



COTSWOLD
DISTRICT COUNCIL

HISTORIC ENVIRONMENT TOPIC PAPER

ENHANCING THE HISTORIC ENVIRONMENT OF COTSWOLD DISTRICT

2014

2nd July 2014

National Planning Policy Guidance (2012)
Paragraph 17 The 12 core planning principles – number 10:

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

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1 INTRODUCTION

“A positive strategy for the conservation and enjoyment of the historic environment” is required by the National Planning Policy Framework as part of the development of the Local Plan. These types of strategy are sometimes called “heritage strategies”; however as this topic paper and emerging strategy will be limited to the historic environment and not include other heritage components, such as the natural environment of museums, it will be referred to as a historic environment topic paper and strategy.

The development of an historic environment topic paper provides an opportunity for the Council and its partners to consider the importance of the historic environment for the District and how it can be conserved, enhanced and enjoyed by all. Cotswold District Council understands the crucial role of the historic, built and natural environment for the quality of life and prosperity of the District. The current [Corporate Strategy 2012-2015](#) highlights the environment as one of the Council’s three priorities.

The main objective of the Cotswold District Historic Environment Topic Paper is to provide a positive strategy for the conservation, enhancement and enjoyment of the historic environment of the District and an action plan to implement that positive strategy.

This version was produced on 25th April 2014 based on earlier versions and consultation responses. It is hoped that it will be up-dated as further information is collated and in the light of any additional comments from external bodies; it should not be a static document.

The positive strategy outlined in this topic paper has received the support of those consulted on the topic paper.

National Planning Policy Framework

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Cotswold District Council Corporate Strategy (2012 – 2015)

Priority 2. Maintain and protect our environment as one of the best places to live work and visit.

The Cotswolds is a unique area and the quality of our environment is important for those who live and work here. It is also a major contribution to making the Cotswolds such an important destination for tourists and it supports a significant part of our local economy.

The Economic Value of the Historic Environment

- Historic environment based tourism is worth at least £14 billion in GDP and employs 393,000 people.
- A third of all international tourists cite heritage as the main reason why they come to the UK
- As the UK's 5th largest industry, tourism supports 3 million jobs, over 200,000 small and medium sized enterprises, and contributes £127 billion to the country's GDP each year.
- The National Trust has 3.8 million members.
- One in four businesses agree that the historic environment is an important factor in deciding where to locate, the same as for road access.
- England's built heritage construction sector is estimated to account for some £11bn in GDP and to be directly supporting approximately 180,000 FTE jobs
- Businesses based in listed buildings make an estimated annual contribution to UK GDP of £47bn and employ approximately 1.4 million people. Not all historic buildings are listed – adding the non-listed would make these figures even higher.
- Listed buildings are far more likely to be occupied by the types of independent non-branded businesses that give places a sense of distinctiveness, authenticity and diversity.
- 76% of visitors surveyed associated the Cotswolds with market towns/villages/scenic countryside and landscape and 69% with historic attractions/churches/sites and landscapes
- When asked about sight-seeing 79% of visitors highlight AONBs, 77% villages; 72% local viewpoints and 69% places with interesting architecture

Sources of information (2013)

Heritage Lottery Fund	New ideas need Old Buildings
Oxford Economics	The Economic Impact of the UK heritage tourism economy
VisitBritain	Tourism: jobs and growth . (Deloitte)
English Heritage	Heritage Counts
Arkenford (2012)	The Cotswolds Perception and Awareness Research

2. A POSITIVE STRATEGY FOR THE HISTORIC ENVIRONMENT OF THE DISTRICT

Based on the evidence in section 3 of this topic paper a positive strategy for the historic environment of the District has been developed and an action plan to deliver that strategy. One of the principle ways in which the strategy will be delivered is through the inclusion of appropriate strategic and specific policies in the emerging local plan.

The positive strategy for the historic environment of the District -

- To ensure that the historic environment continues to contribute to the special character, identity and quality of life of the District.
- To ensure the conservation and enhancement of the historic environment of the District for future generations, including both designated and undesignated heritage assets, their settings and the wider historic landscape.
- To ensure that the interplay of the built and natural environment, which is key to the special character of the District is fully understood and considered.
- To increase public understanding, awareness and enjoyment of and access to our heritage for both residents and visitors
- To support the vital tourist economy of the District, for which heritage is a key element.
- To ensure that the historic environment is used as a key driver and focus for inward investment, regeneration and re-development, particularly within our historic market towns.
- To explore ways in which new developments can be successfully integrated with the existing historic environment
- To create and support strong partnerships between public, private and voluntary sectors
- To support organisations applying for funding and maximise the opportunities for external funding to benefit the historic environment.
- To ensure that heritage assets and their settings as well as the wider historic environment are appropriately managed and maintained, whether in public or private ownership.
- To encourage wider community involvement in the historic environment, for example through neighbourhood planning

3.1. EVIDENCE BASE - LEGISLATION AND GUIDANCE

There is a comprehensive set of international, national and local legislation and guidance that impinges on the historic environment. This has and will continue to evolve over time. The key components at the national level are currently –

- [The National Planning Policy Framework](#)
- [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)
- [The National Planning Practice Guidance](#)

The NPPF is very clear that the historic environment is a key part of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

Further details of relevant guidance and legislation are to be found in English Heritage's [Conservation Principles, Policies and Guidance](#) (2008)

Examples include -

- The European Landscape Convention 2007
- European Convention on the Protection of the Archaeological Heritage (The Valletta Treaty) 1992
- The Ancient Monuments and Archaeological Areas Act 1979
- General and topic-based guidance from English Heritage

There is also a wide range of guidance and policy at the local level, including –

- [Cotswolds AONB Management Plan](#)
- The [Cotswold District Local Plan](#)
- [Cotswold Design Code](#) Supplementary Planning Guidance

The National Planning Policy Framework (2012)

Ministerial Forward

“Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.”

