

South Cerney Neighbourhood Plan 2021-2031: Appendices

Neighbourhood Planning Steering Committee
Submission Version April 2021

South Cerney Neighbourhood Plan: Appendices

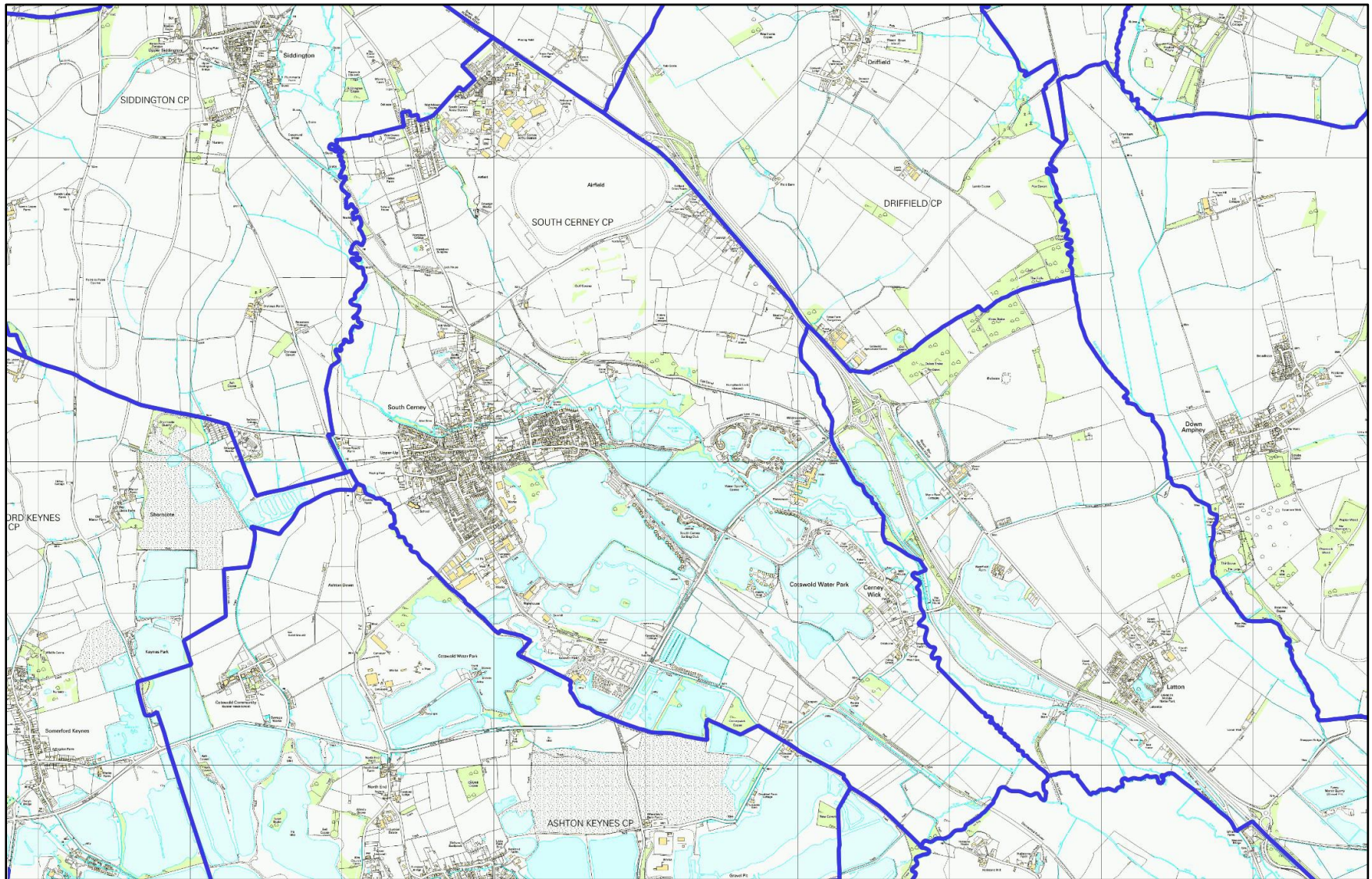
TABLE OF CONTENTS

Table of Contents	1
Appendix A: Local Consultation Events.....	2
Appendix B: Map of the Parish	3
Appendix C: Map of the Conservation Area	4
Appendix D: How Policies Meet Objectives.....	5
Appendix E: Views.....	6
Appendix F: Local Sites of Ecological and Geological Value.....	11
Appendix G: Open Spaces	16
Appendix H: Local Green Spaces.....	23
Appendix I: Locally Listed Non Designated Heritage Assets	26
Appendix Ia: Locally Listed Heritage Assets Already Recognised as Non-Designated Heritage Assets.	26
Appendix Ib: Locally Listed Heritage Assets Meeting Criteria from CDCLP	28
Appendix J: Rights of Way Improvements	36
Appendix K: Groundwater Risk Flood Map.....	41
Appendix L: Evidence Base References.....	42
Appendix M: Reference List	44
Appendix N: Neighbourhood Character Assessment	46

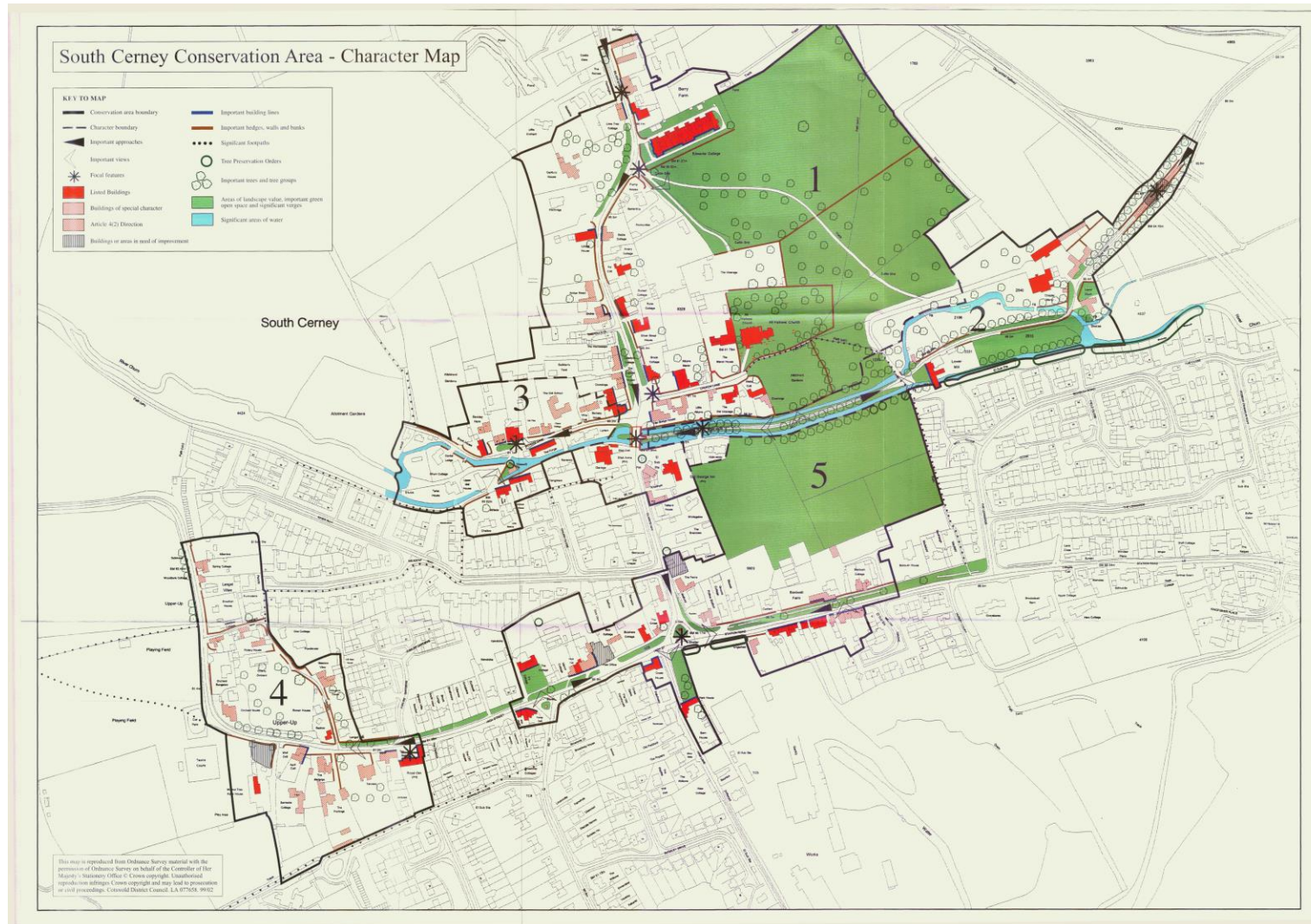
APPENDIX A: LOCAL CONSULTATION EVENTS

Event	Description	Date	Venue	Attendance
Household Questionnaire	Delivered to every house in the parish, other than Restricted Use Holiday homes.	December 2016	N/A	401 replies
Household Consultation	A drop in session to reveal the questionnaire results	25th March 2017	Fentons Community Centre South Cerney	150 attendees
Business Questionnaire	Delivered to businesses in the plan area.	February 2017	N/A	19 replies
Business Consultation	A drop in session to reveal the results of both the household and business consultation	20th April 2017	Fentons Community Centre South Cerney	9 attendees
Direction of travel consultation	A drop in event to share draft vision and objectives with residents	16 September 2017	Fentons Community Centre South Cerney	20 attendees
Neighbourhood Plan Website	Developed to reach residents using internet	December 2016	N/A	N/A
Parish Council Website	Link to Neighbourhood Plan Web site	December 2016	N/A	N/A
Lakeside Holiday Homes	Emailed to all owners	June 2018	N/A	20 replies

APPENDIX B: MAP OF THE PARISH



APPENDIX C: MAP OF THE CONSERVATION AREA



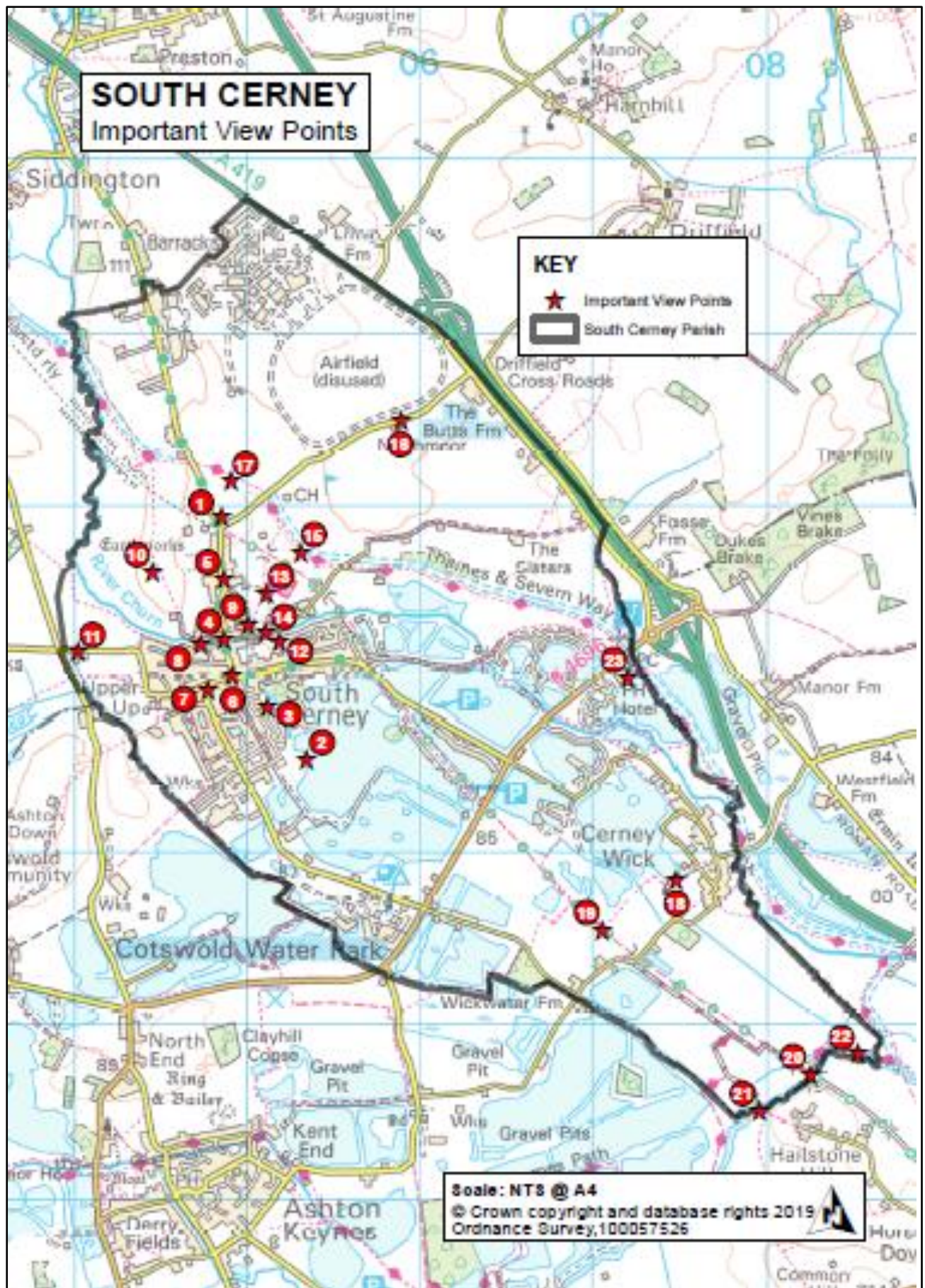
APPENDIX D: HOW POLICIES MEET OBJECTIVES

