particularly.



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Ref.	Part 2: The Analysis. SDC comment / recommendation	Consider amending
	Can the difference between designated and non-designated heritage assets be better explained? What is the reason for identifying them in this CAS document? How will this section of the document be used (how is it useful) for planning purposes? Paragraphs 2.6.1 and 2.6.2 do quite a good job of explaining this, but incorporating some text from the SDC Heritage Strategy (p28-30) and draft Local Plan (supporting text for ES10) may be helpful.	Proposal Recommendation 11
2.6.3-2.6.8	<p>Consider whether a dedicated section on non-designated assets (this ‘audit’, paragraphs 2.6.3 – 2.6.8) is really necessary? Can the assets and their significance be incorporated into the character analysis of Character Areas 1 and 2? [see also comments about ‘Positive Contributors’ in Character Area 1, below].</p> <p>In most cases, these paragraphs do successfully flag up the key aspects of significance for each building / structure, and how they contribute to the conservation area (e.g. 2.6.3 “The building is prominent throughout the conservation area, due to its elevated location with Randwick Woods adjacent to the site”). This is useful commentary (similar could be drafted for each of the listed buildings??).</p> <p>It would be useful to incorporate a line or two to explain each asset’s local heritage significance in Part 5 (Management Plan), to support and justify Recommendation 11, rather than simply providing a bullet point list of addresses [see also comments Local List recommendations in Part 5, below].</p>	Optional to streamline the document, improve its flow and help focus on “significance”
2.7 Archaeological summary		
2.7.1 – 2.7.2	<p>Consider whether some or all of this section could be moved to an appendix instead.</p> <p>Or: consider whether this content could be incorporated at relevant points elsewhere in the document. E.g. in its entirety, it could sit just after the History section (2.1) or just after Geology, topography and Landscape (2.3); or it could be split up and dispersed, as follows:</p> <ul style="list-style-type: none"> Information about Randwick Woods and the Longbarrow SAM could go into Section 2 (either 2.3 Geology, Topography and Landscape; or perhaps 2.1 History of the Settlement of Randwick, to supplement the existing mention at 2.2.1) Medieval earthworks (HER 4106) could be referenced in 2.1 History of the Settlement of Randwick or, perhaps better, in 3.2 Character Area 1. The square enclosure (east of Fountain Pond) and the paths could be referenced in the analysis of Character Area 1 and / or 2. Reference to the remains of Randwick Church House / Pool Cottage could be included in 2.1 History or could be referenced in the analysis of Character Area 1. 	Optional to streamline the document, improve its flow and help focus on “significance”
2.8 Buildings at Risk		
2.8.1	Consider moving this section to Part 4 or Part 5.	Optional to streamline the document,

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Ref.	Part 2: The Analysis. SDC comment / recommendation	Consider amending
	<p>There is an element of duplication / overlap here, with 'Buildings at Risk' also covered in Part 4 Issues and Opportunities (paragraph 4.1.5) and addressed in the Management Plan (5.2.6 / Recommendation 4). Each of these sections deals solely with the Grade II listed Lock Up (no other buildings at risk are identified).</p> <p>Consider whether 2.8 and 4.1.5 can be combined – can the text at 2.8 be incorporated at 4.1.5 instead? Is it necessary at this point in the document, which should really be more focussed on the appraisal of character and significance? Bear in mind especially the idea of a two-part document format: the 'Appraisal' part is a 'timeless' long-lasting analysis of character and special significance; while the Management Plan identifies issues, opportunities and management proposals, which can change over time and should be subject to periodic review.</p> <p>By all means mention the Lock Up and describe its significance (probably in 2.1 History and/or in 3.3, 3.4 or 3.5 Character Area 1), but consider covering the "at risk" aspect in Part 4 or Part 5.</p>	improve its flow and help focus on "significance"
	2.9 Traditions and customs	
2.9.1 – 2.9.2	<p>Perhaps consider whether this content could instead be included as a sub-section within the History section (2.1), rather than in a separate 'Heritage assets' section?</p> <p>This is a lovely example of how the village history still contributes to its character and significance, and how it is linked to specific locations or buildings in the conservation area.</p> <p>And/or, if these traditions can these be linked to specific locations or structures in the conservation area, consider whether they should they be mentioned when describing the character or significance of the two Character Sub-areas?</p>	Optional to streamline the document, improve its flow and help focus on "significance"



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Part 3: The Character Areas of Randwick

Ref.	Part 3: The Character Areas of Randwick. SDC comment / recommendation	Consider amending
	Part 3: General comment	
	<p>Consider defining a third Character Area: the approach and main thoroughfare.</p> <p>This is certainly not essential. The two character areas in the Draft work pretty well to point out the differing character across the conservation area. However, it is possible to articulate some differences between the tightly packed ‘upper slopes’ of the village (which clings to the bowl-shape coombe and is criss-crossed by lanes and ladders) and the more linear development, strung along the Randwick lane from Townsend to the church. There is a difference in the sense of enclosure, the types of views and vantage points and the dominance of this single approach road.</p> <p>The Draft also lacks some analysis of the character and significance of the Townsend area (including its role as a ‘gateway’ to the settlement), to act as justification for the proposed southern boundary extension. This needs to be incorporated somewhere (it could just be included in the analysis of Character Area 1, if you would prefer not to define a third character area).</p>	Optional – to ensure all important aspects of significance are identified, explained and can be appropriately protected
3.1	<p>It would be useful to have a map within this section, showing the two (or three) Character Areas, with the wider study area also clearly outlined.</p> <p>Map 3 in the Appendices shows the current conservation area boundary. It is unclear from this map whether the two areas proposed for boundary extensions (at The Old Bakehouse/Townsend and at Swallows Court) have been included in the characterisation analysis, and whether they are considered to form part of one or other of the sub areas (this does seem to be the case, but it needs to be clearer).</p> <p>There could be a single map, showing all the Character Areas together; or separate maps to introduce each Character Area section.</p>	Advisable – for clarity and immediate legibility
	<p>Consider whether the two sub areas have been correctly delineated.</p> <p>It isn’t clear why Character Area 2 doesn’t include all the ‘open’ parts of the conservation area? Is there a rationale for including the grounds of Long Court and the paddock(s) south of the church / west of the stream in Character Area 1?</p> <ul style="list-style-type: none"> • Historical association with Long Court / Court Farm (a key group of buildings in Character Area 1) may be good reason for including the gardens and fishponds in the same character sub-area; but there is little or no analysis of these spaces (their character or historic significance) to explain this. • There doesn’t appear any really obvious distinction between the fields lying east of the stream/south of the school (which are in Character Area 2) and those lying west of the stream / south of the church (which are in Character Area 1). Other than property boundaries, any difference (in terms of character and/or historical significance) should be clearly articulated. 	Advisable – to ensure all important aspects of significance are identified, explained and can be appropriately protected

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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
3.2 Character Area 1 - The Village Core		
3.2.1	<p>Include reference to Townsend as part of the Character Area, and the Randwick Lane (?) approach road.</p> <p>It is unclear from this text (and Map 3 in the Appendices) whether the two areas proposed for boundary extensions (at The Old Bakehouse/Townsend and at Swallows Court) have been included in the characterisation analysis, and whether they are considered to form part of one or other of the sub areas (this does seem to be the case, but it needs to be clearer).</p>	Advisable – for clarity and immediate legibility
	<p><u>Justification for proposed boundary amendments:</u></p> <p>If boundary extensions are proposed, the character analysis that justifies them should be clearly set out within the CAS. How do these areas / buildings contribute to the conservation area’s special architectural or historic interest?</p> <p>Justification for the proposed Swallows Court boundary extension (Management Plan Recommendation 13) is not clear. A rationalisation of the boundary here would be sensible, but the draft document doesn’t appear to make any kind of appraisal of the building or the plot – the only reference to “Swallows Court” appears in Recommendation 13 itself. It is not discussed in the section about Character Area 1, nor identified as contributing to a key view. Consider adding some text at 3.3, 3.4 and/or 3.5 to explain and justify this proposed boundary change [see also comments about the boundary review, in Part 5].</p> <p>The character analysis of Character Area 1 does include some mentions of the buildings and structures in the vicinity of the proposed Townsend extension. To help justify the proposed boundary change, consider adding some additional text in 3.3, 3.4 and/or 3.5 to reference the fact that the cottages here are typical of the local architectural vernacular and use of materials, the spatial organisation (including narrow paths, lanes and squeeze stones) is similar to elsewhere in the settlement, and that this group is visible in key views and acts as a visual ‘gateway’ to the conservation area. [see also comments about the boundary review, in Part 5; and key views map 2, in the appendices).</p>	yes – necessary to properly justify proposed boundary changes
3.3 Character Area 1 – Townscape and Spatial Analysis		
	<p>Consider adding specific examples and using more illustrations.</p> <p>Having introduced (in 2.3) the idea that the topography has influenced the settlement's development (in terms of the orientation and scale of buildings and the organisation of spaces), use this section to identify examples where such characteristics are particularly pronounced, and provide illustrations.</p>	Optional – to improve ‘at-a-glance’ legibility and to ensure all important aspects of significance are