Achieving sustainable development

7.

- an economic role
- a social role - supporting strong, vibrant and healthy communities, ...; and by creating a high quality built environment, ...; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

9.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life,

3.2. EVIDENCE BASE - HERITAGE ASSETS

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). ([NPPF 2012](#))

Cotswold District has one of the richest resources of historic environment or heritage assets of any area in England. Heritage assets both designated (listed buildings, conservation areas, registered parks and gardens and scheduled ancient monuments etc) and non-designated are protected through planning legislation helping to ensure their conservation, management and enhancement.

Designated heritage assets

Heritage Asset	Number in Cotswold District	National resource (approx.)
Entries in the Statutory list (listed buildings) *	5264	375,000
Grade 1	112	9,500
Grade II*	228	22,000
Grade II	4624	350,000
Conservation Areas	144	10,000
Article 4 Directions	21	
Registered Parks and Gardens	31	1,600
Grade 1	6	140
Grade II*	11	460
Grade II	14	1030
Scheduled Ancient Monuments	239	20,000
Registered battlefield	1	50
World Heritage Sites	0	20
% of District within the Cotswolds Area of Outstanding Natural Beauty	80%	

* The number given above does not reflect the number of buildings covered by listing. Structures in the curtilage of a listed building may also be protected. In addition one listing may include a whole complex of buildings.

Understanding Heritage Values

English Heritage's [Conservation Principles, Policies and Guidance \(2008\)](#)

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Further information, including location, level of protection provided by designation, reasons for designation and other related issues can be found on English Heritage's [Heritage Gateway](#), the [Gloucestershire Historic Environment Record](#) (HER) and the Council's web-site.

Non-designated Heritage Assets

Other sites and structures form a vital part of the wider historic environment resource of the area and contribute significantly to its character and sense of place, however they are not formally designated or protected. Information on many of these sites is available from the [Gloucestershire Historic Environment Record](#).

Locally Listed Buildings

There is no formal local listing of buildings or structures in the District, other than via Article 4 Directions. At present there is no intention to introduce such a system, because of resource constraints and the very high number of non-designated heritage assets.

However non-designated heritage assets will be identified as part of the planning application process and will be given the relevant consideration. New Conservation Area Appraisals will highlight buildings that contribute positively to the Conservation Area. Non-designated heritage assets may also be identified through the Neighbourhood Planning process, providing an opportunity for local communities to identify potential local assets which are of historic value and hold local community significance.

Where non-designated buildings are at particular risk and it is expedient, Article 4 directions will be served, e.g. the 2014 Article 4 at the old Hospital in Moreton in Marsh.

Locally "scheduled" archaeology

The Gloucestershire HER includes details of almost 9,000 archaeological sites that have not been formally "scheduled" and these non-designated sites are considered during the planning process.

Locally "registered" historic parks and gardens

The Gloucestershire Gardens and Landscape Trust undertook survey work in the late 1990s to assess the importance of many of the historic parks and gardens in the District. A number of these were categorised as A, B or C according to their significance. Further information – appendix A.

Undesignated archaeological sites

DCMS (2013) [Scheduled monuments policy statement](#)

9. The fact that a monument is not designated as a Scheduled Monument does not necessarily imply that it is not of national importance. Nationally important but non-scheduled monuments can include:

- those positively identified by English Heritage as being capable of designation ... but which the Secretary of State has chosen not to designate; and
- those potentially capable of being designated ... but which have still to be formally assessed by English Heritage.

10. In some cases sites of national importance have been positively identified by English Heritage, but are incapable of being designated as Scheduled Monuments under the terms of the 1979 Act because their physical nature is outside the scope of its present definition of a monument.

Heritage Assets – not yet formally designated

There are undoubtedly heritage assets within the District that are worthy of formal designation, but have not been designated, because their significance has not yet been recognised. Recent examples of buildings that have only been designated following further analysis include the Old Courthouse in Tetbury. Given the level of survey effort undertaken in the past and the visibility of these assets, it is unlikely that a high number of buildings worthy of listing will come forward; however there are probably many archaeological sites that warrant designation.

It is also important to ensure that designated heritage assets that do not meet the criteria for designation are de-designated to remove unnecessary bureaucratic burdens.

Setting of Heritage Assets

In order for the significance of both designated and undesignated heritage assets to be fully conserved and enhanced, the setting of these assets must also be fully considered as part of that significance. This is particularly important in Cotswold District where the overall landscape is of such high quality and the assets and their settings form a crucial part of this landscape.

The wider historic environment

Individual heritage assets, both designated and undesignated are set in a wider historic environment or landscape and it is vital that this wider resource is also conserved, enhanced and better revealed. This is of particular relevance in the District because such a high proportion of the District falls within the Cotswolds Area of Outstanding Natural Beauty. Although this designation refers primarily to “natural beauty”, that natural beauty is very closely tied to the historic value of the landscape. Those linkages include the landscape archaeology of the area – the field patterns, the ancient roadways etc, the use of local materials for building, the historic structures from Neolithic burial mounds to arts and crafts cottages, the setting of settlements and the “natural” landscape itself which is as much a man-made construct as a natural one.

There are also some areas of the District outside the AONB that have been designated as [Special Landscape Areas](#). Although primarily designated for their landscape value, the criteria for designation also included “conservation interests” and the analysis in the [Local Countryside Designation Review: Special Landscape Areas](#) (White Consultants 2001) report refers to the historic environment in its analysis of the SLAs.