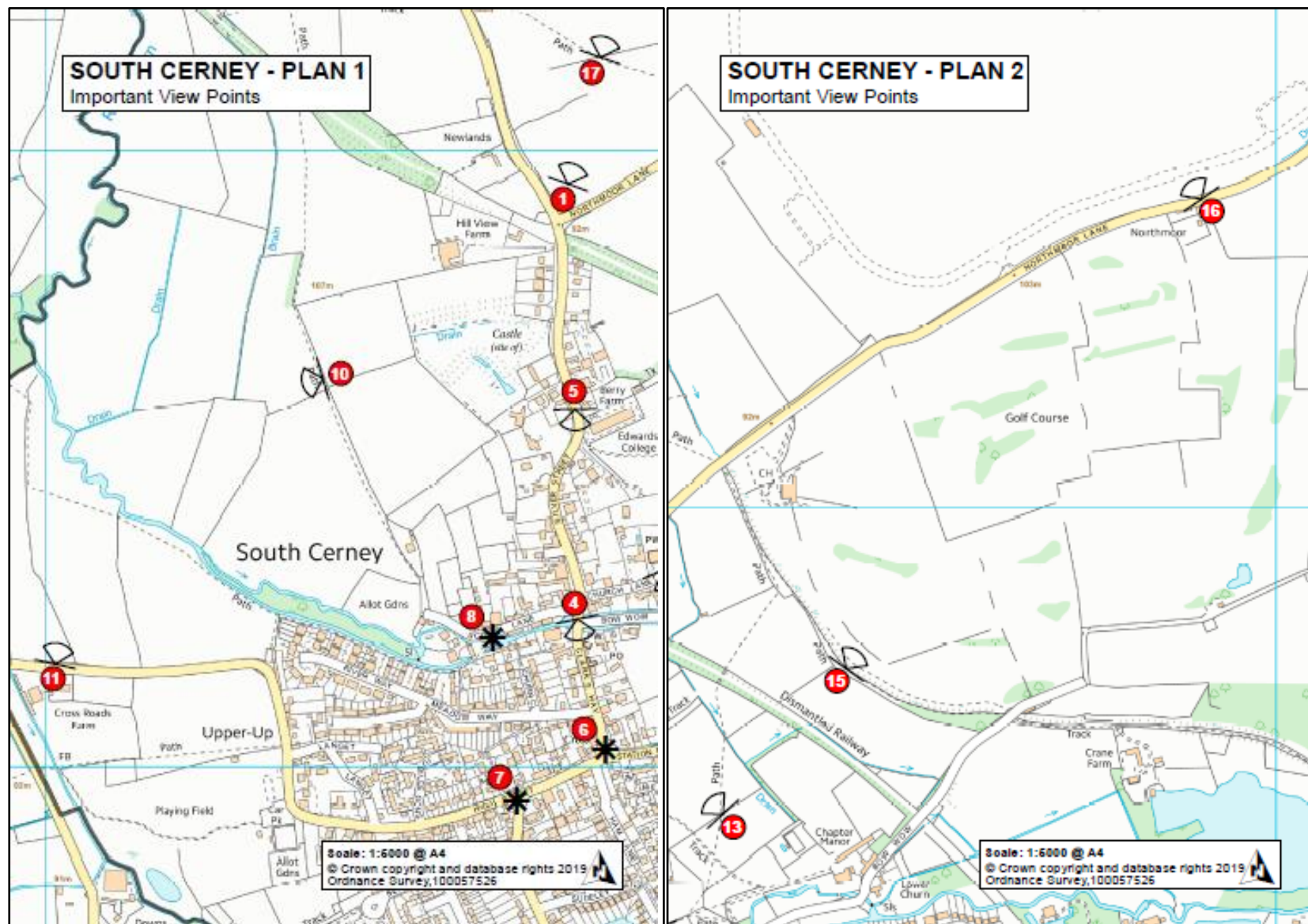
Policies	Objectives								
	1	2	3	4	5	6	7	8	9
SC1 - Design Guidelines for South Cerney	Yes		Yes				Yes		Yes
SC2 - Areas of Separation	Yes	Yes							Yes
SC3 - Encouraging Home Working and Small Home-based Businesses			Yes	Yes		Yes	Yes		
SC4 - Employment Development outside the Development Boundary	Yes			Yes		Yes	Yes		
SC5 - Public Access to the Lakes	Yes		Yes						Yes
SC6 - Non-residential Visitor Facilities	Yes								Yes
SC7 - Existing Recreational Open Spaces and Allotments	Yes		Yes						Yes
SC8 - Protection of Community and Cultural Facilities	Yes		Yes	Yes					
SC9 - Local Sites of Ecological and Geological Value	Yes								Yes
SC10 - Designation of Local Green Spaces	Yes	Yes	Yes						Yes
SC11 - Locally Listed Non-designated Heritage Assets	Yes		Yes						
SC12 - Redevelopment of Clark's Hay Garage	Yes		Yes	Yes					
SC13 - Alleviation of Flooding	Yes				Yes				
SC14 - Development to reduce greenhouse gas emissions	Yes								
SC15 - Sustainable Travel and Rights of Way Network	Yes	Yes	Yes				Yes	Yes	
SC16 – Reduction of Light Pollution	Yes								Yes

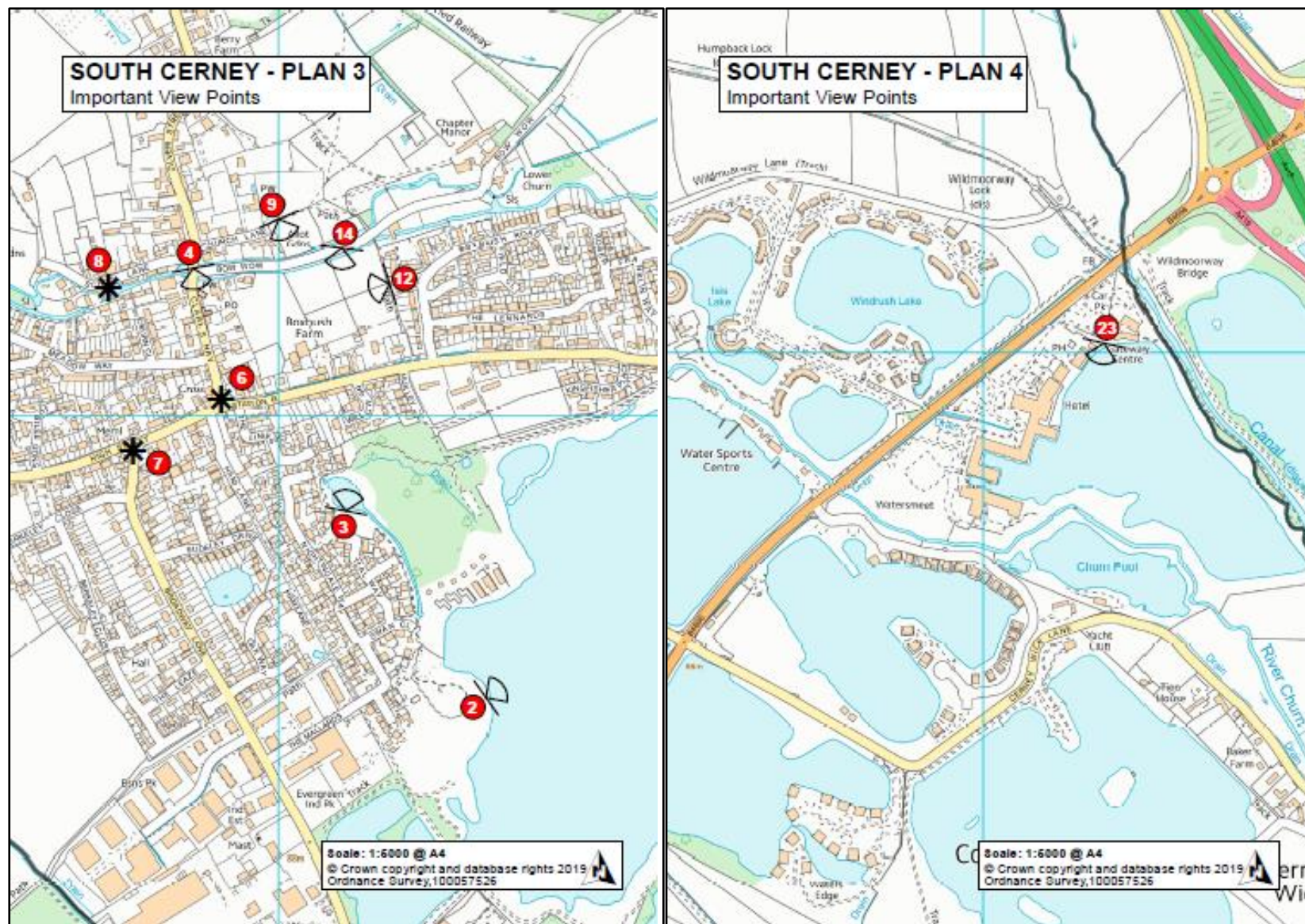
APPENDIX E: VIEWS

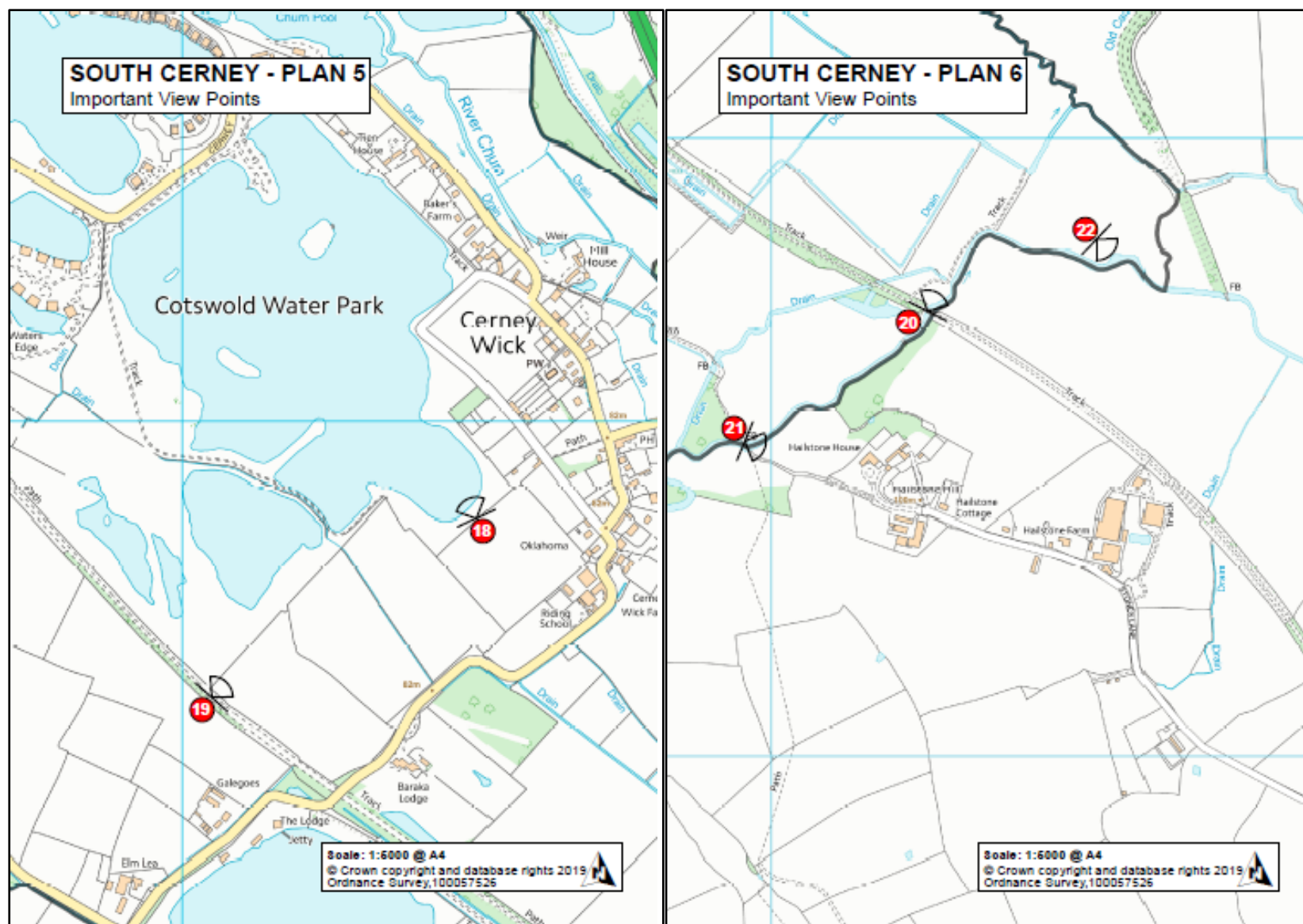
The following views are important because they, individually and collectively, encapsulate the unique character of South Cerney and provide a sense of place. Therefore, any significant or unsympathetic developments or alterations to any of these views would detract from the character of the village and be detrimental.

1. From Cirencester Road looking north east – from the junction with Northmoor Lane as far as Talland equestrian.
2. Overlooking the sailing lake (Lake 16) from the public park west of that lake.
3. Views across the pond at Fenton's Community Centre, Cerney on the Water, to adjoining woodland.
4. From the bridge in Silver Street down Silver Street and Bow Wow, and over to Atkins Manor.
5. From Berry Farm north up Silver Street.
6. To and from the Old Cross along Clarks Hay.
7. All views from The War Memorial at the top of Broadway Lane.
8. All around the bridge opposite the Village Hall.
9. Close views of the Church from the path to the south.
10. The 270-degree panorama from the ridge section of footpath 'SC4'.
11. From the road between Crossroads Farm and Upper Up looking north-east to the 'footpath SC4' ridge.
12. From the footpath across Box Bush fields.
13. From the stile in the wall across to Ann Edwards' College.
14. From Bow Wow across Box Bush Fields.
15. From Canal Footpath over parkland to Golf Club.
16. Northmoor Lane towards Airfield Control Tower.
17. From Canal footpath to north of Northmoor Lane looking towards the airfield.
18. In Cerney Wick, from the footpath alongside the sailing lake across the lake.
19. Approaching Cerney Wick along the railway line footpath.
20. From the bridge on the railway line where it crosses the river.
21. View of Hailstone Hill from the permissive path by the side of the River Thames.
22. View from the Thames path towards Cricklade Church and SSSI's of North Meadow.
23. From the Gateway Centre across lake 6.