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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
		identified and explained.
3.3.2	<p>This paragraph talks about how buildings have a shallow plan form, often dug into the sloping ground behind. Use photographs to illustrate this, showing how cottages are often orientated to face outward (down the slope), commonly with blank (sparsely fenestrated) rear or side elevations, cut into the slope. Criss-cross paths (laggars, referred to in 3.3.10) provide rear vantage points, often at an elevated level (at 1st floor level or roof level).</p> <p>It is a really distinctive aspect of the village character, but it is somewhat threatened by substantial extensions or aspirations to re-build modestly scaled dwellings – if clearly identified as part of the conservation area’s character, this may be an aspect of building character that could be conserved through design guidance or in some cases controlled via an Article 4(2) designation.</p> <p>Consider developing management proposal(s) / design guidance in response. See also comments on Part 4 and Part 5.</p>	Optional – to ensure all important aspects of significance are identified, explained, and can be appropriately protected.
	<p>This paragraph mentions the sense of enclosure along the main route through the village. Consider also mentioning here (or 3.3.8) the importance of the dry stone walls that line the western side of the road between Ash Lane / Townsend and St John’s Church.</p> <p>Use photographs to illustrate this.</p> <p>These are outside the current conservation area boundary, but contribute to its character and distinctiveness. Whilst the walling is not ‘original’ in its entirety, there are relatively few breaks in continuity and there is a strong sense of enclosure, mirrored on the eastern side of the road in many places. The approach to the upper slopes of the village is therefore very visually cohesive.</p> <p>Consider a further boundary amendment and / or develop some design guidance in response [see also comments about the boundary review, in Part 5].</p>	Advisable – to ensure all important aspects of significance are identified, explained, and can be appropriately protected.
	<p>Consider introducing some sub-headings (such as ‘boundary treatments’, ‘lanes and laggars’, ‘20th century expansion and infill’) to make it easier to refer to and pick out distinctive characteristics.</p>	Optional – to improve ‘at-a-glance’ legibility
3.3.9	<p>Private gardens are mentioned in brief.</p> <p>Consider re-phrasing this sentence – what does it mean? What point is it trying to make? As a guide, think about how is this observation likely to be useful in planning terms?</p> <p><i>“The appearance of private gardens within the conservation area vary in size and contribute positively to the countryside feel of the village”.</i></p>	Optional – for clarity and to avoid ambiguity

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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
3.3.9	<p>Are there other areas of space that should be mentioned? Are there remnant traces of the orchards shown on the historic maps (p10 – 11)? Or significant veteran trees??</p>	<p>Advisable – to ensure all important aspects of significance are identified, explained, and can be appropriately protected.</p>
3.3.12	<p>“...two important areas of water” are identified. What about the fishponds at Long Court? Consider adding some more text to describe these and explain their historic significance, as well as any contribution they may make to character or appearance.</p> <p>A word search on the document doesn’t bring up any references to this pond at all (unless it is actually the “pond” referred to in 2.3.4 – but that is far from clear from this wording, which seems to be talking about the spring by the school). Is it publicly visible at all? It must have at least historic significance – it appears on all the maps (p10-11) and will have an historical association with Long Court, a high-status building within the settlement.</p> <p>(also consider whether the ponds and grounds of Long Court are more appropriately included in Character Area 2?) (see comments on 3.1, above).</p>	<p>Advisable – to ensure all important aspects of significance are identified, explained, and can be appropriately protected.</p>
3.3.12	<p>Consider referring back /linking to 2.3.4 to provide historical context</p>	
<p>3.4 Character Area 1 – Architecture and materials</p>		
	<p>Here set out the features of the area that contribute to its special architectural interest. This might start with a general statement regarding the nature of this interest, whether as a collection of buildings representing a range of uses that document the area’s history, that represent the impact of a particular architectural vision for the area, as townscape or with materials and features that are special because of their contribution to local distinctiveness and identity.</p> <p>Historic England’s Advice Note 1 suggests (page 19-20, paragraph 47 etc):</p> <p><i>To guide decisions on new development it will be helpful to provide more detailed examination of buildings and other structures that identifies the characteristics (including scale, form, materials, and the characteristic architectural detailing or styles found in the area, as well as the position of buildings in relation to highways and plot boundaries) that are desirable to preserve or enhance. The range of traditional roofing, walling and surface materials in the area may be characteristic of the local vernacular and it will be important to note the textures and colours and the ways in which they have been used.</i></p>	



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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
	Consider introducing some sub-headings (such as ‘building typologies and functions’, ‘roofscape’, ‘materials, textures and colours’, ‘modern development and infill’, ‘windows’ etc) to make it easier to refer to and pick out distinctive characteristics.	Optional – to improve ‘at-a-glance’ legibility
3.4.8	<p>Consider using more illustrations to highlight specific examples.</p> <p>Use images and examples to back up the commentary – e.g. paragraph 3.4.8 says: “...A common feature is that of tall attic gables and were [sic] functional additions due to their use in the production of cloth and historically accommodated looms required for the weaving process”.</p> <p>If so, provide an example or two (this specific form of tall cross-gable is certainly characteristic of Stroud’s valleyside weaving villages in general, but are they “common” within the conservation area itself?).</p>	Advisable – to ensure all important aspects of significance are identified, explained, and can be appropriately protected.
	<p>Consider adding some commentary about the modern houses The New Bakehouse and Ptarmigan in the Architecture and Materials section and/or perhaps the Setting and Views section. These are exemplary high quality infill development, with a scale, massing and use of materials that is (for the most part) in keeping with their surrounding historic context. (Note - they do not detract from the conservation area’s setting; but it is debatable whether a boundary extension to include them within it is justifiable. See also comments about the boundary review, in Part 5).</p> <p>Consider moving paragraph 3.3.5 (from the Townscape and Spatial Analysis section). This paragraph (and photo) highlights an example of sensitive modern infill development at Situation Place. Might this paragraph be (better?) incorporated into this section about Architecture and Materials?</p>	Optional – provide good examples of modern design; try not to focus on the ‘bad’ aspects of modern development.
3.4.4	“The 1990 Conservation Area plan identifies Weavers Cottage as being one of the oldest cottages in the village”. Does this mean the 1990s leaflet, referred to in 1.1.1? Do you still have a copy? Consider including this as an appendix, if it is interesting or enlightening about why and how the original conservation area designation came about?	
3.4.6	<p>“Positive contributors” (see also comments on the Heritage Assets section, 2.5 and 2.6, above, and Management Plan Recommendation 11 – Local Listing).</p> <p>This paragraph lists “several buildings and sites which also positively contribute to the character and appearance of the street scene, due to their historic, architectural or archaeological value”. Some of these buildings are subsequently proposed for ‘local listing’ (Management Plan Recommendation 11) and some for Article 4(2) Direction (Recommendation 12). Some are located within the proposed southern boundary extension (Recommendation 13).</p>	Important: provide justification for imposing additional controls – either here or in an appendix or as supporting text for