NPPF Definition of setting of a heritage asset:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The National Planning Policy Framework (2012)

137.

“Local planning authorities should look for opportunities for new development ...within the settings of heritage assets to enhance or better reveal their significance. ...”

Cotswolds AONB Management Plan

“The landscape of the Cotswolds is the result of millions of years of natural evolutionary and climatic processes and thousands of years of human settlement and use. It is a rich mosaic of historical, social, economic, cultural, geological, geomorphological and ecological features.”

3.3. EVIDENCE BASE - SUMMARY OF THE HISTORICAL DEVELOPMENT OF THE DISTRICT

A useful summary of the evolution of the Cotswolds landscape from pre-history to 1945 is provided in the Cotswolds AONB Landscape Character Assessment (paras 2.8 – 2.9) and in the Cotswolds AONB [Local Distinctiveness and Landscape Change](#) document (chapter 3); as well as in the Cotswold Water Park Integrated Landscape Character Assessment (chapter 5).

3.4. EVIDENCE BASE - ANALYSES OF THE HISTORIC ENVIRONMENT

A number of landscape and historic environment characterisation studies have been undertaken that include all or part of the District. These provide contextual and more detailed information on which to base decisions about the historic and natural environment.

Conservation Area Statements and Appraisals and Management Proposals

Only 12 of the 144 Conservation Areas in the District have been subject to appraisal. These appraisals are available on the Council’s [web-site](#).

Emphasis has not been placed on to the production of new Conservation Area Appraisals and Management Proposals for a number of reasons, primarily that planning decisions and in particular appeals have not been compromised by the lack of such documents and in addition the high cost of production. An exercise was undertaken in 2007 to prioritise the Conservation Areas in terms of the need for appraisals, priority being given to those areas where the pressure for change is greatest and where some Conservation Area analysis work has already been undertaken. Subsequently that prioritisation has been up-dated to ensure that the 18 key settlements (in the Development Strategy) are included where appropriate.

(It is possible that further conservation area appraisals will come forward as part of the neighbourhood planning process.)

Conservation Area	Date of Approval
Avening (Statement)	2000
Bibury (Statement)	2000
Blockley (Statement)	1998
Bourton on the Water (Statement)	2002
Chedworth (Statement)	2001
Cirencester – Gloucester St. and River Walk (Appraisal and Management Proposals)	2008
Cirencester – South (Appraisal and Management Proposals)	2008
Cirencester – The Park (Appraisal and Management Proposals)	2008
Cirencester – Town Centre (Appraisal and Management Proposals)	2008
Dldmarton (Statement)	2002
Oddington (Statement)	2004
South Cerney (Statement)	2002

Priority for preparation of Conservation Area Appraisals and Management Proposals

Conservation Area	Priority for Review	Notes
Stow on the Wold	1	Key settlement
Tetbury	1	Key settlement
Chipping Camden	1	Key settlement
Moreton-in-Marsh	1	Key settlement
Fairford	1	Key settlement
Lechlade	1	Key settlement
Mickelton	1	Key settlement
Northleach	1	Key settlement
South Cerney	1	Key settlement
Willesley	1	Key settlement
Kemble	1	Key settlement
Siddington	1	Key settlement
Down Ampney	1	Key settlement
Bourton-on-the-Water	2	Key settlement (up-date of previous CA Statement)
Blockley	2	Key settlement (up-date of previous CA Statement)
Aldsworth	3	CA statement previously started (2003)
Coln St. Aldwyns	3	CA statement previously started (2003)
Hatherop	3	CA statement previously started (2003)
Kempsford	3	CA statement previously started (2003)
Lower Slaughter	3	CA statement previously started (2003)
Meysey Hampton	3	CA statement previously started (2003)
Naunton	3	CA statement previously started (2003)
Poulton	3	CA statement previously started (2003)
Quenington	3	CA statement previously started (2003)
All other CAs	4	

Historic Landscape Character Assessments

The Gloucestershire Historic Landscape Characterisation project was managed by Gloucestershire County Council. The report is an assessment of two earlier studies. The first undertaken between 1997 and 1999, covered the Cotswolds Area of Outstanding Natural Beauty. The second, undertaken between 2000 and 2002, covered the remainder of the county of Gloucestershire together with the Wye Valley Area of Outstanding Natural Beauty in the counties of Herefordshire and Monmouthshire. The objective of both projects was to characterise the present landscape in terms of the visible evidence of the human processes which have formed it through time in order to inform a wide range of planning, conservation and management-led initiatives and strategies. The study was used as primary information for broader landscape characterisation studies. The information produced within this project is available from the [Archaeology Data Service](#).

The data shows that a wide range of historic landscape character types can be found across the District.

The Gloucestershire Historic Towns Survey

This was undertaken between 1995 and 1998 by the Gloucestershire County Council Archaeology Service and then up-dated in 2007. It covers most of the key settlements in the District and is available from the [Archaeology Data Service](#).

Landscape Character Assessments (LCA)

Further information on the relevant LCAs can be found on the Council's [web-site](#).

National Character Areas

Cotswold District falls primarily within [National Character Areas](#) 107 and 108, with a small area in the north of the District falling within NCA 106. The NCA profiles provide useful information on the area, in terms of natural and historic environment issues, and in particular the profiles list “statements of environmental opportunity” which highlight particular issues that should be prioritised.

Landscape Character Assessments – Cotswolds Area of Outstanding Natural Beauty

The [Cotswolds Conservation Board](#) has prepared a number of landscape characterisation and distinctiveness documents for the [Cotswolds AONB](#).