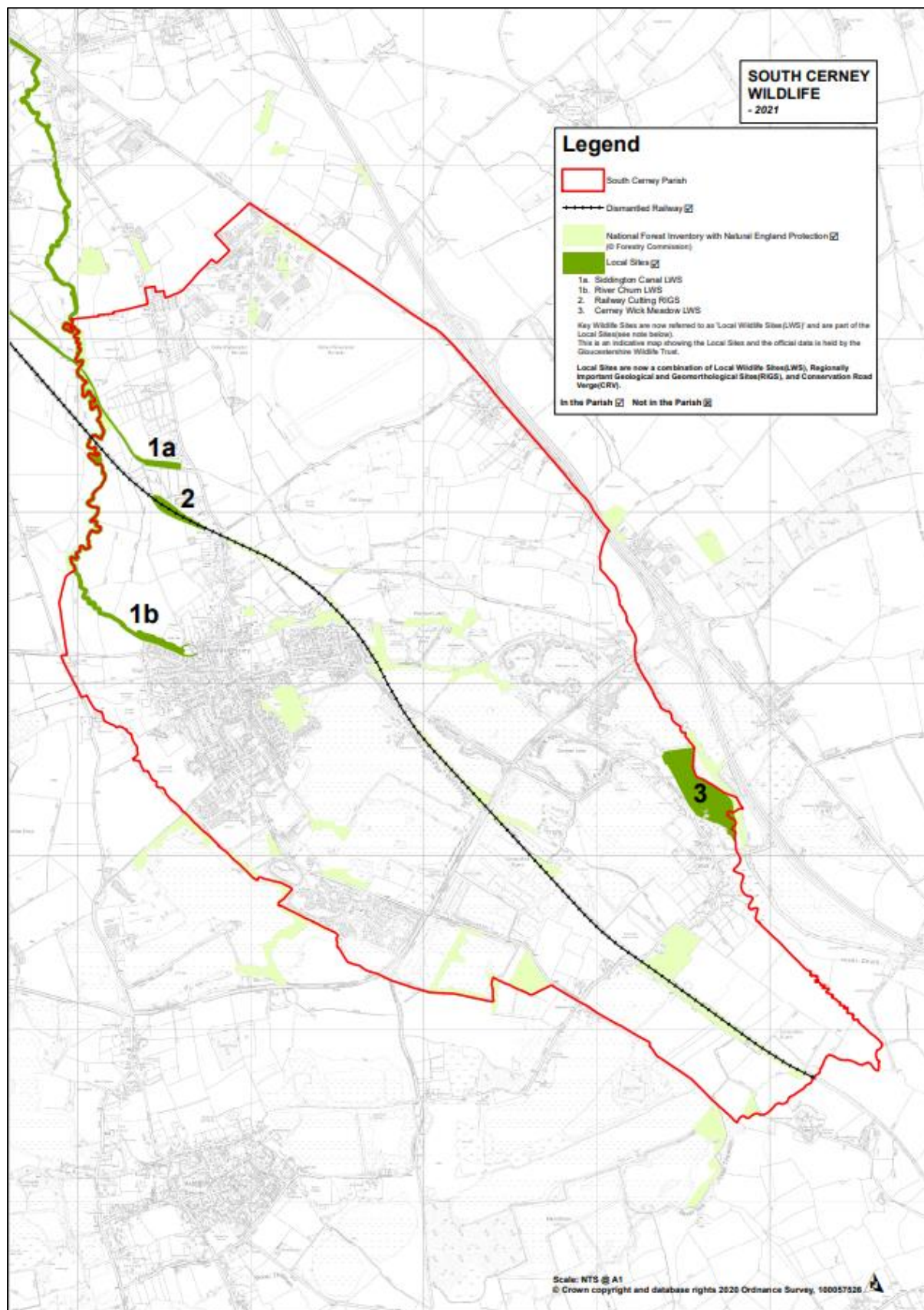


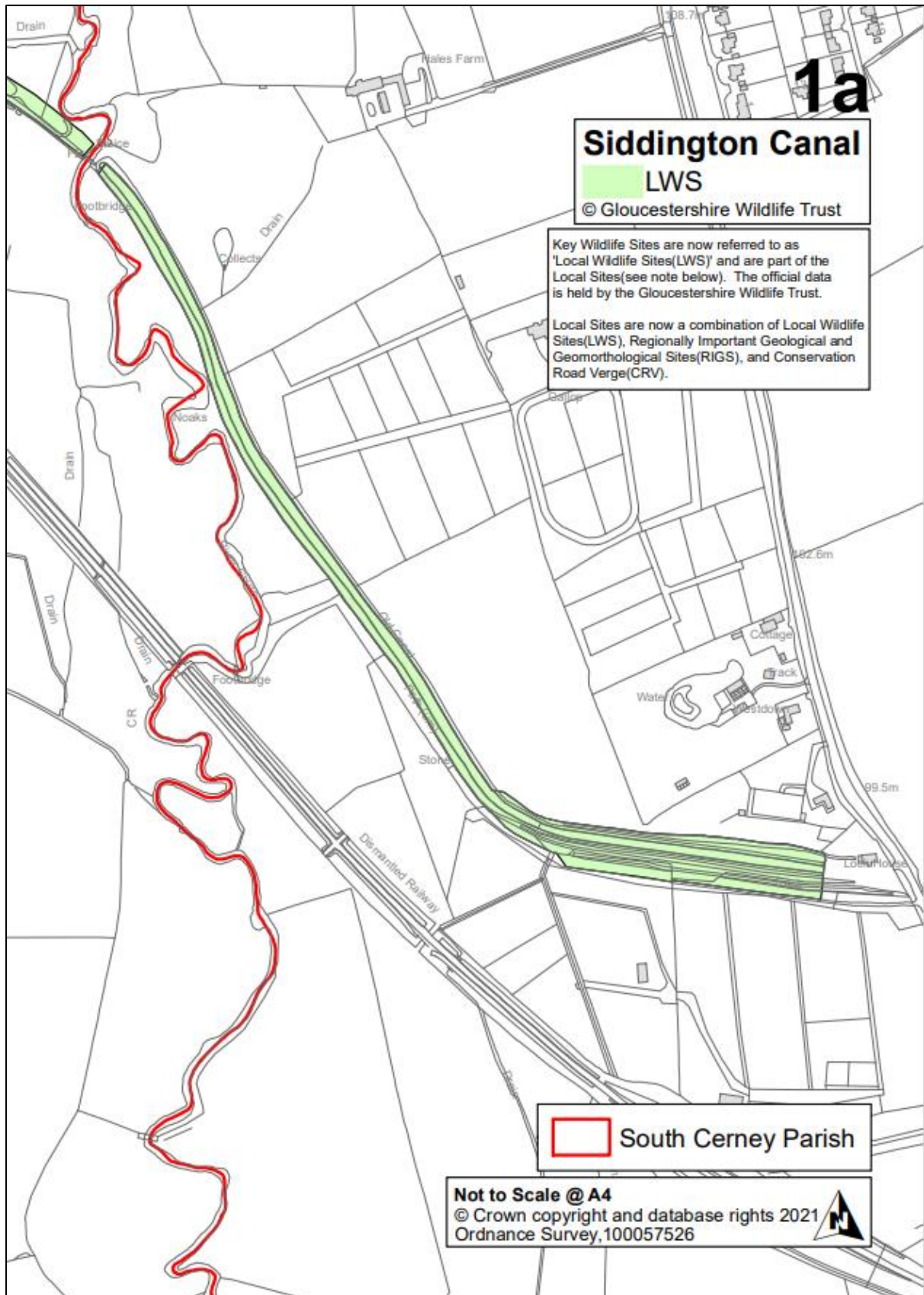


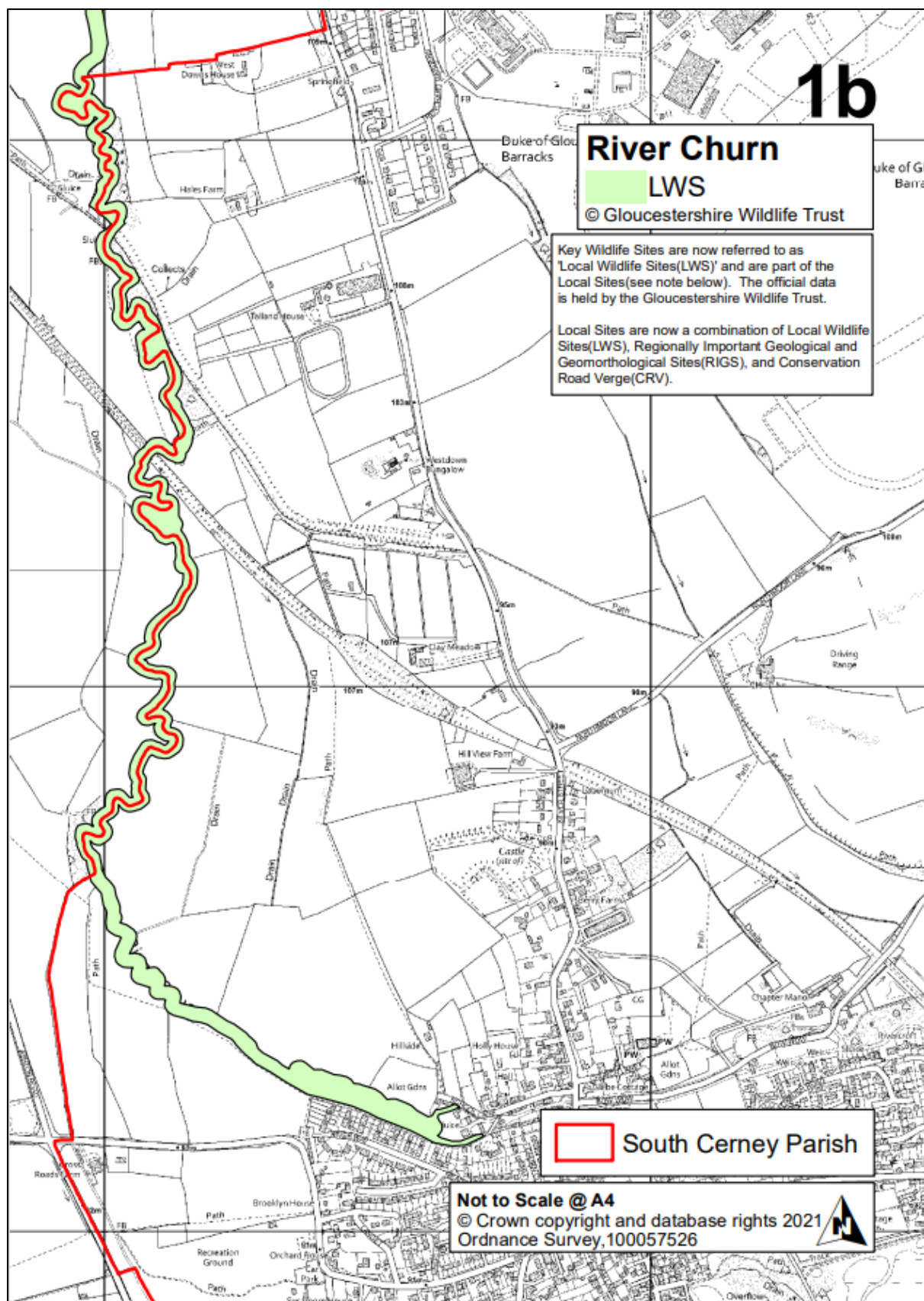




APPENDIX F: LOCAL SITES OF ECOLOGICAL AND GEOLOGICAL VALUE







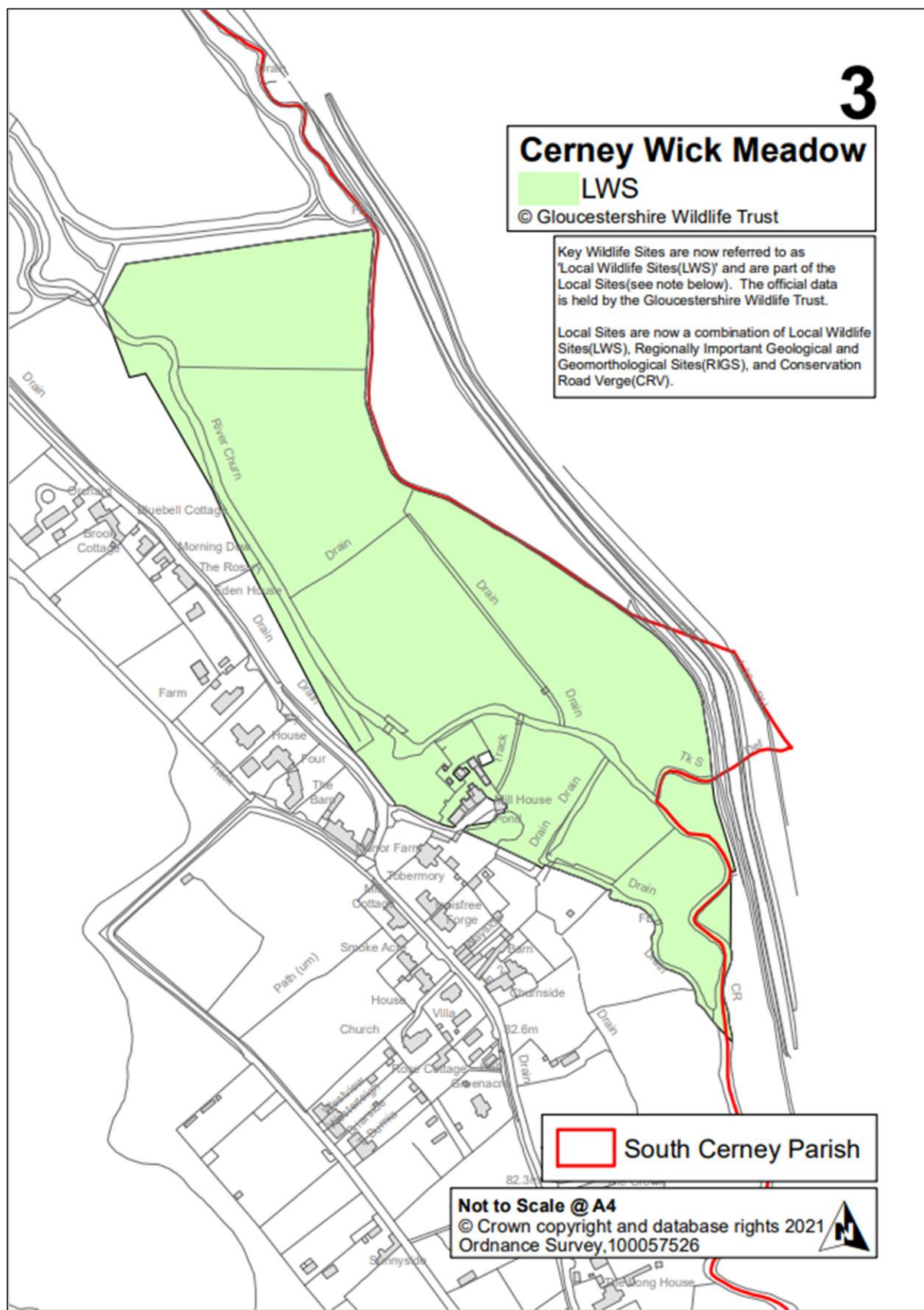
Cerney Wick Meadow

LWS

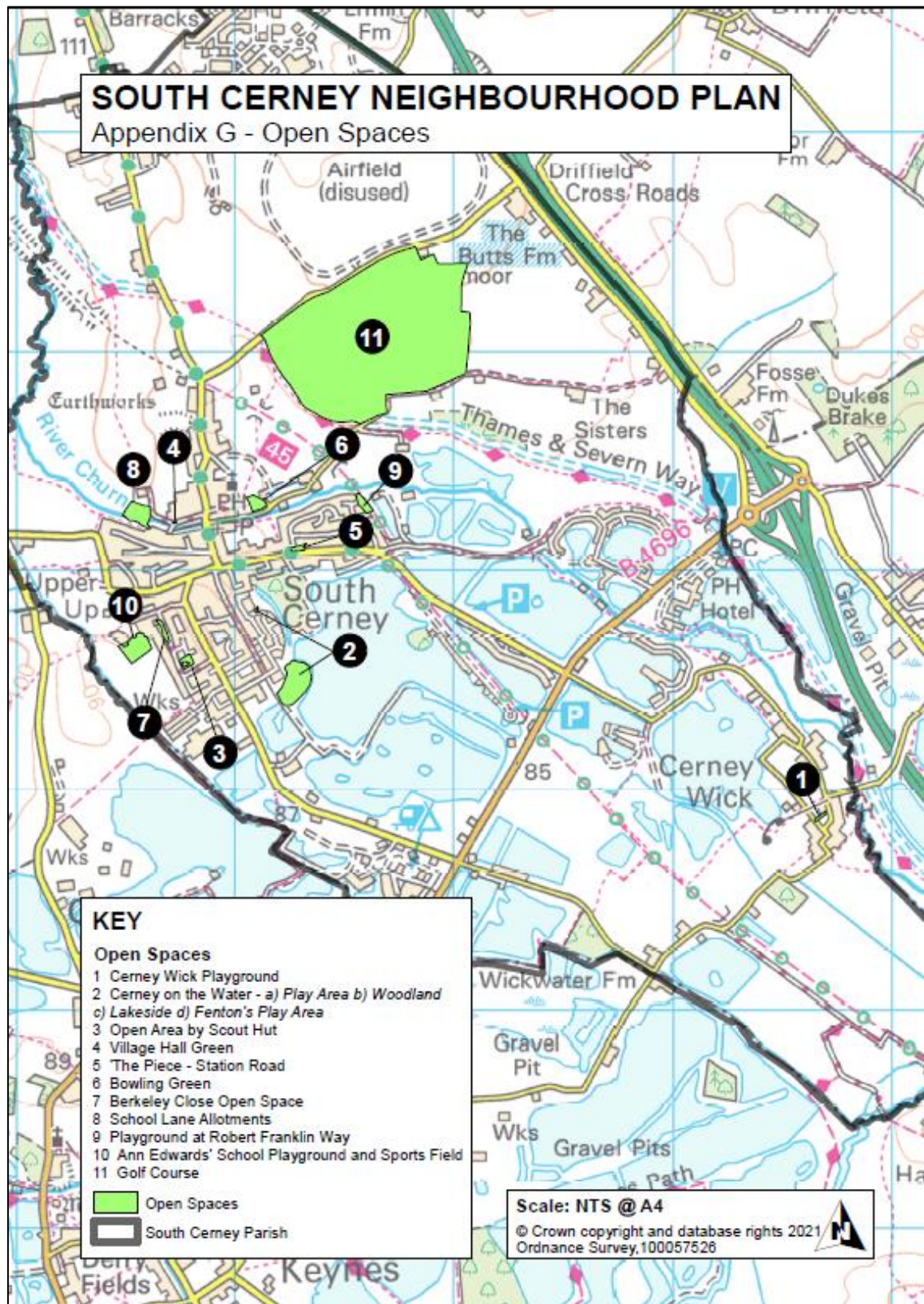
© Gloucestershire Wildlife Trust

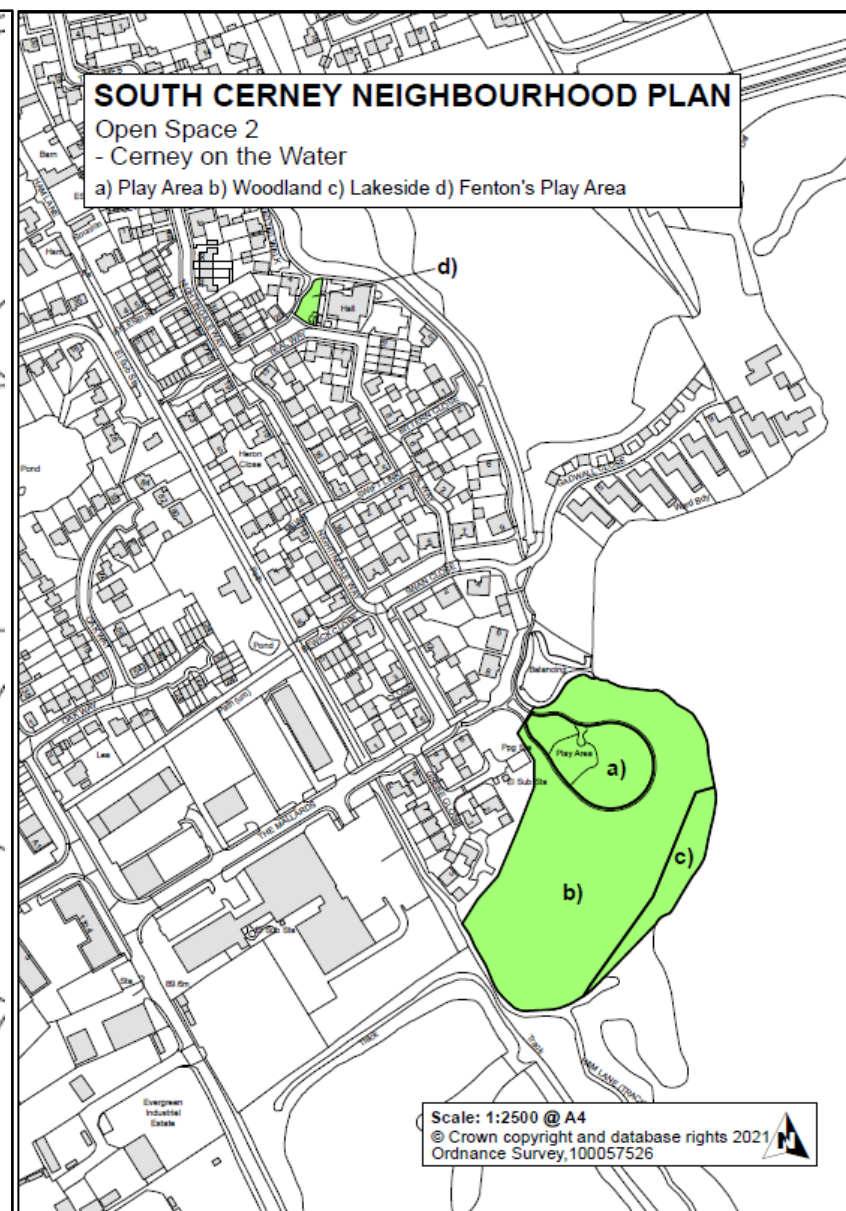