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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
	<p>The rationale and justification for Article 4(2) controls and / or local listing and /or boundary extension must be clearly set out somewhere in the document – consider whether this is best incorporated here, or elsewhere (for example as supporting text for the Management Plan recommendations, or as an appendix).</p> <p>Grouping all these separate buildings and structures together in a list with a basic explanation that they all contribute due to their historic, architectural or archaeological value doesn't provide meaningful justification. For planning purposes, it will be important to understand exactly how and why each one is individually significant, so that those elements of significance can be protected.</p> <p>Identifying “buildings that make a positive contribution to the conservation area” and “locally important buildings” is a well-established part of conservation area appraisal. Historic England’s Advice Note 1 provides some useful tips (page 20-21, paragraphs 49, 50 etc).</p> <p>Consider identifying ‘positive contributors’ on a map.</p> <p>Consider setting out listed and unlisted ‘positive contributors’ in a table (as an Appendix??), possibly using Historic England’s suggested checklist as a basis to briefly flag up exactly how each one contributes to the character and special interest of the conservation area. This could also incorporate paragraph references to where certain features or aspects of significance are discussed in the CAS document.</p> <ul style="list-style-type: none"> ✓ <i>Is it the work of a particular architect or designer of regional or local note?</i> ✓ <i>Does it have landmark quality?</i> ✓ <i>Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?</i> ✓ <i>Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?</i> ✓ <i>Does it contribute positively to the setting of adjacent designated heritage assets?</i> ✓ <i>Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?</i> ✓ <i>Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?</i> ✓ <i>Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?</i> ✓ <i>Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?</i> ✓ <i>Does it have historic associations with local people or past events?</i> ✓ <i>Does it reflect the traditional functional character or former uses in the area?</i> ✓ <i>Does its use contribute to the character or appearance of the area?</i> <p>Something like this, perhaps as an appendix? :</p>	<p>the management proposals (Recommendations 11, 12 and 13)</p> <p>Advisable – mapping and/ or table: for clarity and to ensure all important aspects of significance are identified, explained, and can be appropriately protected.</p>



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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation					Consider amending
	Art 4(2)	Local asset	Boundary extn	Special architectural or historic interest; contribution to the character, appearance or significance of the conservation area:	Potential for development management / policy guidance:	
The Old Vicarage	✓	✓		<ul style="list-style-type: none"> 1844 by Bristol architect Thomas Foster in the Cotswold Tudor style, noted for his local church and ecclesiastical design⁴ A prominent landmark building, visible in long range views (against wooded hillside backdrop) High status building in the village Materials and architectural features are a 'polite' Victorian interpretation of common local vernacular, typical of Randwick 2.6.3, plate 14 	<ul style="list-style-type: none"> Windows and roof covering, fronting public highway Boundary wall fronting public highway 	
Pool Cottage	✓			<ul style="list-style-type: none"> Locally distinctive, typical of cottage vernacular Relatively concealed from road views; sits side-on with unfenestrated gable (forms a group with Long Court Cottage) The rear (east facing elevation) is visible in long range views (against wooded hillside backdrop)⁵ Next to The Mayor's Pool Distinctive walled enclosure to road, with engraved house name on gateway lintel 	<ul style="list-style-type: none"> Boundary wall fronting public highway 	
3.4.6	The list at paragraph 3.4.6 refers to "The Vicarage" – check address. Should it be The Old Vicarage?					Factual check
3.4.6	The list at paragraph 3.4.6 does not mention the squeeze stone stiles at Townsend and Ocker Hill, which are identified as potential additions to a local list in Recommendation 11. Consider including these in the list. (See also comments on Character Area 2, para. 3.7.3)					Advisable – ensure all important aspects of significance are identified and can be appropriately protected.
3.4.6	The list at paragraph 3.4.6 includes The Mayor's Pool and the K6 phone box. But these are not specifically identified in any of the management plan proposals. Consider identifying The Mayor's Pool as a local heritage asset.					
3.4.6	Consider also including Change Cottage as a 'positive contributor', with a linked Article 4(2) direction and boundary change.					
	Art 4(2)	Local asset	Boundary extn	Special architectural or historic interest; contribution to the character, appearance or significance of the conservation area:	Potential for development management / policy guidance:	
Change Cottage	✓	?	✓	<ul style="list-style-type: none"> Locally distinctive, typical of small un-extended and relatively early cottage vernacular 	<ul style="list-style-type: none"> Windows and roof covering, fronting public highway 	

⁴ Buildings of England – Gloucestershire Vol 1: The Cotswolds, (Verey and Brooks, 1999) p108, p527

⁵ Note – views westward from Chapel Fields and The Lagger to Pool Cottage: impacted by conspicuous presence of Newlands, with dominant horizontal elevation, at odds with vernacular verticality and proportions



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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
	<ul style="list-style-type: none"> • Stone walling and mullion windows • sits very distinctively side-on to the road • ‘gateway’ building / contributor to a key view: together with the pine tree and adjacent stone walls, the cottage forms a very attractive vignette and a visual gateway on the route from Townsend to the upper slopes of the village. • Visual echo of the near-by Grade II listed Lock Up 	<ul style="list-style-type: none"> • Boundary wall fronting public highway
3.4.11	<p>Take care over tone and ensure statements are backed up and explained.</p> <p>Consider amending the final sentence of this paragraph. It is too simplistic and doesn’t explain the harm / impact (but be careful here not to stray too far into Issues & Opportunities or Management proposals / design guidance).</p> <p>This paragraph states that <i>“The use of modern materials is a negative aspect which detract [sic] from the character and appearance of the area.”</i> it is important to ensure that any statements about ‘harm’ and judgements about whether things are ‘appropriate’ or ‘inappropriate’ (and whether certain materials or features are “negative”, as in this example) are clearly explained, specifically in terms of the impact on the character, appearance or special architectural or historic interest of the area / building. This provides justification for any design guidance and policy advice contained in the final CAS.</p> <p>For example, where there is a particularly strong tradition of direct-glazing into stone mullion windows, or where timber casements historically include very slim opening sashes made of iron (as is quite common around the Stroud area), the introduction of big, chunky, bright white uPVC windows is visually distracting and can disrupt the architectural proportions of the building.</p> <p>The use of modern materials (e.g. uPVC rainwater goods and, indeed, in some cases uPVC or aluminium doors / windows) is not always something that can be controlled or would <i>always</i> be prohibited in a conservation area. It depends on many things, including visual prominence and the detailing of the product. (A slim-profile aluminium window <i>might</i> be perfectly acceptable as a replacement; some uPVC casement windows have a slim ‘flush’ profile and come in a range of ‘paint-like’ colours, which <i>might</i> actually be less visually obtrusive than a stormproof wooden window, stained dark brown – even though wood is a “traditional” material).</p> <p>In conjunction with better explanation / justification, consider using terms like <i>“can be visually distracting”</i> or <i>“may harm the architectural cohesiveness of the building / area”</i>. Rather than advocating blanket prohibitions, any management proposals / design guidance must allow for some flexibility in planning decisions (and should encourage good practice and thoughtful choices, even when they cannot be legally enforced through planning controls). Consider using terms such as <i>“will generally be expected to...”</i> or <i>“...may not be considered appropriate”</i>, instead of <i>“should”</i> and <i>“must”</i>.</p>	<p>Advisable – to ensure all important aspects of significance are identified and explained; so that any protection measures / management proposals are properly justified.</p>
3.4.12	<p>Missing word: <i>“Where modern materials have been <u>used</u>, these are...”</i></p>	



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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
	3.5 Character Area 1 – Setting and views	
	<p>Historic England’s Advice Note 1 (p22-24) provides guidance, including:</p> <p><i>Heritage assets can gain significance from their relationship with their setting whilst views from within or outside an area form an important way in which its significance is experienced and appreciated. This part of the appraisal should identify how the landscape or townscape that the area is located within contributes to its special interest, perhaps by providing approaches along historic routes or visual connections between different areas that illustrate an important historic relationship, such as between a village and its surrounding agricultural landscape, or from an area of workers’ housing and the factory or extractive landscape that was a source of employment...</i></p> <p><i>The following may be significant contributors to character:</i></p> <ul style="list-style-type: none"> • <i>views of rivers, the sea and surrounding hills and glimpses of landscape from urban streets</i> • <i>open spaces, church towers and prominent public buildings that provide landmarks in views or views that illustrate a particular element of the area’s historic development</i> • <i>groups of buildings, both those with a degree of conscious design or with recognised fortuitous beauty and the consequent visual harmony or congruity of development</i> • <i>townscape attributes such as enclosure, definition of streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces</i> • <i>a uniform building height resulting either from past influences or planning restrictions that contribute to the character of views</i> • <i>distant views of the settlement and those in the approach to it</i> • <i>adjacent or nearby heritage assets that gain or contribute significance through views to or from the area</i> • <i>nearby areas of recognised landscape character value such as Areas of Outstanding Natural Beauty (AONBs) or Areas of High Landscape Value, where penetrating or abutting the built-up area, should also be noted and explained.</i> 	
3.5.1	This paragraph works well as an introduction.	
3.5.2	However, paragraph 3.5.2 concentrates on identifying views of the conservation area, achieved from <i>within</i> the conservation area. Whilst these appear to be valid key views, there is little explanation about why each one is significant, which make it less easy to identify	