- [Cotswolds AONB Landscape Character Assessment](#) (2004)
- This divides the AONB into 19 landscape types. Each landscape character type includes a section on “human influences” and there is additional detail about the historic environment within each character area description. The [Landscape Strategy and Guidelines](#) help inform decision making about the suitability of proposed development or change.
- [Local Distinctiveness Guide](#) (2004) describes the changing pattern, design and materials used in the built environment across the Cotswolds.

Landscape Character Assessments – Areas of Cotswold District outside the Cotswolds AONB

- [Gloucestershire Landscape Character Assessments for The Severn Vale; Upper Thames Valley; Vale of Moreton; Vale of Evesham Fringe](#) (LDA 2006) This LCA includes areas of the District not covered by the AONB assessments. Each landscape character type include sections on “human influences” and “buildings and settlements”.
- [Cotswold Water Park - Integrated Landscape Character Assessment](#) (LDA Design 2009) Chapter 5 focuses on the historic development of the area and chapter 8 on “built character”. Each landscape character type include sections on “human influences” and “buildings and settlements”.

Statements of Environmental Opportunity (2013)– extracts related to the historic environment

National Character Area 106. Severn and Avon Vales:-

SEO 1: Protect and manage the landscape, heritage and biodiversity associated with the Severn Estuary, the river valleys and other hydrological features, ...

SEO 2: Seek to safeguard and enhance this area’s distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management with their strong links to past land use and settlement history, and ...

SEO 3: Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity.

National Character Area 107 - Cotswolds :-

SEO 1: Protect and enhance the highly distinctive farmed landscape, retaining the balance between productive arable, pastoral and wooded elements and the open, expansive views particularly from the scarp, high wold and dip slope.

SEO 2: Safeguard and conserve the historic environment, cultural heritage and geodiversity that illustrate the history, evolution, foundations, land use and settlement of the Cotswolds landscape, and enable access to and interpretation of the relationship between natural processes and human influences.

SEO 3: Protect, maintain and expand the distinctive character of the Cotswolds and the network of ... habitats, ...

[National Character Area 108 – Upper Thames Clay Vales](#)

SEO 1: Along the Thames and its tributaries, promote sustainable farming and best practice mineral working in order to conserve and restore seminatural habitats, historic features, geodiversity, soil quality and soil carbon stores and also to regulate water flow in this area and downstream. Ensure conservation of Oxford Meadows Special Area of Conservation and North Meadow and Clattinger Farm Special Area of Conservation. Engage the public in river heritage and maintain traditional land management practices where appropriate.

SEO 3: Ensure that heritage assets, especially characteristic features such as ridge and furrow, abandoned medieval villages, Roman roads, canals and historic parkland, including Blenheim Palace World Heritage Site, are maintained in good condition. Integrate conservation of these features with sustainable food production and provide public access to key examples. Seek opportunities to restore the wider historic setting of a feature, particularly in relation to the historic Royal Hunting Forests of Bernwood, Braydon and Wychwood.

SEO 4: Realise sustainable development that contributes positively to sense of place and built heritage. Ensure adequate greenspace in association with all development and most importantly in growing settlements such as Aylesbury and Swindon. Create and manage greenspace to provide benefits for biodiversity, floodwater management, filtration of pollutants, tranquillity and recreation, and secure strategic access routes between town and country.

3.5. EVIDENCE BASE - DESIGN GUIDANCE

There is a wide range of high quality design guidance related to the historic environment produced by English Heritage, Commission for Architecture and the Built Environment (CABE) and the Society for the Protection of Ancient Buildings (SPAB) etc

District-level guidance

In 2000 the Council produced the [Cotswold Design Code](#) Supplementary Planning Guidance, which has been very successful in ensuring good design in the District. It is however very focused on traditional design and a new version should be developed that more fully incorporates contemporary and sustainable design.

The Council have also produced informal [guidance](#) on design issues in the context of the historic environment for developers and property owners and this is all available on the Council's web-site.

Community-level guidance

Only one community in the District has produced a Community Design Statement – [Down Ampney](#), although a number of other communities have expressed an interest in doing so as part of their community planning process.

Design issues and the historic environment will also play a key role in developing neighbourhood and parish plans and as part of that it is crucial that local communities have the appropriate professional support and information on the historic environment.

NPPF (2012)

59.
LPAs should consider using design codes where they could help deliver high quality outcomes. ...

CPRE Gloucestershire Awards 2013

Four Awards were made in 2013 including -

Kingshill Meadow housing scheme, Cirencester

For the planning, design and development of a major residential and care project that demonstrates the importance of creating visual quality that reflects the variety of resident's needs, and that has been integrated with the urban fabric of Cirencester

3.6. EVIDENCE BASE - HERITAGE AT RISK

English Heritage's national [Heritage at Risk register](#) (grade I and II* only) includes sites within the District

- 36 scheduled ancient monuments
- 7 listed buildings / structures
- 1 historic park and garden

Of these none are included in English Heritage's Priority Heritage at Risk sites. The one grade I site is currently being restored and will be removed from the at risk register in the near future.

Cotswold District Council has its own [Buildings at Risk register](#), however this only includes listed buildings (all grades) and not other heritage assets. The Register has not been subject to a full review for more than ten years and it is likely that some of the sites may no longer be at risk and that other sites have become at risk. A large number of the assets on the register have no obvious modern use or cannot readily be converted, for example table tombs or milestones. None of the buildings on the at risk register are in the ownership of the Council.

There have also been a number of non-designated heritage assets which have fallen into disrepair; these are not included on the Register.