Key Wildlife Sites are now referred to as 'Local Wildlife Sites (LWS)' and are part of the Local Sites (see note below). The official data is held by the Gloucestershire Wildlife Trust.

Local Sites are now a combination of Local Wildlife Sites (LWS), Regionally Important Geological and Geomorphological Sites (RIGS), and Conservation Road Verge (CRV).

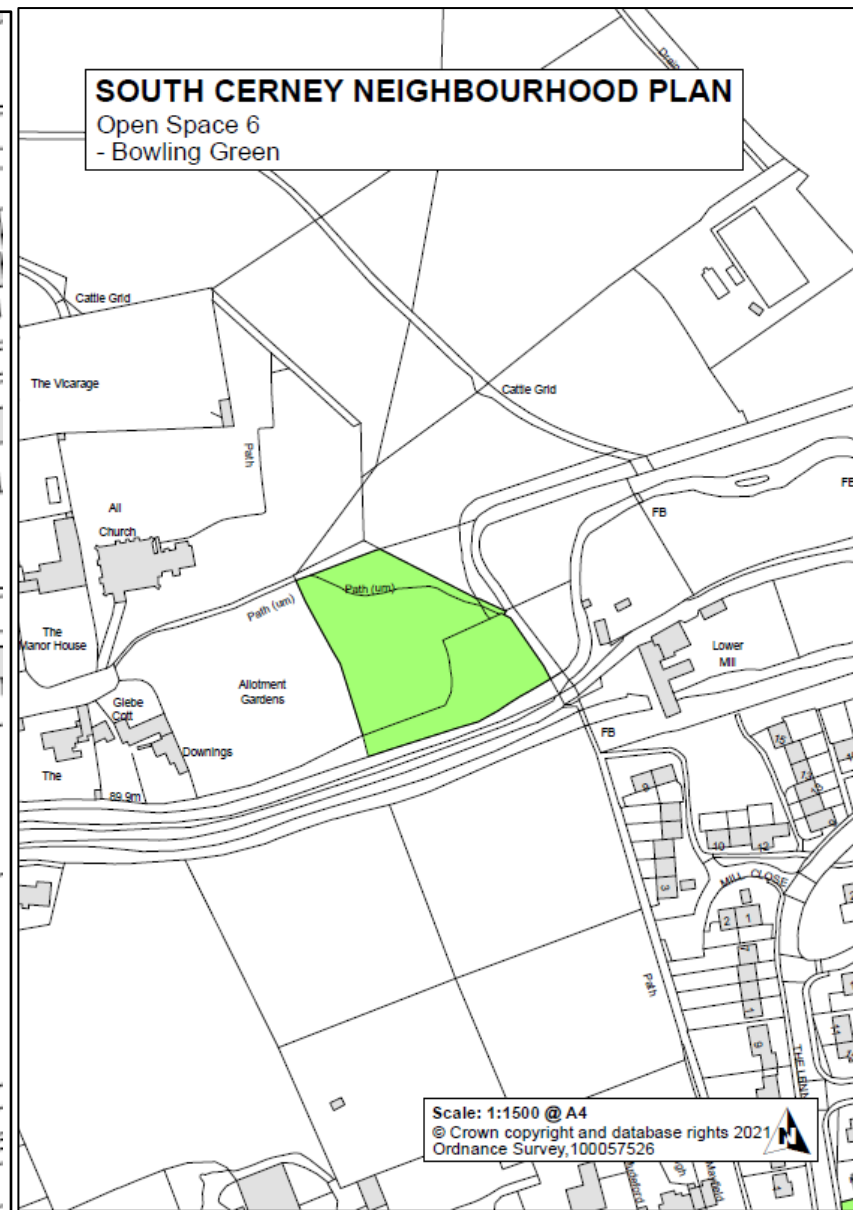
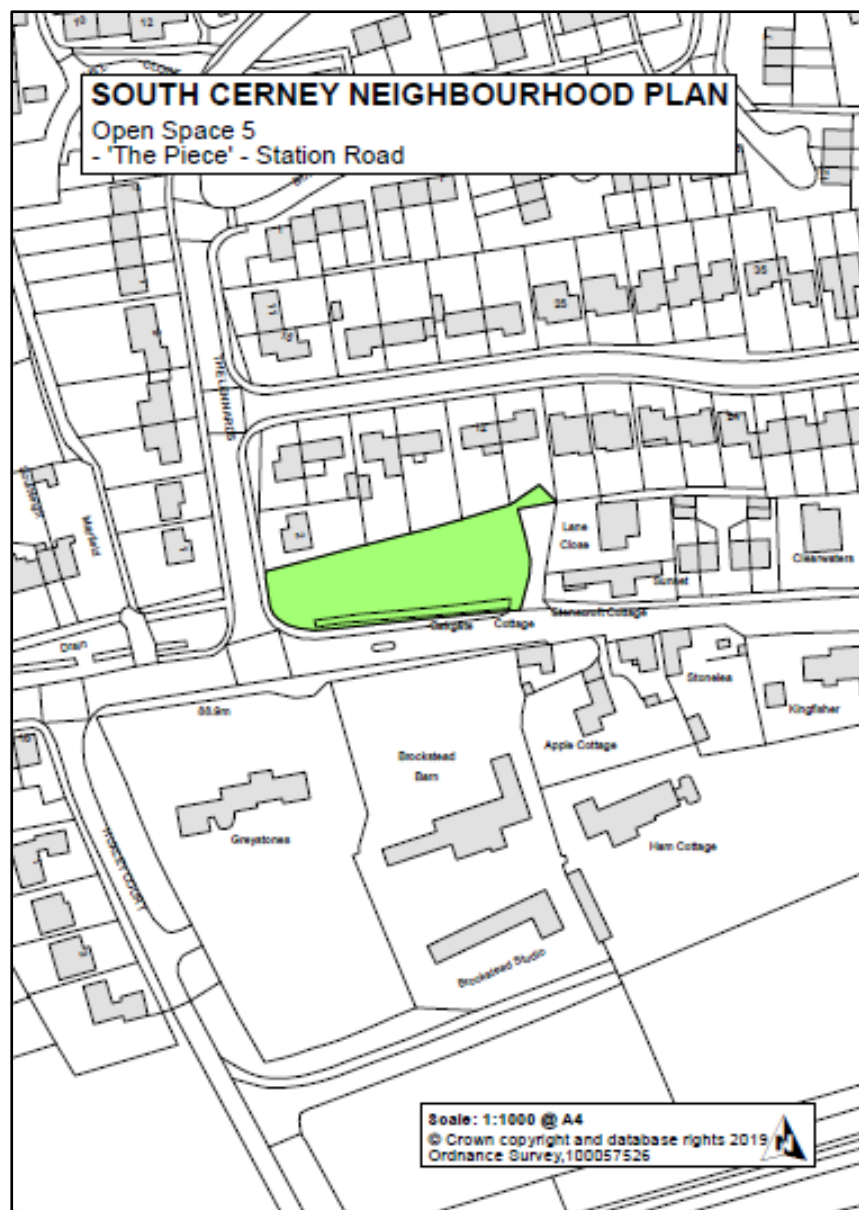