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Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
	<p>any ways that the significance may be vulnerable (e.g. through inappropriate development) and to develop appropriate management proposals in response.</p> <p>What exactly does each key view contribute to the character, appearance or historic interest of the conservation area? Consider, for example:</p> <ul style="list-style-type: none"> • Are these ‘typical’ views? • Do they focus on particular landmarks or landscape features? • Are they framed by (or focused upon) groups of buildings that display particularly characteristic features (eg Clustered roof slopes and chimneys? A particularly strong sense of enclosure or an open, outward-facing expansiveness?). • Are they ‘gateway’ views on key approach routes? 	<p>Advisable – to ensure all important aspects of significance are identified, explained, and can be appropriately protected.</p>
3.5.2	<p>Consider expanding 3.5.1 a little, to give a broad characterisation of the <i>types</i> of views that are typical, how they vary across different parts of Character Area 1 and how these contribute to the conservation area’s character, before going on to identify some specific key views and viewpoints.</p> <p>Consider including photographs to illustrate each key view identified.</p> <p>Consider including a sentence to accompany each, to spell out the view’s main elements of significance, so that this can be understood and protected.</p> <p>Consider including a map or maps within the body of the text, to illustrate this analysis. Rather than relying solely on Map 2 in the appendices.</p>	
3.5.2	<p>Consider also identifying any trends or emerging development pressures that may pose a threat to the character, integrity or significance identified * (this could be alluded to in brief and discussed more fully in the <u>Issues and Opportunities</u> section (Part 4).</p> <p>It is this section (and the <u>Setting and Views</u> sections for Character Area 2, as well as 2.3: <u>Geology, Topography and Landscape</u>) that should set out the evidence to support any issues, pressures, management proposals or design guidance relating to views and medium-long-range visual impacts. There should be a traceable logic from the character analysis to the SWOT/Issues section, through to the management proposals. How does this particular characteristic translate to how issues and pressures are experienced? New development, extensive landscaping, tree loss etc can be perceived from far away, and may appear as incongruous if poorly scaled or if inappropriate materials are used - this is a particular sensitivity, which is related to this area and its topography. Can a management proposal be developed in response? [see also comments on <u>2.3: Geology, Topography and Landscape</u>].</p>	
3.5.2	<p>Consider identifying additional views out to the landscape, and significant views in from vantage points outside the conservation area:</p>	

SDC Planning Strategy and Conservation Recommendations

Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
	<p>Views out to the surrounding landscape setting may also be significant and may contribute to the character and distinctiveness of the conservation area.</p> <p>It should also be noted that Randwick is visually conspicuous in many views achieved from vantage points <i>outside</i> the conservation area – including some very long-range views from places like Selsley Common and Rodborough Fort. (consequently, the potential impact of development / alterations must also be considered carefully from the point of view of key mid- and long-range views, not just the impacts on the immediate street scene)*.</p> <p>*(related development pressures may be alluded to in brief and discussed more fully in the <u>Issues and Opportunities</u> section, Part 4).</p> <p>Consider modifying Map 2 and/or creating a new map which covers a larger extent if necessary.</p>	
3.5.2	<p>Consider identifying the following key views too:</p> <ul style="list-style-type: none"> Views north-eastward from lane as it passes The Ryelands, as far as Change Cottage. Particularly in winter months when the trees are bare and the hedge is cut back, there are good views across the valley to the upper slopes of the village (The Lane, The Stocks and Chapel Fields). These are key approach views (the first real glimpses of the village in its expansive setting, since beginning the climb from Cashes Green), and there is a marked contrast with the more enclosed and channelled views that characterise the approach road as you continue past Change Cottage. 	
	<p>Consider identifying visual and physical ‘gateways’ within the conservation area and on approach to it. These could be marked on a map.</p> <ul style="list-style-type: none"> Change Cottage acts as a key ‘gateway’ building, providing a visual pinch-point on the main approach, and when looking towards the cottage from the north (exiting the village). The pine tree in the next-door garden contributes to this vignette, although it is outside the conservation area. It may be appropriate to identify this as a ‘gateway’ in the townscape/spatial analysis section, and/or as a building that makes a positive contribution, rather than necessarily a key view? The lock-up and buildings at Court Farm perform a similar gateway role, a little further along the lane. 	
	<p>Consider highlighting the importance of Randwick Woods as a visual setting / backdrop to the settlement.</p> <p>Somewhere, you should also articulate how this may be vulnerable (this could be here and/or in the Part 4 <u>Issues and Opportunities</u> section).</p> <p>Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).</p>	

SDC Planning Strategy and Conservation Recommendations

Ref.	Part 3: Character Area 1 – The village core. SDC comment / recommendation	Consider amending
	See also comments in response to 2.3 Geology, Topography and Landscape .	

Ref.	Part 3: Character Area 2 – The Playing Fields. SDC comment / recommendation	Consider amending
	3.6 Character Area 2 - The Playing Fields	
	<p>It would be useful to have a map within this section, showing the Character Area with the wider study area also clearly outlined.</p> <p>There could be a single map at the start of Part 3, showing all the Character Areas together; or separate maps to introduce each Character Area section.</p>	Advisable – for clarity and immediate legibility
	3.7 Character Area 2 – Landscape character	
3.7.2	<p>This paragraph references an ancient trackway, visible on the Tithe Map. But what is the point being made? In words, it isn't clear to a 'non-native' where this route lies (or lay). Is this still in use? What is its significance?</p> <p>Consider whether this sentence should be in the following paragraph (3.7.3)? It feels a bit out of place at the end of 3.7.2 – has it been pasted from somewhere else? Or has some additional explanation / context been cut, perhaps during previous editing?</p> <p>And / or consider whether the existence and historic significance of this route could be dealt with in 2.1 History of the settlement of Randwick or 2.3 Geology, topography and landscape.</p> <p>Is the Tithe Map included in the document? Can it be reproduced? If so, reference the map/ figure.</p> <p>Missing word? "An ancient trackway <u>is</u> visible on the Tithe Map..."</p>	Optional – to improve 'at-a-glance' legibility and to ensure all important aspects of significance are clearly identified and explained.
3.7.3	<p>This paragraph nicely describes the network of paths and begins to explain their significance to the conservation area and the settlement's evolution. However, some of this description is not specific to Character Area 2 – for example, the church yard is in Character Area 1.</p> <p>Check: make sure there aren't parts of this text that should be covered elsewhere in the document (either instead of or in addition to this paragraph). Some may be more relevant to Character Area 1 and / or 2.3 Geology, Topography and Landscape.</p>	Advisable – for document clarity and ease of use