Unlike some other areas of England, there are very few buildings at risk in the District and these are usually buildings for which there is no obvious modern use or where the "at risk" status relates to particular issues for the owners. Given the affluence of the area and high property values there is almost no dereliction and there are very few problems of viability in converting or restoring heritage assets.

There is limited information on some other heritage assets, such as Conservation Areas and their long-term condition. However it is acknowledged that a few of the Conservation Areas, particularly those in Cirencester are subject to cumulative adverse changes over time, that gradually erode character, for example the replacement of historic windows and boundary walls.

The English Heritage Conservation Areas Survey methodology is to be trialled on a small number of Conservation Areas in 2014 to assess their "at risk" status.

In the case of archaeological remains, natural processes such as scrub and tree growth, erosion, burrowing animals and damage caused by cultivation contribute to the asset being at risk.

English Heritage at Risk Register 2013

Grade I heritage assets at risk

Barrington Park

Grade II* heritage assets at risk

Barrington Park Dovecote
Barrington Park Gothick Seat
Barrington Park Roman Doric Temple
Elizabeth Pengree Memorial,
Blockley
Alfred's Hall
Church of St Mary the Virgin,
Cowley

Grade II heritage assets at risk

Hatherop Castle

3.7. EVIDENCE BASE - Major heritage themes that contribute to local distinctiveness

- Local stone building materials – drystone walls, Cotswold building stone, natural stone roof tiles
- Distinctive Cotswold vernacular
- The interactions of the built, historic and natural environment – mutually beneficial
- Rural (agricultural) settlement patterns of isolated farmsteads and villages with market towns and a number of fine country houses with associated estates
- Key local architects include Guy Dawber, C.R. Ashbee; Sidney and Ernest Barnsley and other important proponents of the Arts and Crafts Movement. Other important architects that have designed a number of properties in the area include V.A. Lawson and Vuillamy.
- Important role of the Arts and Crafts movement
- Roman archaeology of the District focused on Corinium. Obvious roman roads, still in use as main roads through the District.
- Sheep and wool production has affected the landscape archaeology of the District as well as leading to the construction of the “wool” churches.
- Military structures from the early camps or hill-forts at Salmonsbury and Norbury to the 20th century airfields at Aston Down and Upper Rissington.
- Clearly defined burgage plots that can still be discerned for example in Chipping Campden.

More detailed information, including mapping data can be found in the Cotswolds AONB [Local Distinctiveness and Landscape Change](#).

High-level Principles

English Heritage's

Conservation Principles, Policies and Guidance (2008)

- the historic environment is a shared resource
- everyone should be able to participate in sustaining the historic environment
- understanding the significance of places is vital
- significant places should be managed to sustain their values
- decisions about change must be reasonable, transparent and consistent
- documenting and learning from decisions is essential

NPPF (2012)

Local .. plans should develop ... policies. Such policies ...

Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

3.8. EVIDENCE BASE - DRIVERS FOR CHANGE

The [corporate strategy](#) provides a useful snapshot of the District and the likely changes over the next 20 years.

Population structure

There is a low population density in the District, with a steadily ageing population. People here are more likely to enjoy a good quality of life, although there are issues with access to services due to the rural nature of the District. The number of households in the District is projected to rise, particularly in single person households and there is a high demand for second and retirement homes, plus a continuing need for affordable housing.

Local economy

The District has been less affected by the economic downturn than other areas of the UK, with relatively low unemployment, being lower than in many other areas. The local economy is dependent on the service sector, (82% of all jobs in the District).

Housing targets

The District has challenging new housing targets to meet, particularly in the context of its historic and natural environment assets (including the AONB).

Climate Change

There is a need to both adapt to the potential changes brought about by climate change, such as higher summer temperatures and a change in rainfall patterns with increasing storm events and flooding; and to reduce greenhouse gas emissions, for example by reducing domestic energy use through better insulation and renewable energy generation.

Agricultural (and rural economy) Change

With changes in support from the EU and in patterns of consumption, agriculture is likely to change over the next 20 years, leading to more change to the landscape and the historic environment.

Social and style of living change

It is uncertain how the change to a more digitally based economy and lifestyle will impact on the historic environment.

Other lifestyle changes may also have an impact, for example the desire for “family rooms” over the last ten years has led to a number of listed building consent applications for such developments.

Population of Cotswold District
= ~85,000

NPPF (2012)

61.

... Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

NPPF (2012)

12. Conserving and enhancing the historic environment.

131.

In determining planning applications, LPAs should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting the to viable uses consistent with their conservation,
- The positive contribution that conservation of heritage assets can make to sustainable communities, including economic vitality, and
- The desirability of new development making a positive contribution to local character and distinctiveness,

3.9. EVIDENCE BASE - CONSULTATION ON LOCAL PLAN DOCUMENTS

Only a limited number of comments were received on this subject as part of the consultation on earlier local plan documents and the key issues can be summarised as –

- It is important, and should be conserved / protected / has local importance / tourism draw
- Highlight the importance of the historic settlements as a key part of the area's attractiveness (including tourism role)
- Concerns over adverse impact of new design (development / alterations) and renewable energy installations on the historic environment;
- High quality design, local design/ character assessments and innovative technologies should be used
- Prepare new Cotswold Design Code
- Encourage more community design statements
- Role of setting and the wider landscape context
- Ensure that new developments complement the historic environment (sense of place) – design guides for new build could assist in this
- Concerns over loss of archaeology and character of an area.
- Heritage should not constrain growth, but be protected.
- The need for up-to-date evidence on the historic environment
- The requirement for a positive strategy for the historic environment and strategic policies to reinforce that.