APPENDIX G: OPEN SPACES



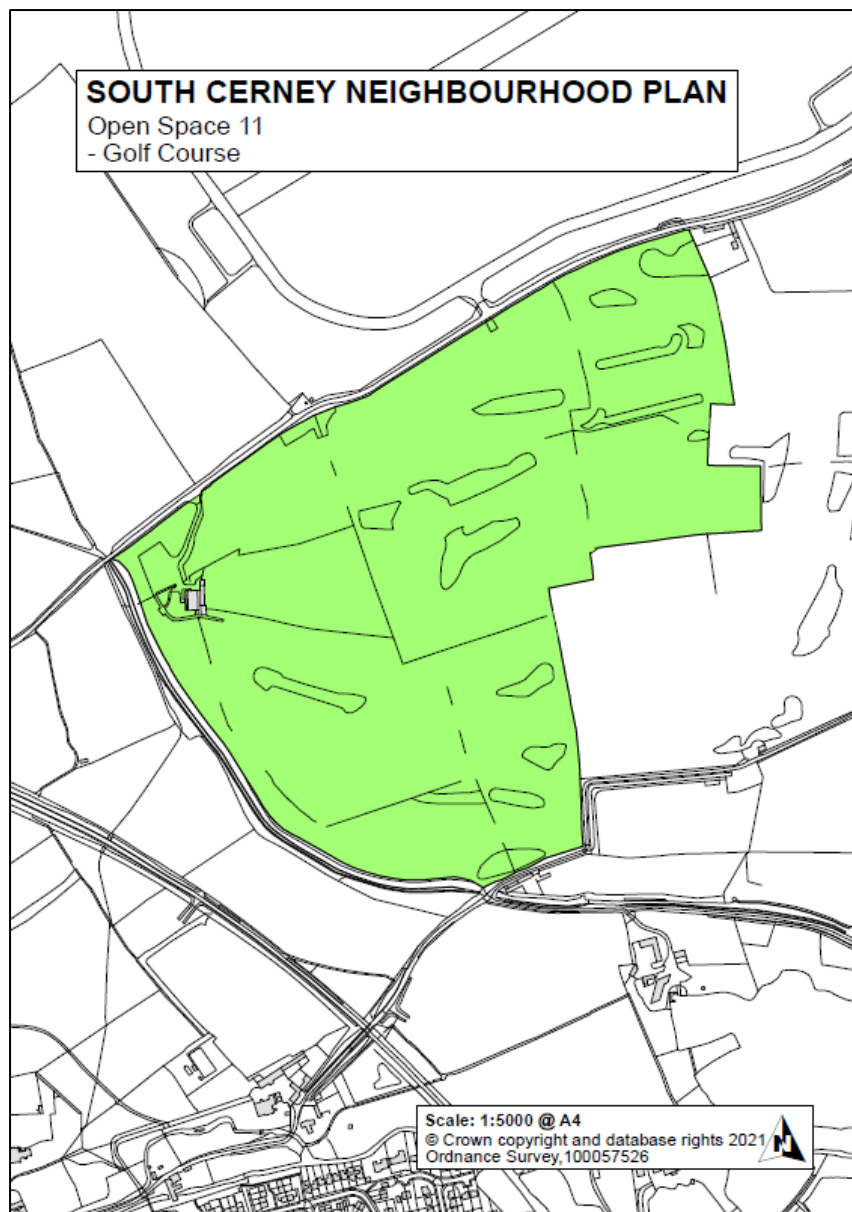












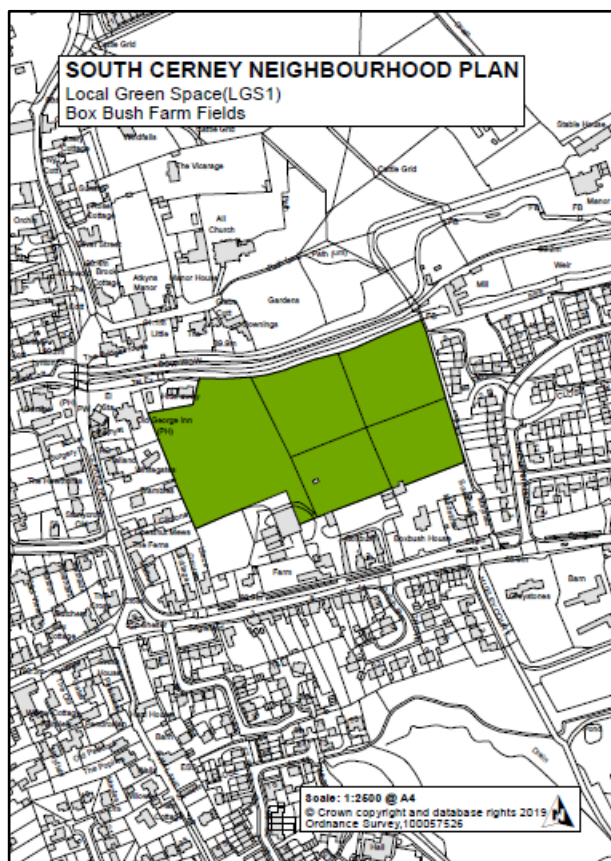
APPENDIX H: LOCAL GREEN SPACES

LGS1: Boxbush Farm Fields

Boxbush Farm Fields is an area of around 2.9 hectares, divided into small fields of pasture, located in the centre of South Cerney village and within the Conservation Area. It is accessible via a public footpath running along its entire northern edge, parallel to the River Churn and Bow Wow.

The Conservation Area Statement describes the significance of the views from Bow Wow, across Boxbush Farm fields towards the groupings of Boxbush Farm buildings on Station Road, as lending “great coherence to the historic pattern of the village which would be largely lost if this area was developed. Crucially it retains the agricultural character of the village.” In addition, views across these open fields towards the tower of All Hallows Church, are available from parts of Station Road.

The open pastoral qualities of the site enhance the tranquillity of Bow Wow, which is part of a well-used recreational walk, and the peaceful setting of All Hallows Church.



LGS2: Chapter Manor - Edwards' College Parkland

This tract of land, from the estate of the former St Augustine Abbey, is situated between Chapter Manor and Edwards' College. It is around 5.1 hectares divided into two enclosures of parkland. A public footpath with a slab stile crosses the area, providing a much loved recreational walk, from which there are important, attractive views of both Ann Edwards' College and All Hallows Church.

The views are historically significant in commemorating Ann Edwards, a major benefactress of the Parish, who established, for example, a 'National School', the descendent of which continues to bear her name today, with houses for the School Master and Mistress; bedding, clothing, Bibles and Prayer Books for the poor of South Cerney and the church clock. Her most significant endowment was a Charity for the benefits of the Widow and Orphans of Clergymen, leading to the construction of 'The College' providing 12 dwellings for eligible persons. Today Ann Edwards' College is a privately owned Grade II listed building and the Charity continues as an almshouse charity, providing housing in Gloucester to single women with associations to the Anglican Church.

A publication of 1840 ('A Short Account of the Edwards' College, built at South Cerney'), describes the selection of the site of Edwards' College, on land then owned by Ann Edwards' cousin, Thomas Jones, who donated it with the specific aim of honouring his esteemed relative:

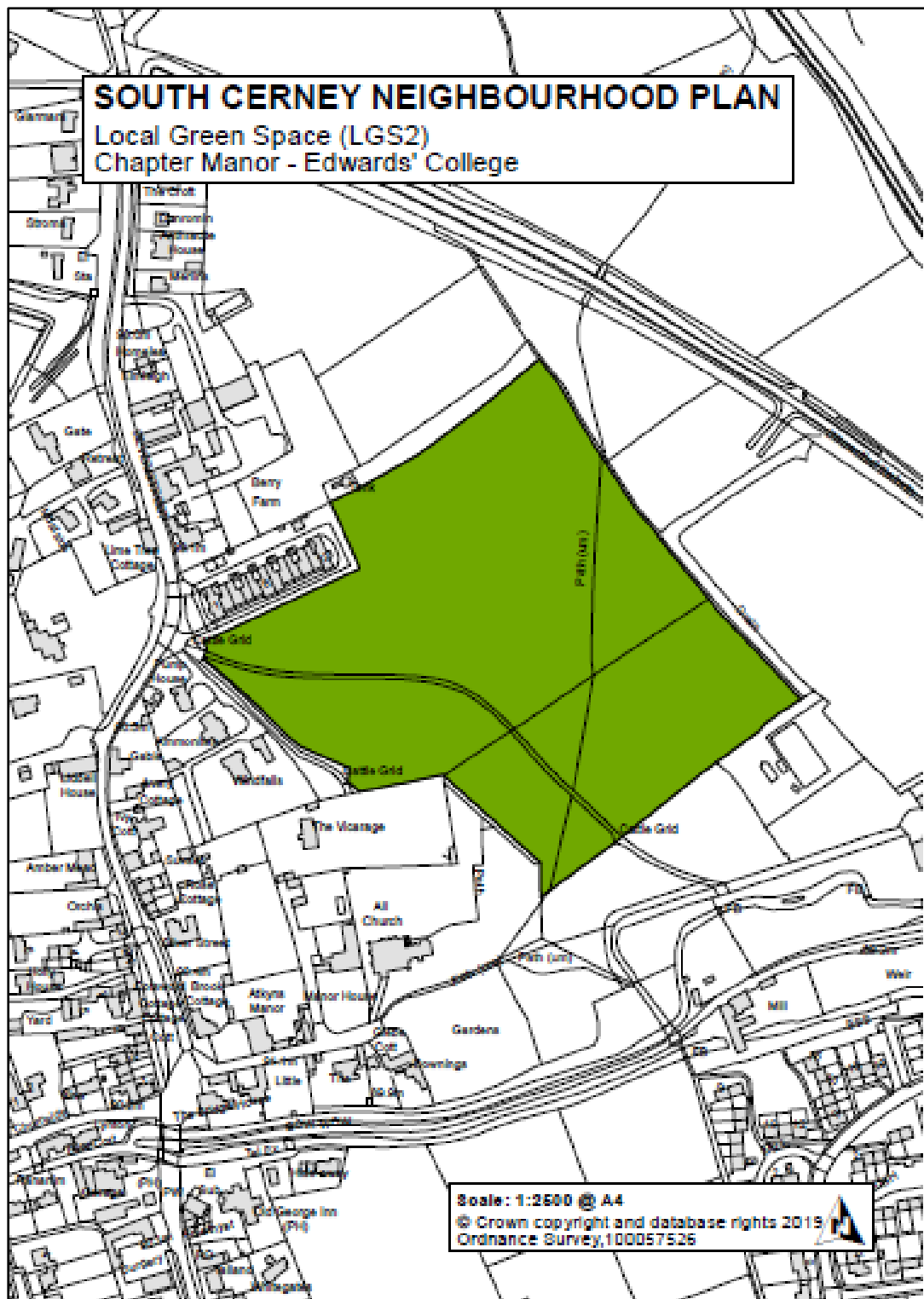
"He requested that it might be built on the most conspicuous part of his estate, that the beauty of the edifice might be more extensively perceived, and the compliment intended to his relative more generally acknowledged. He recommended a portion of a rich and pleasant meadow, conveniently adjoining the principal highway to the village, as best calculated to promote his object....."

On the description of the completed building: "The College is pleasantly situated in a park-like meadow, with an aspect nearly due South. The parish church is a pleasing object as viewed from the building."

The College building has a ha-ha, rather than wall, at the front so that the facade can be seen by all from the Parkland, as long as the Parkland remains an open space around the public footpath. The College is a building of architectural value and it cannot be separated from the Parkland context. The Parkland must be preserved as the space which is intrinsic to the design of the College.

The land adjoins the Graveyard of All Hallows Church, thereby protecting the tranquillity of this area, and providing peaceful access to the Church. The Parkland is an important area for wildlife and is home to deer, foxes, moles, badgers, owls, grass snakes and bats which utilise the insects which are found in abundance in the Chapter Manor - Edwards' College Parkland.