SDC Planning Strategy and Conservation Recommendations

Ref.	Part 3: Character Area 2 – The Playing Fields. SDC comment / recommendation	Consider amending
	<p>Having introduced (in 2.3) the idea that the topography has influenced the settlement's development (in terms of the orientation and scale of buildings and the organisation of spaces), use this section to identify examples where such characteristics are particularly pronounced, and provide illustrations.</p> <p>Consider using more illustrations to show specific examples (and check that your examples are relevant to this Character Area!).</p>	
3.7.3	<p>Consider moving or removing the phrase <i>"...and should be considered for local listing by Stroud District Council"</i>. This strays into a 'management proposal', which should be picked up in Part 5 instead.</p> <p>Instead, you could say something like:</p> <p><i>"Many of the footpaths have historic squeeze stone stiles remaining, which <u>are locally distinctive</u> and make a positive contribution <u>contribute to the character of the area. These are non-designated heritage assets of local significance.</u>"</i></p>	Advisable – ensure all important aspects of significance are identified and can be appropriately protected.
3.7.3	<p>Check: which of the squeeze stiles is actually located within this Character Area?</p> <p>Recommendation 11 (part 5) refers specifically to the squeeze stone stiles at Townsend and Ocker Hill. I think these are in Character Area 1?? Are there others in Character Area 2?</p> <p>Please also see comments above about the <u>"Positive contributors"</u> identified in Character Area 1 (para. 3.4.6):</p> <p>If these are identified as candidates for local listing, consider including these in a similar list of 'local heritage assets' or 'structures that make a positive contribution to Character Area 2', as suggested for Character Area 1.</p> <p>Consider identifying 'positive contributors' on a map.</p>	Fact Check. Advisable – mapping and/ or table: for clarity and to ensure all important aspects of significance are identified, explained, and can be appropriately protected.
	<p>Consider introducing some sub-headings (such as 'significant structures'), to make it easier to refer to and pick out distinctive characteristics.</p> <p>Consider using more illustrations to highlight specific examples. Use images and examples to back up the commentary.</p>	Optional – to improve 'at-a-glance' legibility
3.7.4	<p>Consider moving or removing the last part of this paragraph – re. parking areas and <i>"encouragement for residents to walk or cycle"</i> ...</p> <p>Again, this strays into <u>Issues and Opportunities</u> or a <u>Management proposal</u> which should be picked up in Part 5 instead. The first 2 or 3 sentences are probably ok, as a form of 'analysis'. But the rest of the paragraph is better dealt with at 4.1.9.</p>	Advisable – ensure all important aspects of significance are

SDC Planning Strategy and Conservation Recommendations

Ref.	Part 3: Character Area 2 – The Playing Fields. SDC comment / recommendation	Consider amending
	It is also unclear who this advice / instruction is directed towards? The parish council? Community members? Ensure this is clear, if you wish to take this on as a 'management proposal' of some sort (bearing in mind this may be a bit outside the role and function of a conservation area appraisal).	identified and can be appropriately protected.
	3.8 Character Area 2 – Setting and views	
3.8.1 – 3.8.2	3.8.2 in particular provides some nice observations about the importance of the footpaths and about the transition from village to countryside, including the 'soft' buffer provided by gardens.	
3.8.2	As commented above in relation to 3.5.2, this section concentrates on identifying views of the conservation area, achieved from <i>within</i> the conservation area. Whilst each of the three key views identified here appear to be valid, there is little explanation about why each one is significant, which make it less easy to identify any ways that the significance may be vulnerable (e.g. through inappropriate development) and to develop appropriate management proposals in response.	Advisable – to ensure all important aspects of significance are identified, explained, and can be appropriately protected.
	<p>Consider expanding this section a little, to give a broad characterisation of the <i>types</i> of views that are typical, whether they vary across different parts of Character Area 2 and how these contribute to the conservation area's character, before going on to identify some specific key views and viewpoints. It can also be useful to articulate how these sorts of views differ from (or are similar to) the sorts of views described in Character Area 1 – this helps to reinforce the distinctiveness of the two areas you have determined to have differing character.</p> <p>Consider including photographs to illustrate each key view identified.</p> <p>Consider including a sentence to accompany each, to spell out the view's main elements of significance, so that this can be understood and protected.</p> <p>Consider including a map or maps within the body of the text, to illustrate this analysis. Rather than relying solely on Map 2 in the appendices.</p>	
	<p>Consider also identifying any trends or emerging development pressures that may pose a threat to the character, integrity or significance identified * (this could be alluded to in brief and discussed more fully in the <u>Issues and Opportunities</u> section (Part 4)).</p> <p>It is this section (and the <u>Setting and Views</u> sections for Character Area 2, as well as 2.3: <u>Geology, Topography and Landscape</u>) that should set out the evidence to support any issues, pressures, management proposals or design guidance relating to views and medium-long-range visual impacts. There should be a traceable logic from the character analysis to the SWOT/Issues section, through to the management proposals. How does this particular characteristic translate to how issues and pressures are experienced? New development, extensive landscaping, tree loss etc can be perceived from far away, and may appear as incongruous if poorly scaled or if</p>	

SDC Planning Strategy and Conservation Recommendations

Ref.	Part 3: Character Area 2 – The Playing Fields. SDC comment / recommendation	Consider amending
	<p>inappropriate materials are used - this is a particular sensitivity, which is related to this area and its topography. Can a management proposal be developed in response? [see also comments on 2.3: Geology, Topography and Landscape].</p>	
	<p>Consider identifying additional views out to the landscape, and significant views in from vantage points outside the conservation area:</p> <p>Views out to the surrounding landscape setting may also be significant and may contribute to the character and distinctiveness of the conservation area.</p> <p>It should also be noted that Randwick is visually conspicuous in many views achieved from vantage points <i>outside</i> the conservation area – including some very long-range views from places like Selsley Common and Rodborough Fort. The village hall is quite an easily identifiable landmark building. The areas of open space in Character Area 2 play a role in defining a visual setting for the populated / built-up parts of the conservation area (consequently, the potential impact of development / alterations on the playing fields for example would need to be considered carefully from the point of view of key mid- and long-range views, not just the impacts on the immediate street scene)*.</p> <p>*(related development pressures may be alluded to in brief and discussed more fully in the Issues and Opportunities section, Part 4).</p> <p>Consider modifying Map 2 and/or creating a new map which covers a larger extent if necessary.</p>	
	<p>Consider highlighting the importance of Randwick Woods as a visual setting / backdrop to the settlement.</p> <p>Somewhere, you should also articulate how this may be vulnerable (this could be here and/or in the Part 4 Issues and Opportunities section).</p> <p>Look at Section 2.3 (Geology, Topography and Landscape), 3.5 (Character Area 1: Setting and Views), 3.8 (Character Area 2: Setting and Views), 4.1.4 (Issues and Opportunities: New development, alterations, extensions and demolition), 4.1.12 (Issues and Opportunities: Trees and Open Spaces) and Map 2 (Key Views), to ensure there is a clear and consistent message; consider developing a Management Recommendation in response, (or tweaking the wording of existing Recommendations).</p> <p>See also comments in response to 2.3 Geology, Topography and Landscape.</p>	

Appendix: Parish Consultation Report (April 2022), referred to on page 1 of this summary.

Randwick Conservation Area Review 2022 - The Consultation Process

Public consultation has been undertaken prior to the production of this study and this has been vital in understanding the thoughts, issues and pressures which face the Conservation Area from those who live, work, and use the area. This information has been used to inform the drafting of the appraisal and management recommendations. The Local Authority who are responsible for the administration of planning policy will also complete a further consultation on the draft appraisal. This work will ensure that the character or appearance of the Randwick Conservation Area is preserved or enhanced.

Questionnaires were developed through consultation with Randwick and Westrip Parish Council. These were managed via an online platform and members of the Randwick and Westrip Parish Council distributed printed questionnaires to all householders within the area. At the end of the consultation period, there were 21 paper responses and 21 online, a total of 44 questionnaires with two general comments on the boundary review were submitted. The results of which are summarised below.

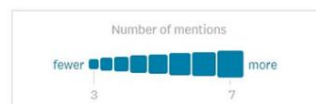
Question 1 Do you live in Randwick?

Yes 40

No 2

Question 2 What do you particularly enjoy about living or visiting the Randwick Conservation Area? (Schools, Walking, Community facilities)

views buildings village open spaces walking close
community Cotswold stone woods village hall
areas Parish playing field



Question 3. If you are not a resident why do you usually come to the area? (schools, walking, community facilities)?