3.10. EVIDENCE BASE - OFFICER-LED SWOT ANALYSIS

STRENGTHS

- High number of designated and undesignated heritage assets, set within high quality townscapes and landscape (70% of District AONB)
- Although the AONB is designated for its natural beauty, the historic environment is a key part of the AONB.
- Strong recognition by the tourism industry of the value of heritage assets to the local economy
- Very few Buildings at Risk or other signs of dereliction
- Conservation Areas are not greatly at risk from detrimental improvements, perhaps with the exception of Watermoor.
- Owners of heritage assets are often relatively affluent and prepared to spend money on up-dating and restoring their buildings, using the correct techniques and good workmanship.
- Town centres still vibrant with few empty shop fronts and many independent retailers – adding to the character of the town centres
- Strong vernacular style and palate of materials
- Availability of in-house expertise at the Local Planning Authority and good working relations with English Heritage and archaeology expertise at Gloucestershire County Council.
- Member support
- Long history of the appreciation of the historic environment and good workmanship, for example the arts and crafts movement was very strong in this area
- Local vernacular precludes the need for air conditioning in hot weather – good adaptation to climate change.
- Comprehensive conservation area coverage (except perhaps Stratton)

OPPORTUNITIES

- To improve partnership working between public, private and voluntary sectors
- Improve volunteer involvement and community participation
- The emerging Local Plan will provide a planning policy framework to balance the requirements for sustainable growth with the need to conserve the area's heritage assets, including policies to directly address some of the key issues.
- Partnership bids for grant aid for heritage conservation
- Increase focus on the wider historic landscape, particularly within the AONB
- The benefits to the local economy in using local materials
- Address perceptions about climate change
- New construction materials
- IT – broadband
- Recognising undesignated heritage assets and potentially designating them, e.g. consideration of new CAs.
- Community planning – community design statements and parish plans etc
- Rural skills training becoming more available e.g. via the Royal Agricultural University and the Cotswolds Conservation Board

THREATS AND WEAKNESSES

- Reductions in the availability of Council funding and wider grant aid.
- Challenging new housing targets
- Impact of new housing developments on the settings of historic towns and villages and on the transition between the existing built environment and the wider countryside.
- Incremental small-scale losses of quality of assets, through inappropriate management and / or change
- Impact of climate change on historic environment assets e.g. from flooding due to storm events
- Permitted development rights, particularly for undesignated heritage assets and within Conservation Areas.
- Owners' expectations and their relative affluence, leading to potential aggrandisement and suburbanisation.
- The desire to adapt the historic environment for modern styles of living.
- The impacts of infrastructure, for example utilities, traffic (including signage), lighting
- Loss of drystone walls and other key rural historic landscape features
- Impacts of agricultural (and other rural land use) change and intensification on the landscape, including archaeology, potentially exacerbated by the changes in European funding.
- New building regulations and EPC certificates
- Second homes – impact on the character of settlements
- The sheer numbers and volume of heritage assets can lead to complacency about the importance of these assets.
- Ambivalence towards value of heritage amongst some local and national politicians
- Lack of emphasis on landscape archaeology and the historic environment in its widest sense
- Shortage of skills and materials
- Article 4 compensation issues
- Lack of Conservation Area appraisals
- Few of the heritage assets are in public ownership or available for the public to visit

4. ACTION

4.1. RECOMMENDATIONS FOR POLICY

The key action is the development of appropriate local plan policies for the historic environment that pay due attention to the issues raised above, but that do not simply repeat the policy statements in the NPPF. There is also a need to ensure that a further suite of policies is in place that, although not specifically directed at the historic environment will help to conserve both heritage assets and the wider historic landscape and townscapes.

The full suite of policies should include policies on –

- Conversion of traditional agricultural buildings
- Replacement dwellings
- Scale and design of extensions to existing residential properties
- Design quality (including climate change mitigation and adaptation)
- Landscape quality
- Historic parks and gardens
- Cotswolds Area of Outstanding Natural Beauty

All other policies should be constructed to ensure that they do not have the potential to lead to detrimental impacts on the historic environment. This is part of the Sustainability Appraisal of the plan.

The main strategic historic environment policy should ensure the continuing protection, enhancement and promotion of the historic environment of the District, including both heritage assets and the wider historic landscape. This protection and enhancement should be proportionate to the significance of the asset or feature that will be affected. The policy should be based on national policy as well as the local context.

Site allocation work should also fully consider any potential impacts – both positive and negative – on the historic environment and also how the historic environment can add to the sense of place for new developments.

In the future the production of new or up-dated supplementary planning documents and more informal guidance should be fully considered. The following issues should be covered in new or up-dated supplementary planning guidance –

- Cotswold Design Code (review)

4.2 ACTION PLAN

Some of the actions in this plan are fairly aspirational and will not be achievable without further financial and/or staff resource; however it is considered important that these actions are recorded and kept under review. No deadlines have been set for these more aspirational actions.