APPENDIX I: LOCALLY LISTED NON-DESIGNATED HERITAGE ASSETS

APPENDIX IA: LOCALLY LISTED HERITAGE ASSETS ALREADY RECOGNISED AS NON-DESIGNATED HERITAGE ASSETS

Sites, Structures or Buildings Already Recognised as Non-Designated Heritage Assets:

Town and Country Planning (General Permitted Development) Order 1985. South Cerney Conservation Area. Properties included in the direction under article 4 (2)

See <http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-area-maps-and-appraisals/article-3-4-directions/>

Lower Churn, Bow Wow SE side
Little Atkyns, Church Lane S side
The Ferns, Clark's Hay E side
Manor Cottage, High Street N side
Old Post Office, High Street N side
Cross Cottage, High Street N side
Box Cottage, High Street N side
Orchard House, High Street N side
The Stables, High Street S side
Tanners, High Street S side
Well Cottage, High Street S side
The Maltings, High Street S side
Bridge House, Silver Street E side
Gable Cottage, Silver Street E side
Lime Tree Cottage, Silver Street W side
Ambermead, Silver Street W side
Orchis, Silver Street W side
The Homestead, Silver Street W side
Cotswold Cottage, Silver Street W side
The Cottage, Silver Street W side
Wyken Cottage, Silver Street W side
Chirnlings, Silver Street W side
Berkeley House, School Lane N side
Vine Cottage, School Lane N side
Clover Cottage, School Lane N side
No. 1 (Old Tiles), School Lane N side
No. 20 (Water's Edge), School Lane N side
No.21 (Little End Cottage), School Lane N side
No.1 Barclay Horn, School Lane N side
No.2 Barclay Horn, School Lane N side
Boxbush Farm, Station Road, N side
No.1 Boxbush Cottage, Station Road, N side
No.2 Boxbush Cottage, Station Road, N side
Englefield, Station Road, S side
No.9 Station Road, N side
Plough Cottage (Nos. 10 & 11), Station Road, N side
Bickley Cottage (No. 12), Station Road, N side
No.14 Station Road, N side
Rose Cottage, Upper Up
Providence Cottage, Upper Up
Meadow View, Upper Up

Rotary House, Upper Up
Japlou, Upper Up
Pear Tree Cottage, Upper Up
The Cottage, Upper Up
Spring Cottage, Upper Up
Sideways Cottage, Upper Up
Dirty Pig Cottage, Upper Up

Sites, Structures or Buildings Already Recognised as Non-Designated Heritage Assets:

Recognition within Conservation Area Appraisals

Identified as 'Buildings of Special Character' in the South Cerney Conservation Area Statement 2002.
See Appendix C Map of the Conservation Area.


Converted barn at South Cerney Farmhouse
Chapter Manor, Bow Wow, South Cerney: outbuildings
A building opposite Lower Mill, after the bridge - on Chapter Manor land
The Old Vicarage: buildings within site
Berry Farmhouse: Outbuildings
Post Office, Clark's Hay
Buildings at Little Atkyns
Maltings, High Street: building in yard
Century House, Silver Steet
The Pontings, Upper Up
Barracks Cottage, Upper Up
The Downings, Church Lane
Amethyst, Clark's Hay
Draycott, School Lane
Ryedale, Station Road
Building on corner of Station Road/Clark's Hay adjoining former Police Station
Old Anne Edwards' School = The Old School








APPENDIX IB: LOCALLY LISTED HERITAGE ASSETS MEETING CRITERIA FROM CDCLP







From Cotswold District Local Plan 2011-2031										
Table 6: Criteria for Non-Designated Heritage Assets - Buildings and Structures - in Cotswold District										
FEATURE / CLASSIFICATION	Architectural Interest	Historic Interest	Age	Rarity	Aesthetic Merits	Representativeness	Landmark	Group Value	Social or Communal Value	GPS Ref
Airfield white control tower	x	x			x		x			SU 052 991
Talland House	x									SU 044 988
Bus Shelter, High Street		x							x	SU 049 970
Pennant kerbstones along Silver Street		x			x	x				SU 048 973 to SU 048 975
Traditional stone 'slab stile' crossing dry stone wall on footpath over Chapter Manor Parkland opposite Edwards' College		x	X		x	x				SU 050 974
Traditional stone 'slab stile' on footpath crossing ditch between Chapter Manor Parkland and field next to railway line (where footpath continues under old railway bridge towards Golf Course)		x	X		x	x				SU 051 976
'Slab' stile between footpath running past allotments towards Chapter Manor parkland, in wall accessing Graveyard		x	X		x	x				SU 050 973
Railway Bridge, crossing Bow Wow (after Chapter Manor). Approach into village from NE towards Chapter Manor/Lower Churn	x	x			x			x		SU 054 975





From Cotswold District Local Plan 2011-2031										
Table 6: Criteria for Non-Designated Heritage Assets - Buildings and Structures - in Cotswold District										
FEATURE / CLASSIFICATION	Architectural Interest	Historic Interest	Age	Rarity	Aesthetic Merits	Representativeness	Landmark	Group Value	Social or Communal Value	GPS Ref
Bridge where Wildmoor Lane crosses old railway line, near Station Road/Robert Franklin Way	x	x			x			x		SU 057 971
Railway Bridge, Cerney Wick	x	x			x			x		SU 072 953
Lock Keeper's Cottage at South Cerney Upper Lock		x					x	x		SU 046 982
South Cerney Upper lock (infilled) at Lock Keeper's Cottage		x						x		SU 046 982
South Cerney Middle lock (infilled) on field below SC Upper Lock Bridge site		x						x		SU 047 982
South Cerney Lower lock (infilled) on field below SC Upper Lock Bridge site		x						x		SU 048 981
Boxwell Springs, Canal Lock on Thames and Severn Canal		x						x		SU 056 976
Wildmoor Way Upper Lock / Humpback Lock		x						x		SU 066 974
Wildmoor Way Lower Lock		x						x		SU 071 972
Cerney Wick Lock		x						x		SU 078 960
Cerney Wick Round House	x	x		x		x		x		SU 078 960
Milepost on the Thames and Severn Canal						x	x	x		SU 072 972




	From Cotswold District Local Plan 2011-2031 Table 6: Criteria for Non-Designated Heritage Assets - Buildings and Structures - in Cotswold District									
FEATURE / CLASSIFICATION	<i>Architectural Interest</i>	<i>Historic Interest</i>	<i>Age</i>	<i>Rarity</i>	<i>Aesthetic Merits</i>	<i>Representativeness</i>	<i>Landmark</i>	<i>Group Value</i>	<i>Social or Communal Value</i>	GPS Ref
Evidence of the post medieval Ridge and Furrow field cultivation system: Fields to the south of the Thames and Severn Canal and north of Wildmoorway Lane And north of the canal		X								SU 06 97 SU 07 97
Remains of post-medieval Water meadows: In the north west of the Parish North of the village between the Railway Line and Crane Farm		x				x		x		SU 04 98 SU 05 97

<p>Airfield white control tower</p> 	<p>Significant landmark feature of South Cerney airfield, dating from 1936 when RAF Flying School first opened. Art Deco style.</p> <p>Airfield was one of first to be bombed by Luftwaffe.</p> <p>Included in 'The Buildings of England: Gloucestershire and the Cotswolds I' by David Verey and Alan Brooks.</p>
<p>Talland House</p> 	<p>Described in 'The Buildings of England: Gloucestershire and the Cotswolds I' by David Verey and Alan Brooks as, "a characteristic house by Sidney Barnsley,built 1919-1920, Has a roughcast stone slate roof with a long, low front, punctuated by strongly vertical chimneys....with a porch on 'Tuscan' style columns and three gables to the rear."</p>
<p>Bus Shelter, High Street</p> 	<p>Given to the village in 1951 by the Womens' Voluntary Service from proceeds of paper salvage during WWII.</p> 
<p>Pennant kerbstones along Silver Street</p> 	<p>Identified in the Conservation Area Statement as "remnants of the paving materials traditionally used throughout the village up until the early twentieth century.....Most noticeable are the pennant kerbstones along Silver Street, which have become rounded with time."</p>
<p>Traditional stone slab stile crossing dry stone wall on footpath over Chapter Manor Parkland opposite Edwards' College</p> 	<p>Fine example of the use of large locally quarried limestone to create field boundaries. Use of such heavy, unwieldy stone slabs requires an active quarry to be worked within reasonable distance, such as the former quarry on Northmoor Lane. Such stiles are no longer constructed and historic examples fall into disrepair and may be removed when field boundaries are revised. This example is integrated into the adjoining dry stone wall with steps to enable the wall to be crossed.</p>
<p>Traditional stone slab stile on footpath crossing ditch between Chapter Manor Parkland and field next to railway line (where footpath continues under old railway bridge towards Golf Course)</p>	<p>Example of a stone slab stile (see above) integrated into a hedgerow field boundary.</p> 

<p>Stone slab stile between footpath running past allotments towards Chapter Manor parkland, in wall accessing Graveyard</p>	<p>Example of a stone slab stile (see above) integrated into a stone wall giving access to the Graveyard.</p> 
<p>A Group of four surviving Railway Bridges in the Parish crossing the line of the former Midland and South Western Junction Railway, built in 1891. The bridge adjacent to the Spine Road is a Grade II Listed Structure. The remaining three bridges are listed below.</p>	
<p>Railway Bridge, crossing Bow Wow (after Chapter Manor). Approach into village from NE towards Chapter Manor/Lower Churn</p> 	<p>The Conservation Area Statement describes this bridge as “a striking symbol of the Railway Age, each of its ten arches being articulated by piers having two segmental arches. The whole effect is surprisingly delicate and unexpected, and typical of the engineering aesthetic of the age.”</p> 
<p>Railway Bridge where Wildmoor Lane crosses old railway line, near Station Road/Robert Franklin Way</p> 	<p>This bridge is on the site of the former Railway Station.</p> 
<p>Railway Bridge, Cerney Wick</p> 	

Structures within the Parish which were features of the Thames and Severn Canal (opened 1789). See: www.cotswoldcanals.org.uk and www.cotswoldcanals.net (for the Cotswold Canals in Pictures)	
The Lock Keeper's Cottage (Lock House) 	The principal watch-house in South Cerney adjacent to South Cerney Upper Lock. Adjacent to a long since demolished road bridge and wharves, long since filled in.
South Cerney Upper lock (infilled) at Lock House 	This is the unrestored site of the road bridge and a lock which is currently infilled. The fall was 2.8 meters.
South Cerney Middle lock (infilled) on field below SC Upper Lock Bridge site 	This is the currently infilled site of South Cerney Middle Lock. The fall was 2.8 meters. The position of the lock in the field is marked by coping stones.
South Cerney Lower lock (infilled) on field below SC Upper Lock Bridge site 	This is the currently infilled site of South Cerney Lower Lock. The fall was 2.8 meters. A solitary coping stone marks the position of the lock in the field. The fall was 2.8 meters.
Boxwell Springs, Canal Lock 	Boxwell Springs lock is a partly restored lock. This lock was built later than the others in 1792, when it was realised that the canal needed to be lowered if it was to benefit from the nearby Boxwell Springs. Having a rise of only 1.1 meters, it was known as 'Shallow' or 'Little' Lock. Restoration work was carried out in the early 1990s.
Wildmoor Way Upper Lock / Humpback Lock 	This is the unrestored site of a lock and, nearby, a bridge. The fall was 2.8 meters. There is no remaining sign of any route across the canal at this point to indicate the purpose of the bridge (possibly a railway sleeper bridge). It is sometimes known as 'Humpback Lock' after the humpback brick arch bridge.

<p>Wildmoor Way Lower Lock</p> 	<p>This is the site of a partly restored lock and fully restored bridge. The fall was 2.8 meters. The bridge carries a track over the canal. A nearby restored lock cottage was built in 1831 to accommodate the Lock Keeper from Cerney Wick who was overseeing the construction of a side-pond to allow water to be stored between the upper and lower levels of the lock.</p>
<p>Cerney Wick Lock</p> 	<p>This is the site of a partly restored lock with an adjoining 'Watchman's' Round House (see below). The fall was 1.8 meters. It is the site of a lost brick arch bridge, carrying the road into Cerney Wick. Restoration work was carried out in the 1980s to repair some of the considerable damage caused by a WWII bomb which exploded just outside the lock.</p>
<p>Cerney Wick Round House</p> 	<p>This round house at Cerney Wick Lock (see above) is of a design unique to the Cotswold Canals, with just five examples built. This one was used from around 1789 to 1831 by canal employees who combined the duties of watchman, lengthsman (responsible for a 'length' of the canal) and lock keeper. Since then it has been a private residence.</p> <p>Described in 'The Buildings of England: Gloucestershire and the Cotswolds I' by David Verey and Alan Brooks as, "roughcast with a conical slate roof and Gothick windows."</p>
<p>Milepost at Wildmoor Way Lock</p> 	<p>Recorded by The Milestone Society.</p> <p>The plate is one of four replicas cast by DM Foundaries Ltd of Thrupp in 2018 to replace the missing originals. This one indicates Walbridge 18 ½ Inglesham 10 ¼.</p>

<p>Ridge and Furrow</p> 	<p>Evidence of the 'ridge and furrow' field cultivation system is visible in several locations around the Parish (eg Gloucestershire Historic Environmental Records 12103, 12108, 12090). This is believed to indicate a change in the agricultural regime in the post medieval period.</p>
<p>Water meadows</p> <p>The remains of post-medieval water meadows along the River Churn have been identified in several locations through the Parish (eg Historic Environmental Records for Gloucestershire 3010, 15116, 49698, 45003, 38935, 12067). 18th (Samuel Rudder) and 19th (Arthur Young) century chroniclers indicate that the farmers of South Cerney were famous for the success with which these were managed. The practice had ceased by the mid 20th century. Characteristic features are visible in the following locations:</p>	
<p>In the North West of the Parish (GPS SU 04 98)</p> 	<p>Post Medieval Water meadows covering over 42 hectares by the River Churn in both South Cerney and Siddington Parishes. In the north west of South Cerney parish sluices and culverts built of brick and stone have been identified. Recorded in Gloucestershire HER 3010 and:</p> <p>HER 15116: a virtually complete T shaped brick built sluice HER 15109: a T shaped stone built sluice HER 15108: an arched culvert through the railway embankment, mainly brick with stone blocks HER 15069: a double sluice of brick and stone.</p>
<p>North of the village between the Railway Line and Crane Farm (SU 05 97)</p> 	<p>HER 12067: Well defined, with some feeder channels visible, crossed by small clapper bridges made of flat limestone slabs</p>

APPENDIX J: RIGHTS OF WAY IMPROVEMENTS

Applications for addition to the Definitive Map of Public Rights of Way already submitted