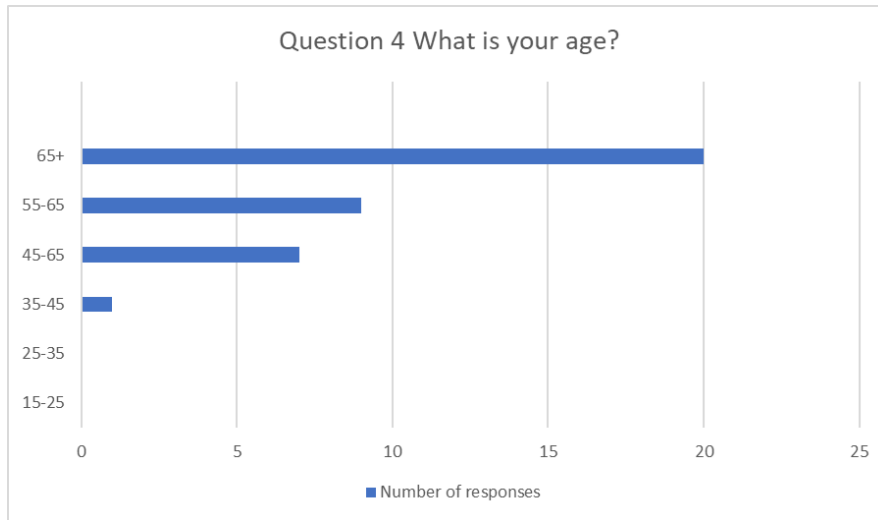
3 - Use the community facilities e.g. Village Hall, Pub (The Vine Tree), attend events

Visit friends living in the Conservation Area

Walking

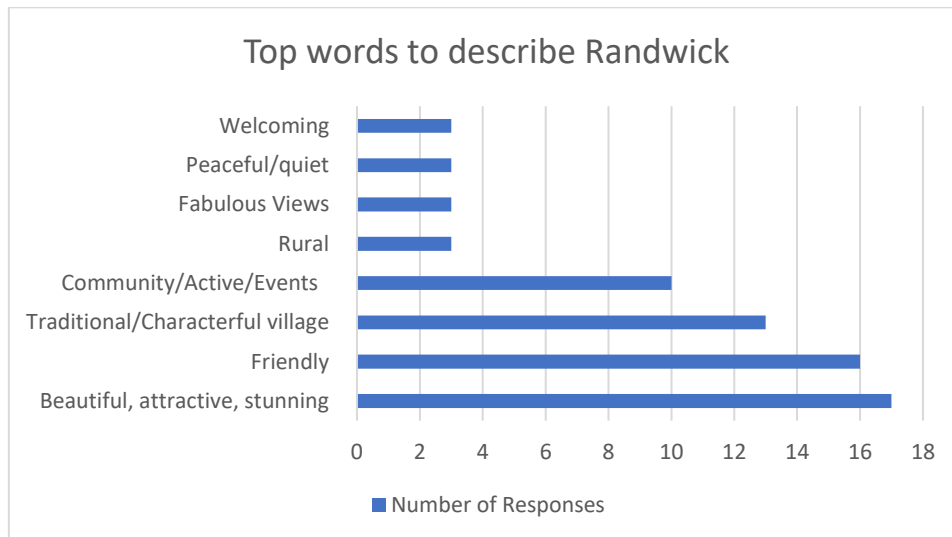
Work

Question 4 – Age



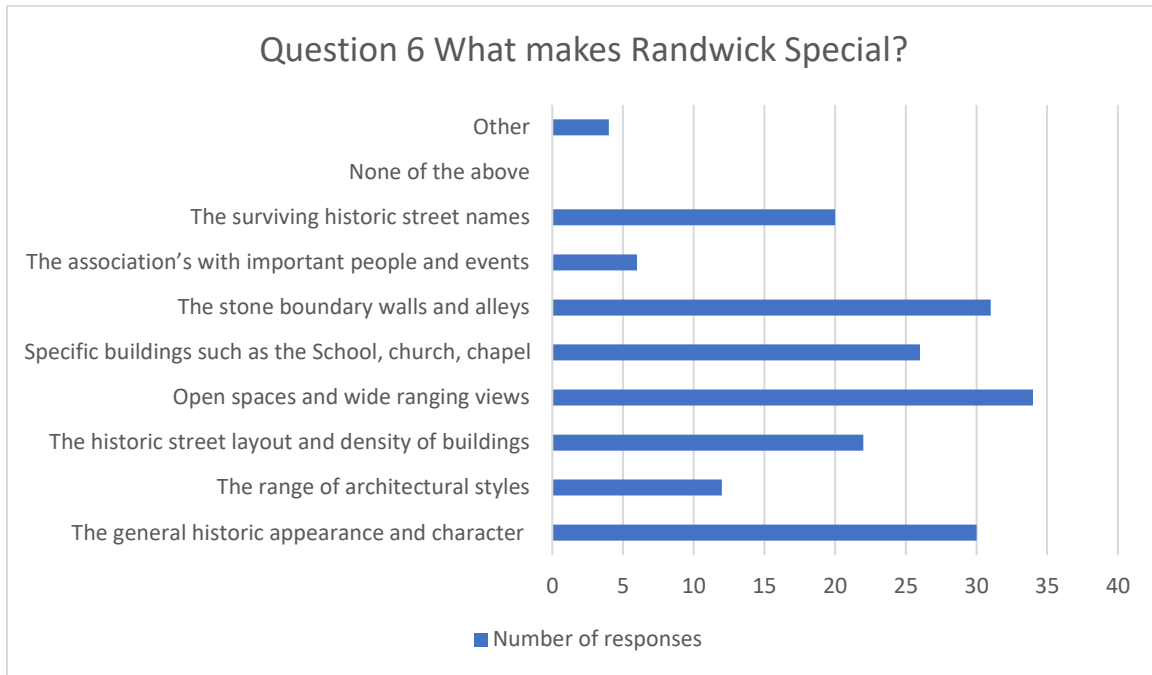
4 declined to answer.

Question 5 What words would you use to describe Randwick?

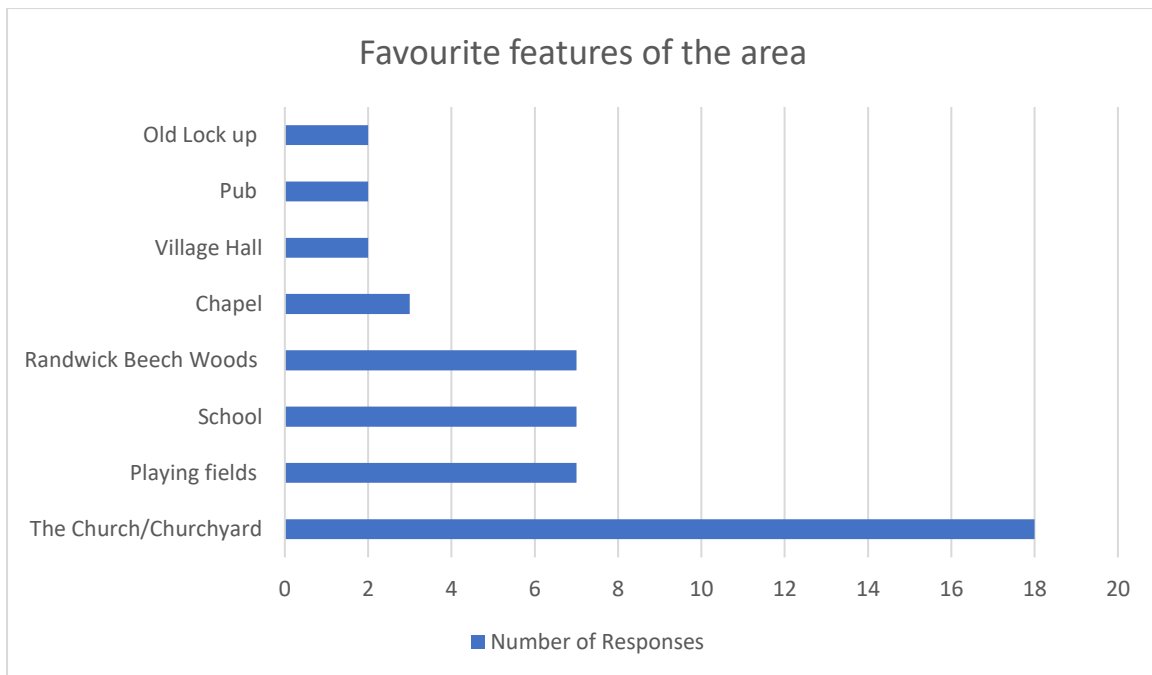


Other words included 2- Vibrant, 2 - Not posh and 2 – Ecological.

Question 6 What makes Randwick special to you?