Action	Deadline	Potential partner organisations
PLANNING POLICY		
Prepare new historic environment policy for the local plan	Spring 2014	GCC; EH
Check other policies to ensure that they do not lead to detrimental impacts on the historic environment	Spring 2014	
Prepare other complementary policies which will help to protect the historic environment	Spring 2014	GCC; EH
Ensure that historic environment issues are fully considered in the SHLAA and site allocation – including analysis of all relevant sites by the Council’s Conservation and Design Officers and GCC Archaeology.	Spring 2014	GCC;
Ensure that historic environment issues are fully considered during site allocation, including analysis of all relevant sites by the Council’s Conservation and Design Officers	Spring 2014	GCC
Ensure that historic environment issues are fully considered during the design of any Community Infrastructure Levy scheme and charging schedule to ensure that opportunities to improve the historic environment at maximised.	2014	
Up-date the Cotswold Design Code Supplementary Planning Guidance	Await production of new local plan	
Prepare other Supplementary Planning Documents where it is considered that they will provide better clarity and certainty to applicants and communities.	Await production of new local plan	
OTHER STRATEGIC DOCUMENTS		
Ensure that the historic environment is considered and promoted in other strategic documents e.g. Green Infrastructure Strategy; destination management plans etc.	ongoing	GCC; CCB; EH; DMO
RECOGNISING HERITAGE ASSETS		
Review all Conservation Area boundaries	Winter 2014/15 – establish programme	EH; GCC; TCs and PCs
Continue to put forward appropriate undesignated heritage assets for	Ongoing	EH; GCC

designation		
Highlight undesignated heritage assets during the planning process	Ongoing	GCC
Investigate ways to record undesignated heritage assets within the appropriate council information database	After installation of new version of uniform idox	
Consider identifying key views on a strategic basis (as well as on a case by case basis) potentially in partnership with the CCB. (This issue should also be covered in any generic design advice)	Aspirational	CCB
COMMUNITY EMPOWERMENT		
Provide local communities (particularly the 18 key settlements and those preparing neighbourhood plans) with sign-posting to appropriate historic environment information and relevant training	Ongoing	CCB; GCC: EH; GRCC
Encourage local communities to include historic environment issues within their community planning processes	ongoing	GRCC
Encourage local communities to prepare community design statements and conservation area appraisals.	Ongoing	GRCC
CHARACTERISATION		
Prepare further Conservation Area Appraisals and Management Plans in line with prioritisation scheme	aspirational	
Ensure historic environment issues are fully considered in the development of any landscape characterisation projects	Ongoing	CCB; CWPT
Ensure the historic environment components of the National Character Area profiles are taken fully into account in decision making	ongoing	
TRAINING		
Maintain a programme of continuing professional development on historic environment issues for all relevant staff and Members.	ongoing	
Ensure all relevant Officers understand the historic environment components of the relevant landscape character assessments e.g. NCA profiles	ongoing	
GUIDANCE FOR PROPERTY OWNERS, AGENTS AND THE PUBLIC		
Maintain relevant and up-to-date information (including sign-posting) on the Council's web-site	Ongoing	
Produce design guidance where appropriate on key heritage issues	Ongoing	CCB; EH

FUNDING		
Where appropriate support partner organisations in seeking funds from external grant giving bodies etc	Ongoing	CCB
Ensure that the historic environment is given full consideration in the allocation of European funds	Ongoing	CCB; NE; DEFRA
HERITAGE AT RISK		
Assess the “at risk” status of Conservation Areas	To be trialled in summer 2014	CDC
Up-date the Cotswold District Buildings at Risk Register	aspirational	
Continue to work with owners to remove all Cotswold District entries from the national register.	ongoing	EH
THE ECONOMY		
Maximise opportunities to promote the historic environment as a key part of the Cotswolds’ tourism offer and ensure that the importance of the district’s historic environments is reflected in destination marketing strategies, particularly with the new destination management structures.	Ongoing	DMO
Work with the Local Nature Partnership (and Local Enterprise Partnership) to ensure that the historic environment is seen in its wider context as part of the District’s green infrastructure	Ongoing	LNP; EH

5. CONSULTATION

This document has been the subject of informal consultation within the Council and with a limited range of external partners –

- English Heritage
- Cotswolds Conservation Board
- Campaign to Protect Rural England
- Gloucestershire County Council
- Natural England
- Diocese of Gloucestershire
- Gloucestershire Gardens and Landscape Trust

Appendix A

Gloucestershire Gardens and Landscape Trust : Sites of Interest. Cotswold District

Between 1996 and 2004, the GGLT undertook a survey of the District to assess the importance of a number of historic parks and gardens. A number of these were graded; some still await grading.

Criteria for selection

Sites likely to prove of sufficient historic interest to merit inclusion on the Register include –

1. Sites formed before 1820 where at least a proportion of the original layout is still in evidence
2. Most sites laid out between 1820 and 1880 where enough of the layout survives to reflect the original design
3. Sites laid out between 1880 and 1939 which survive intact or relatively intact
4. Post-war sites of importance which survive intact.

In addition consideration is given to –

5. Sites which were influential in the development of taste whether through reputation or reference in literature.
6. Sites which are early or representative examples of a style of layout or the work of a designer of local importance.
7. Sites having an association with significant persons or historical events. There should be some quality in the physical fabric of the site which directly illustrates and confirms the historical association.
8. Sites with strong group value. These may be as part of an historic designed ensemble or entity, or a component in a fine example of planning.

Grading

- Grade A Sites are those of exceptional historic interest when considered in the local context; some may be of national importance. (Such sites will survive as a largely complete and coherent design, or as the result of consecutive designs, or might contain a discrete and distinctive component of exceptionally high significance.)
- Grade B Sites are those of great historic interest when considered in the local context. (They include those that would be Grade A had not their condition deteriorated such as to preclude this status, and also those where the whole, or a particular component or components of the design, are of high significance. The best examples of the work of major local designers often justify a high grade, as do particularly intact examples of early layouts.)
- Grade C Sites are those of special historic interest when considered in the local context. (Historic interest by association with important people and events does not normally warrant a high grade.)