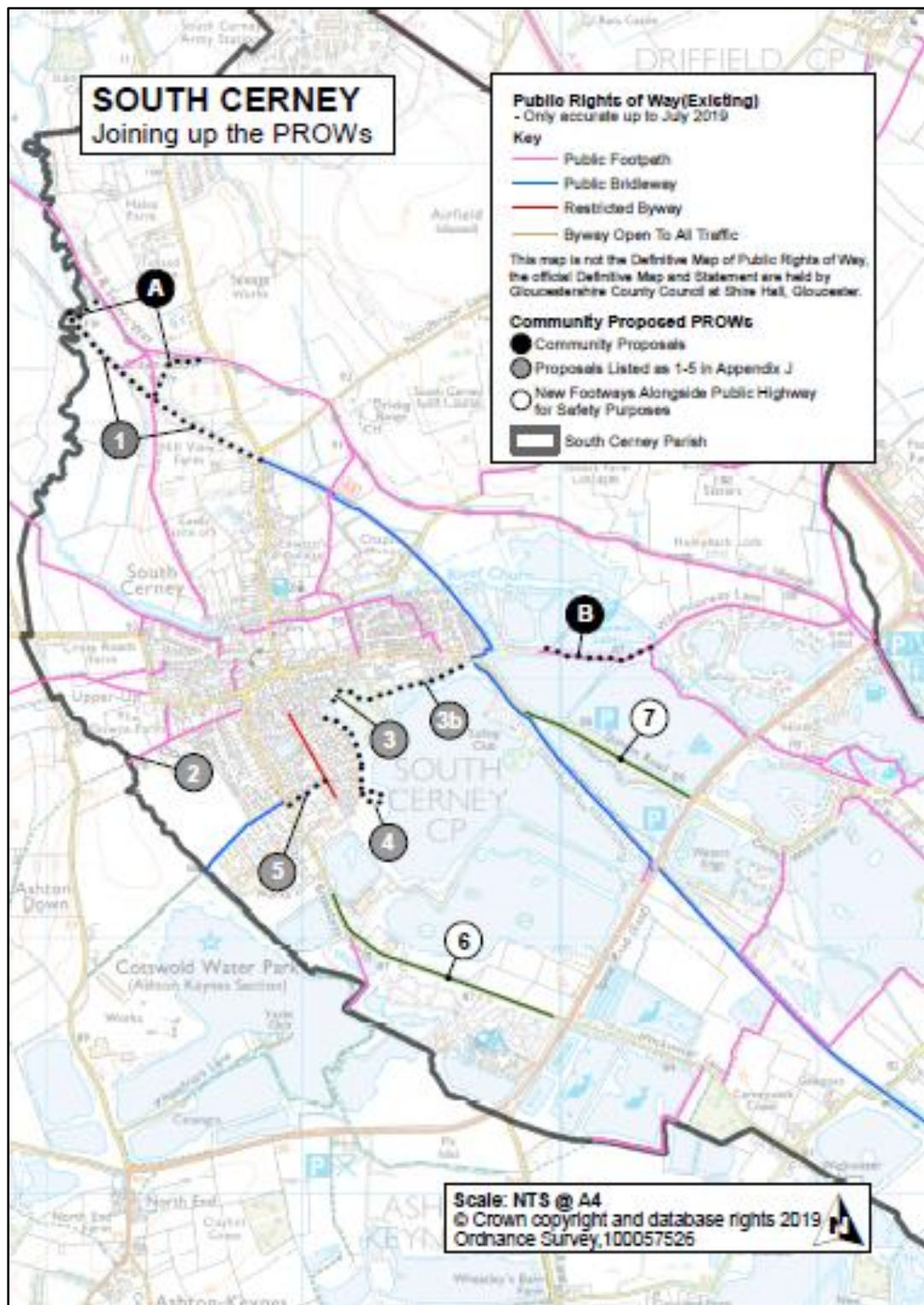
- A. Adoption of two existing paths on Claymeadow Farm as public rights of way
- B. Creation of new Restricted Byway along the length of Wildmoorway Lane

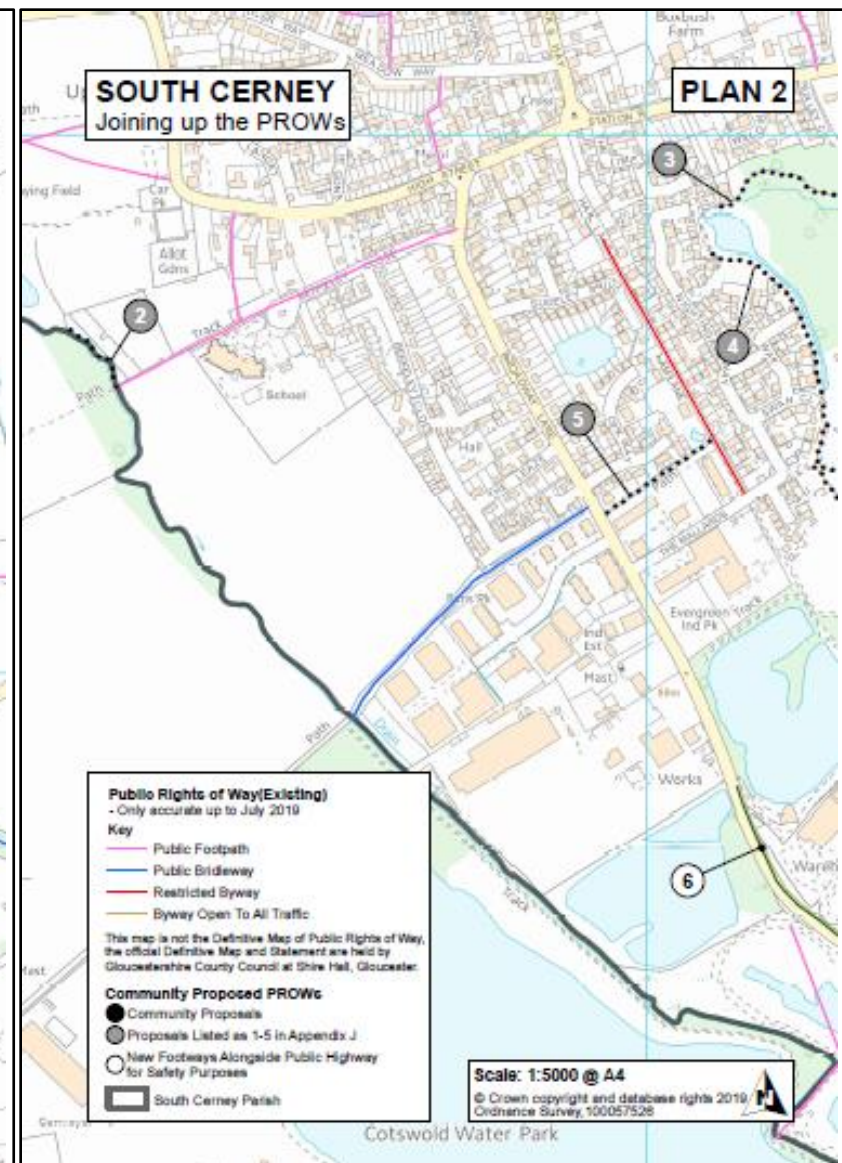
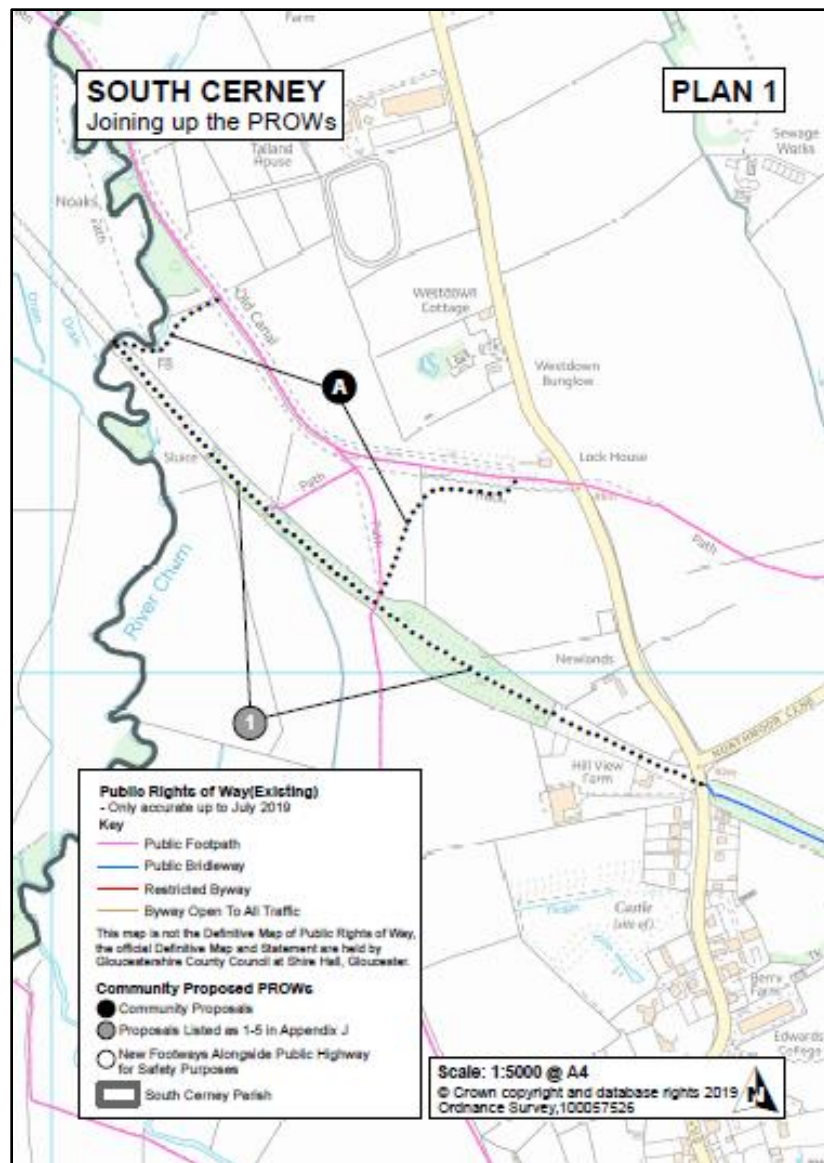
Future desired additional footpaths:

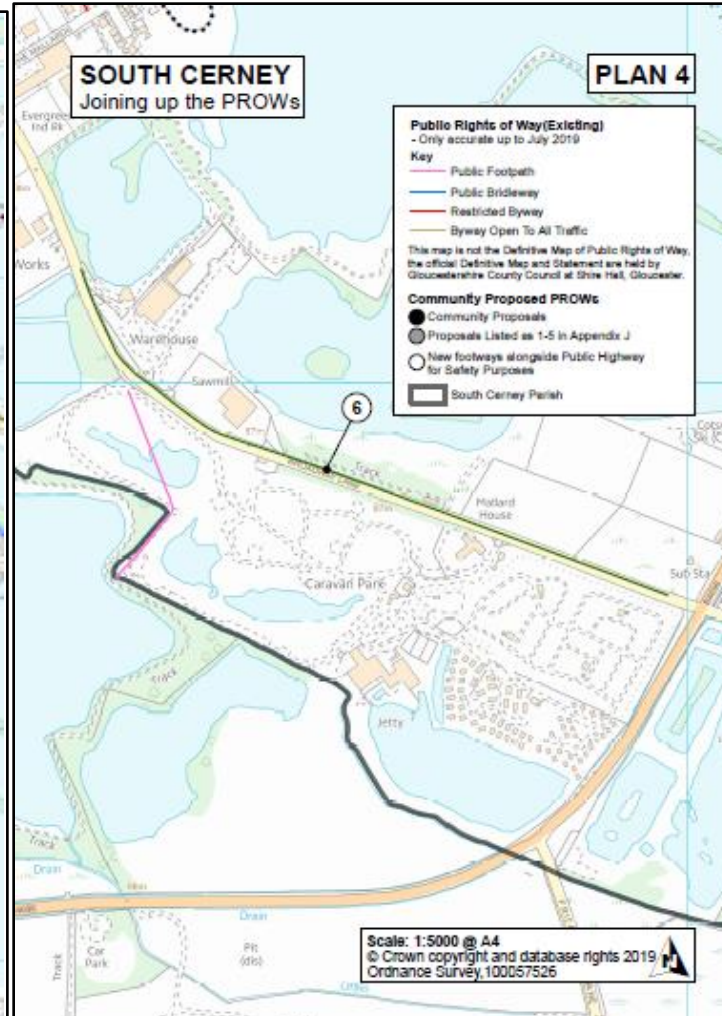
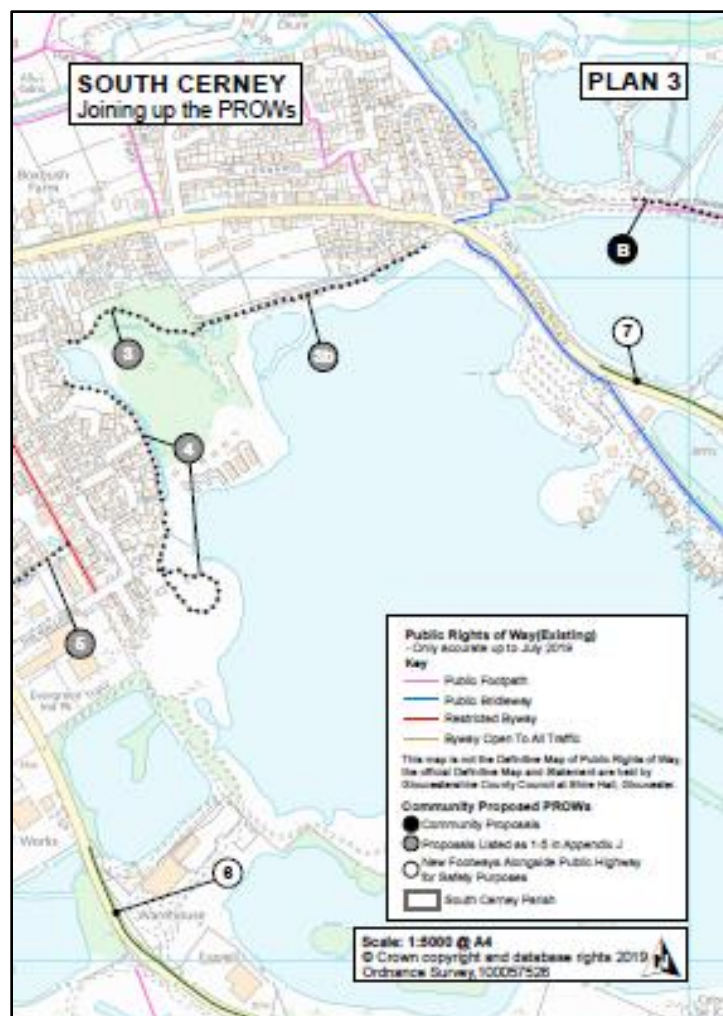
- 1. To extend Sustrans Route 45 along the dismantled railway line from Footpath BSC 3 to Siddington – described by the Council as a “de facto permissive path...until it was blocked in 2016”
- 2. A new footpath to join the school directly to the Upper Up playing fields
- 3. A new footpath to join Wagtail Walk to Huxley Court – this area will be part of a privately owned ‘Public Open Space’ in due course but the path that crosses it is not currently designated.
3(b). A new footpath from Huxley Court along the north side of Lake 16, behind Kingfisher Place, to Station Road. Again there is a path here but it is not currently designated
- 4. ‘Redrow Lakeside’ – a new footpath from the top end of Bittern Close at Wagtail Walk to the top end of Swan Close and onwards to the Public Open Space at Lakeside Park
- 5. Designate the current path from Ham Lane (Byway 54) to Broadway Lane behind The Mallards and Oak Way formally as a public footpath