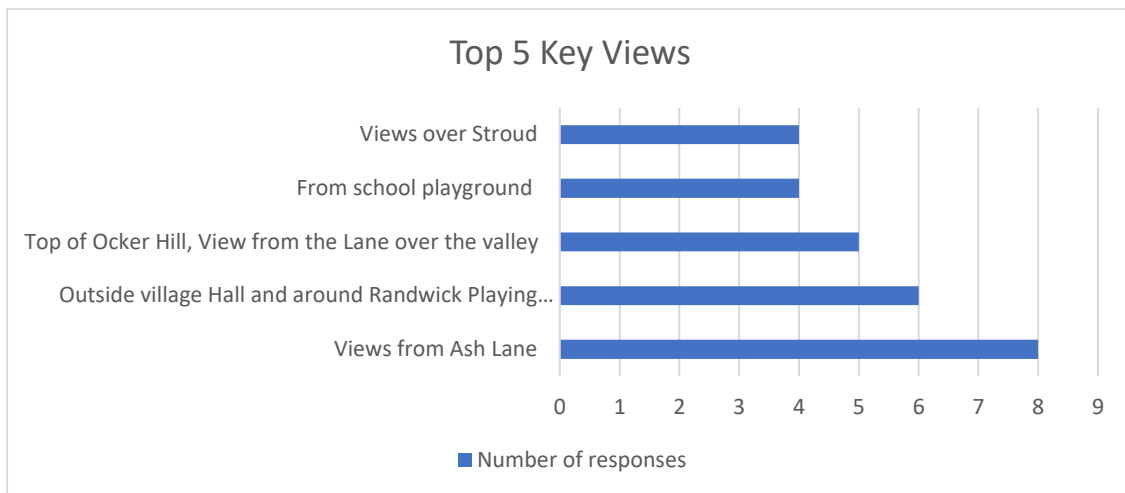


Question 7. Do you have a favourite building, space and/or feature/landmark within in the area? If yes, please provide details.

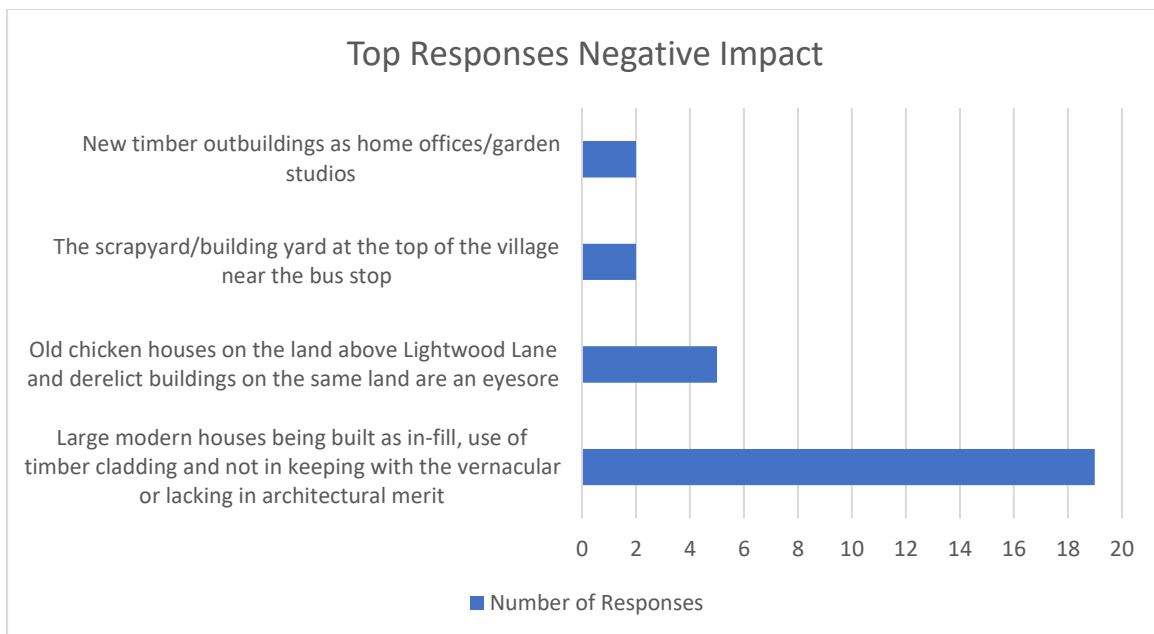


Other responses included views from private dwellings and lanes, War Memorial
 The Little Orchard, Footpaths, The Lake at Court Lodge, Spring by the school
 The Old Dairy, The Old Bakery and The Vicarage.

Question 8. Do you have a favourite view within Randwick?

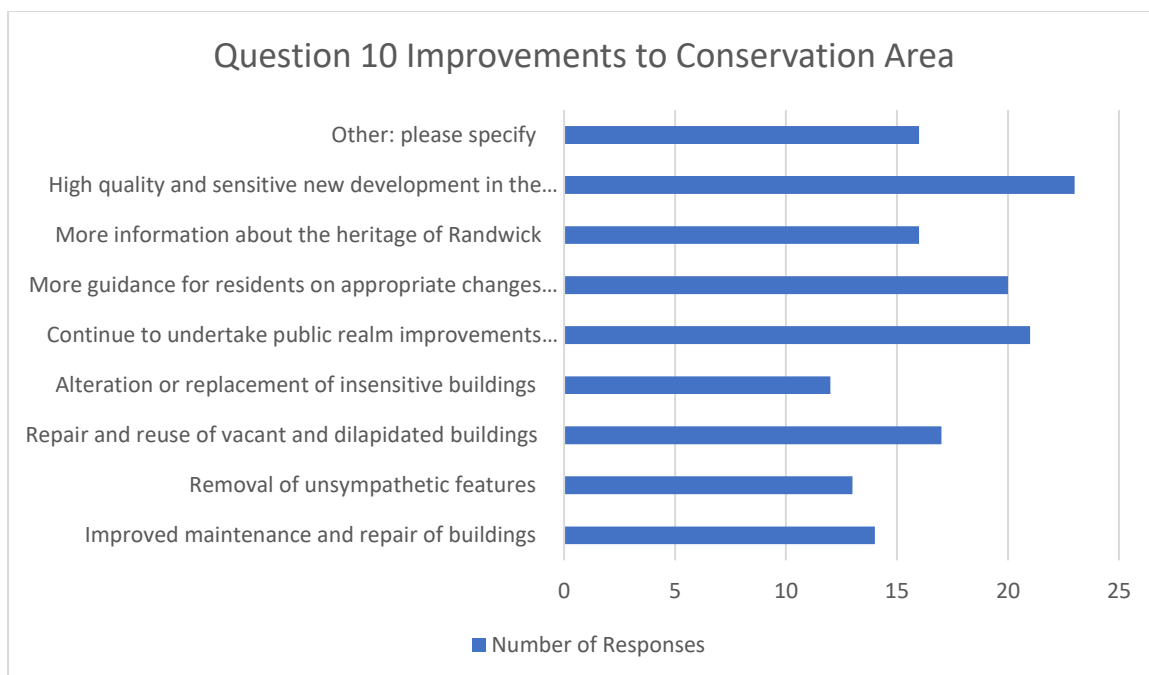


Question 9. Are there any buildings, spaces or features that you do not like, or that you believe make a negative impact on the area?



Other Responses included the 60s / 70s additions to old buildings, The CA only covers part of the main village, Mobile mast Electric masts and power lines, Very tall row of leylandii trees as you enter the village, Blenheim Rise – Hard landscaping and car parking and the Old Guide Hut.

Question 10. What do you think could be improved about the Randwick Conservation Area?
(tick as many as necessary)



Other responses included –

4 - Parking issues/dedicated parking

2 – Affordable Housing

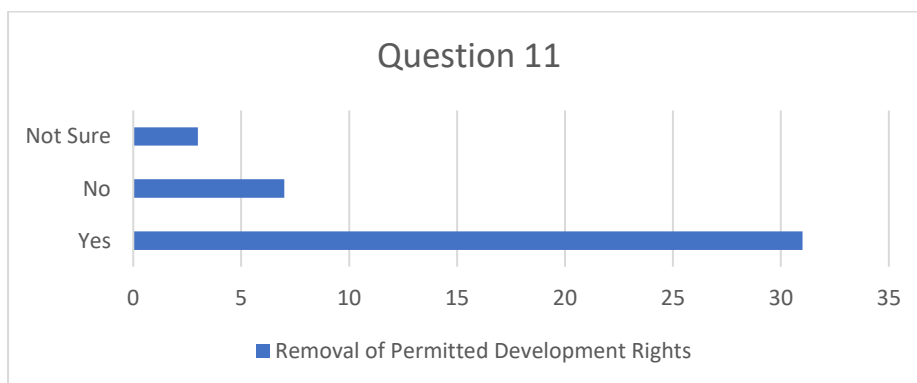
2 - Lack of street cleaning, highway maintenance and bins

2 – Protection of green spaces, woodland above the village and maintain footpaths

2 - Enforcement

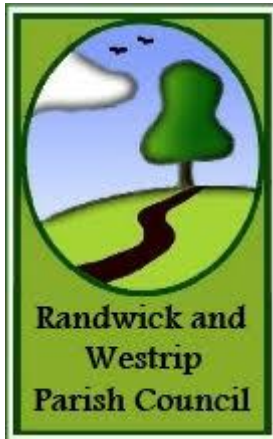
1 – Speeding issues

Question 11. Would you agree with extra protection to the areas historic character, for example an article 4 direction to remove permitted development rights on historic properties?