Site	Parish	Grading
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Abbey Park	Cirencester	to be graded
Ablington Manor	Bibury	B
Ampney Park	Ampney Crucis	to be graded
Avening Park	Avening	to be graded
Avening Court	Avening	to be graded
Avening House	Avening	no grade
Aycote House	Rendcomb	to be graded
Aylworth Farm	Naunton	ungraded
Bachelors Court	Sapperton	B
Bagendon House	Bagendon	C
Bagpath Court	Kingscote	no grade
Banks Fee	Longborough	B
Barrington Grove	Little Barrington	to be graded
Barton Abbots	Tetbury	C
Beech Hanger	Sapperton	C
Beverstone Castle	Beverstone	C
Bibury Court	Bibury	to be graded
Bourton House	Bourton on the Hill	A
Boxwell Court	Boxwell with Leighterton	B
Brimpsfield Park	Brimpsfield	ungraded
Broadwell Manor	Broadwell	C
Broadwell Hill	Broadwell	C
Brockhampton Park	Brockhampton	A
Burnt Norton	Weston Sub Edge	A
Calcot Manor	Calcot	ungraded
Calmsden Manor	Calmsden	ungraded
Campden House	Chipping Campden	A
Campden Manor	Chipping Campden	A
Cassey Compton	Whittington	A
Cerney House	North Cerney	C
Charingworth Manor	Ebrington	to be graded
Cherington Park	Cherington	B
Chesterton Cemetery	Cirencester	to be graded
Claremont House	Fairford	to be researched
Close Hotel	Tetbury	to be researched
Coates Manor (Bledisloe Lodge)	Coates	no grade
Coberley Hall (Court)	Coberley	A
Colesbourne Park	Colesbourne	A
Combend Manor	Elkstone	B
Copsehill	Upper Slaughter	B
Cotswold Farm	Duntisbourne Abbots	A
Cotswold House and Park	North Cerney	C
Daglingworth House	Daglingworth	ungraded
Daglingworth Manor	Daglingworth	ungraded
Daglingworth Place	Daglingworth	ungraded
Donnington Mill	Donnington	to be graded
Dorvel House	Sapperton	A
Doughton Manor	Tetbury Upton	C
Dowdeswell Manor	Dowdeswell	B
Down Ampney House	Down Ampney	to be graded
Duntisbourne Abbots Rectory	Duntisbourne Abbots	
Duntisbourne House	Duntisbourne Abbots	C
Eastington Manor	Eastington	
Eastleach House	Eastleach	
Ebrington Manor	Ebrington	

Edgeworth Manor House	Edgeworth	A
Elmstree House	Tetbury Upton	C
Ernest Wilson Garden	Chipping Campden	C
Ewen Manor	Kemble	to be researched
Fairford Park	Fairford	to be researched
Farmington Lodge	Farmington	to be researched
Fosseway House	Stow on the Wold	to be graded
Foxhill Manor	Willersley	to be graded
Guiting Grange (Stud0	Guiting Power	A
Halewell	Withington	to be researched
Highgrove	Tetbury Upton	C
Hodges Barn	Shipton Moyne	C
Icomb Place	Icomb	C
Ilsom	Tetbury	C
Kemble House	Kemble	to be researched
Kempsford Manor	Kempsford	C
Kingcombe	Chipping Campden	A
Kingscote Park	Kingscote	C
Laborough Park	Lasborough	C prov
Leasowes	Sapperton	C prov
Lechlade Manor	Lechlade	to be graded
Lords of the Manor	Upper Slaughter	C prov
Lower Slaughter Manor	Lower Slaughter	B
Lower Lemington Manor House	Lower Lemington	to be researched
Maugersbury Manor	Maugersbury	B
Moorwood House	North Cerney	to be graded
Netherswell Manor	Lower Swell	C
Newton House	Long Newnton	ungraded
North Cerney Manor	North Cerney	ungraded
Northwick park	Blockley	to be graded
Norton Hall	Weston sub Edge	B
Nutbeam House	Duntisbourne Abbots	not graded
Oddington House	Oddington	to be graded
Old Rectory	North Cerney	ungraded
Old Rectory	Whittington	to be researched
Ozleworth Park	Ozleworth	B
The Pines	Southrop	to be graded
Poulton Priory	Poulton	to be researched
The Priory	Long Newnton	to be graded
Quarwood	Stow on the Wold	to be graded
Rendcomb Park	Rendcomb	A
Little Rissington Manor	Little Rissington	to be graded
Rockcliffe	Upper Slaughter	to be graded
Royal George	Birdlip	ungraded
Salperton Park	Hazleton	C
Sandywell Park	Andoversford	C
Sapperton House	Sapperton	C
Sedgecombe	Broad Campden	to be researched
Sevenhampton Manor House	Sevenhampton	to be researched
Seven Springs House	Coberley	ungraded
Land at Shipton Moyne	Shipton Moyne	C
Shipton Oliffe	Shipton Oliffe	to be researched
Shipton Solers	Shipton Solers	to be graded
The Manor House	Somerford Keynes	to be researched
Southrop Manor	Southrop	to be graded

Southrop Lodge	Southrop	C
Swell Bowl	Lower Swell	to be graded
Temple Guiting House	Temple Guiting	A
Trull House	Cherington	to be graded
Ullenwood	Coberley	C
Upper Slaughter Manor	Upper Slaughter	B prov
Washborne Court (Place)	Lower Slaughter	ungraded
Whittington Court	Andoversford	to be graded
Willersley Manor	Willersley	to be graded
Willersely House	Willersley	A
Witcombe Park	Great Witcombe	to be graded
Withington Manor	Withington	to be researched
Old Park House	Woodmancote	to be researched
Wyck Hill House Hotel	Wyck Rissington	C