Yes 32
No 7
Not Sure 3

Appendix 1



Randwick Conservation Area Review February 2022

Introduction and Background

Randwick and Westrip Parish Council has commissioned Inspire Heritage Services, an external heritage consultant, to review the existing Randwick Conservation Area, see map below. The review will help to manage and protect the architectural and historic interest of the village, including its buildings, trees and open spaces - in other words, the features that make it unique.

As part of this process we will be undertaking the following elements -

- Reviewing the boundaries of the conservation area
- Reviewing the condition of the Randwick Conservation Area and identifying opportunities for enhancement
- Reviewing policy documentation from Stroud District Council and national planning policy and guidance
- Providing an updated draft Conservation Area Appraisal and preparing a Management Plan

This will also allow us to understand and create an appraisal and action plan to ensure the special qualities of the area are continued be protected whilst contributing to Randwick's special character. Once completed the draft document will be forward to Stroud District Council to undertake formal consultation prior to adoption as Supplementary Planning Guidance.

Local knowledge will be vital for the preparation of the document. We are particularly interested in understanding why you think the conservation area is of special interest and what opportunities you think there are for enhancing the conservation area.

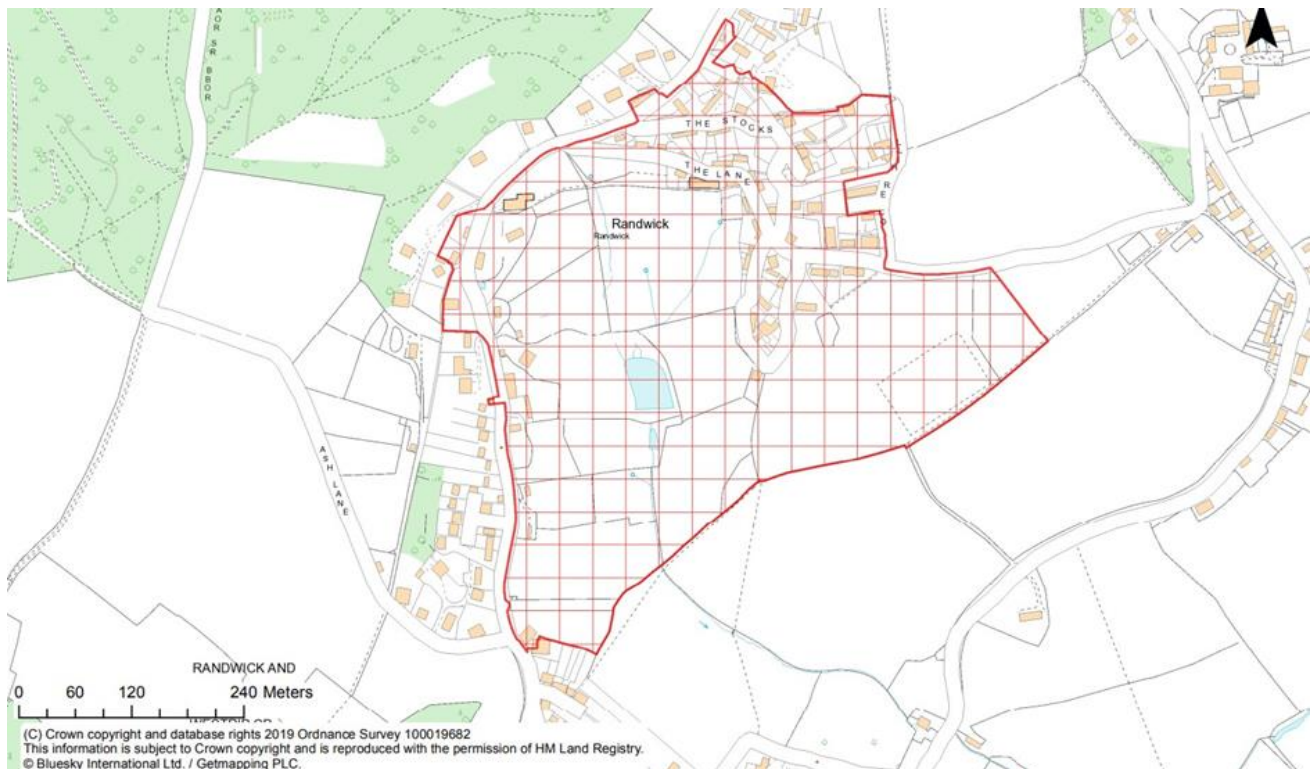
The responses you provide will influence the preparation of the appraisal and you will be invited to provide further comment on the document itself during a period of statutory consultation by the local authority.

An important element of the review is the collection of old photos and historic documents relating to buildings or sites in the area. If you have any such material which could be included in the final report, please send it to: [REDACTED] with copyright information.

What is a conservation area?

- Conservation Areas are “*areas of special historic or architectural interest, which are desirable to preserve and enhance*”
- They are Statutory designations under the Planning (Listed Buildings and Conservation Areas) Act 1990
- Designation recognises the unique quality of that area as a whole
- This quality comes not only from individual buildings and monuments but also other features, including topography, materials, thoroughfares, street furniture, open spaces and landscaping.
- These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place.
- Conservation area designation means it has a statutory consideration in planning decisions
- There are also additional planning controls in place within conservation areas

The Conservation Area



Consultation Questions

1. Do you live in Randwick?

Yes

No

2. If you are a resident, what do you particularly like or enjoy about living in the Randwick Conservation Area?

3. If you are not a resident why do you usually come to the area? (schools, walking, community facilities)?

4. Which age bracket would you put yourself in?

5. What words would you use to describe Randwick?

6. What makes Randwick special to you? Please tick as many of the following –

The general historic appearance and character

The historic street layout and density of buildings

The range of architectural styles

Open spaces and wide ranging views

Specific buildings such as the School, church, chapel

The stone boundary walls and alleys

The association's with important people and events - can you share examples?

The surviving historic street names

Other: please specify

7. Do you have a favourite building, space and/or feature/landmark within in the area? If yes, please provide details.

8. Do you have a favourite view within Randwick?

9. Are there any buildings, spaces or features that you do not like, or that you believe make a negative impact on the area?

10. What do you think could be improved about the Randwick Conservation Area? (tick as many as necessary)

Improved maintenance and repair of buildings

Removal of unsympathetic features

Repair and reuse of vacant and dilapidated buildings

Alteration or replacement of insensitive buildings

Continue to undertake public realm improvements such as highways signage or parking areas.

More guidance for residents on appropriate changes to their buildings

More information about the heritage of Randwick

High quality and sensitive new development in the setting of the conservation area

Other: please specify

11. Would you agree with extra protection to the areas historic character, for example an article 4 direction* to remove permitted development rights on historic properties?

Yes

No

Deadline for comments by the **18th March 2022**

Please email your response to [REDACTED] and if you are part of a local group and would like a one-to-one discussion, please do email us or call [REDACTED] to arrange.

If you are using a hard copy please return to Randwick and Westrip Parish Council, Rising Sun Cottage, Randwick, GL6 6HT

*** Article 4 directions**

An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area. This could include changes to windows, doors and boundaries.

Article 4 directions are not necessary to prevent works to listed buildings and scheduled monuments taking place without permission as listed building consent and scheduled monument consent would be required before any potentially harmful works could be carried out on such structures. In addition, certain permitted development rights do not apply to listed buildings or conservation areas. Article 4 directions may, however, help in the protection of heritage assets, particularly in relation to their setting and in relation to non-designated heritage assets.

For more information see

<https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>