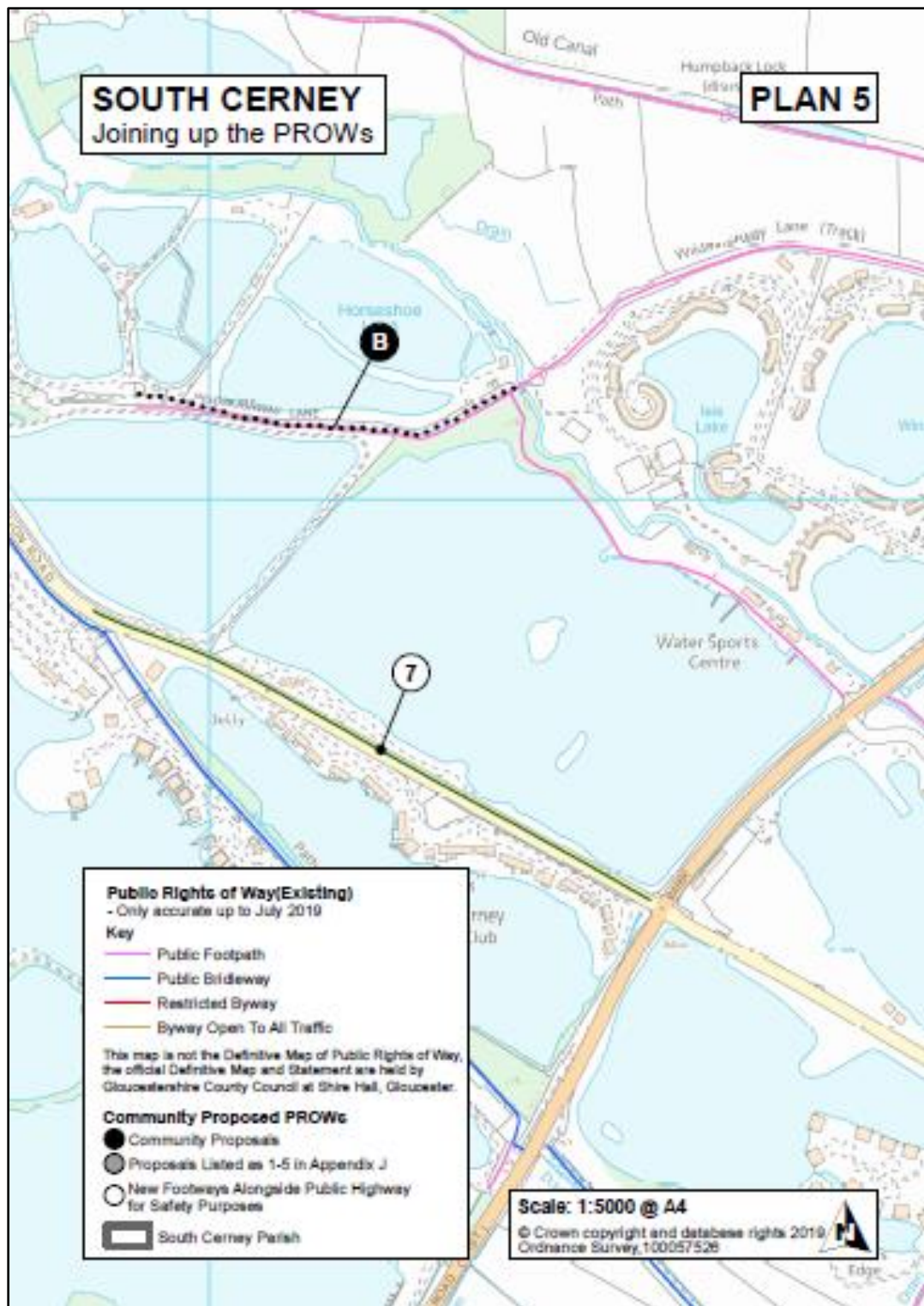
New footways alongside Public Highway for safety purposes

- 6. A continuous footway is needed along the entire length of Broadway Lane up to the Spine Road
- 7. A footway opposite the Sailing Club at Station Road to join the two sections of footpath to avoid having to use the road.

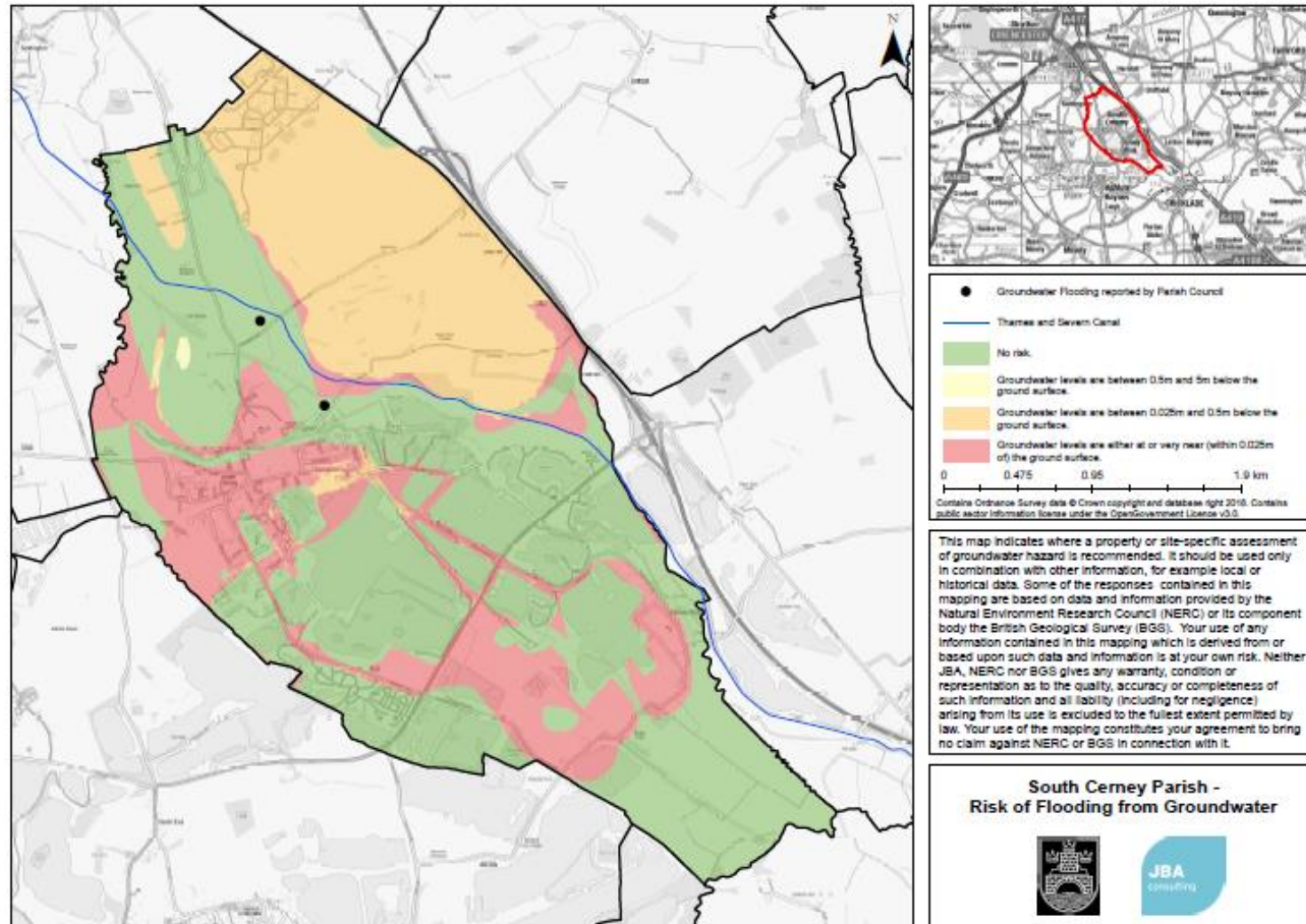








APPENDIX K: GROUNDWATER RISK FLOOD MAP



APPENDIX L: EVIDENCE BASE REFERENCES

Reg 14 Evidence Base Summary		Author	Date
<i>Folder Title</i>	<i>Contents</i>		
Business Questionnaire	Questionnaire	Steering Group	28 February 2017
	Business circulated	Steering Group	
	Survey reminder	Steering Group	
	Comments made	Steering Group	
	Response analysis	Steering Group	
CDC Local Plan	CDC Local Plan	Cotswold District Council	3 August 2018
	NPPF	Ministry of Housing, Communities and Local Government	February 2019
Conservation Area	Area Plan	Cotswold District Council	
	Area Statement	Cotswold District Council	December 2002
Environment	NCA108 Upper Thames Clay Vales	Natural England	2014
	Strategic Environmental Assessment Screening Report	Cotswold District Council	November 2018
Flooding	Churn Strategy	Environment Agency	November 2015
	JBA Consulting Report	JBA	June 2017
	JBA Product Release Note	JBA	June 2017
	JBA Groundwater Flood Map	Dr Maxine Zaidman JBC Consulting	June 2017
	Photographs of Flooding in South Cerney	Steering Group	27 December 2020 & Winter 2020-21

Folder Title	Contents		
Household Survey	Household Questionnaire	Steering Group	
	Question Analysis	GRCC	February 2017
	Comment Analysis	GRCC	February 2017
Lakeside Homes	CDC Occupation Guidance Note	Cotswold District Council Planning Committee	January 2012
	Guidance Policy (Four documents)	Cotswold District Council	February 2012
	Holiday Homes numbers analysis	Robert Cowley South Cerney Parish Council	
	Questionnaire	Steering Group	
	Response Analysis	Steering Group	
Public Consultations	Analysis 25.3.17 Introduction	Steering Group	
	Analysis 16.9.17 Direction of Travel	Steering Group	
	Lakeside Home analysis	Steering Group	June 2018
Socio Economic Reports	Settlement Strategy South Cerney	Cotswold District Council	20 March 2009
	Gloucestershire Parish Profile	OCSI	8 November 2016
	Rural Place Profile	ACRE	October 2013
	South Cerney Housing Report	Martin Hutchings GRCC	November 2016
	South Cerney Housing Needs Survey	Laura Mills, Rural Housing Enabler GRCC	September 2006
Evidence to Objectives to Policies	Objectives to Evidence Table	Steering Group	
	Policies to Objectives Table	Steering Group	

APPENDIX M: REFERENCE LIST

These documents/sources are referred to within the Neighbourhood Plan and are publicly available.

Document / Source	Date	Location
Arthur Young cited in 'A Short Account of the Edwards' College built at South Cerney'	1840	Published by Thomas Philip Bailey, Market Place, Cirencester
CPRE Map of Tranquillity (Council for the Protection of Rural England)	2006	https://www.cpre.org.uk/resources/mapping-tranquility/
Census	2011	https://www.ons.gov.uk/census/2011census
Cerney Sixty Years Ago: A Talk Given in 1982 by Alice Mary Hadfield	1991	Published by the South Cerney Trust
Common Land		https://www.gov.uk/common-land-village-greens
Cotswold Canal Trust		https://www.cotswoldcanals.org.uk and www.cotswoldcanals.net/ (Cotswold Canals in Pictures)
Cotswold Design Code	2018	Appendix D in the Cotswold District Council Local Plan 2011-2031 (CDC LP). See below.
Cotswold District Council Local Plan 2011-2031 (CDC LP)	August 2018	https://www.cotswold.gov.uk/planning-and-building/planning-policy/adopted-local-plan/local-plan-2011-to-2031/
Cotswold District Council Tree Preservation / Protection Orders (TPOs)		https://www.cotswold.gov.uk/planning-and-building/tree-works-and-preservation/tree-preservation-orders/
Cotswold Water Park Biodiversity Action Plan 2006-2017		https://www.waterpark.org/resources-documents/
Cotswold Water Park Integrated Landscape Assessment	2009	https://www.cotswold.gov.uk/media/3xrnffaz/cotswold-water-park-landscape-character-assessment.pdf
'Fertile Fields and Small Settlements': A history of South Cerney and Cerney Wick by Michael Oakshott	2001	Published by the South Cerney Trust
Forestry Commission (Forestry England)		https://www.forestryengland.uk/
Gloucestershire Geology Trust	2005	Gloucestershire Cotswolds Geodiversity Audit & Local Geodiversity Action Plan (LGAP)
Gloucestershire Historic Environmental Records via the Heritage Gateway		https://www.heritagegateway.org.uk/gateway/
Gloucestershire Wildlife Trust		https://www.gloucestershirewildlifetrust.co.uk/
International Dark Sky Association		https://www.darksky.org/our-work/lighting/public-policy/
Localism Act	2011	https://www.gov.uk/government/publications/localism-act-2011-overview
National Character Area Profile 108: Upper Thames Clay Vales by Natural England		https://www.gov.uk/government/publications/countryside-stewardship-statement-of-priorities-upper-thames-clay-vales-nca108
National Forest Inventory		https://www.forestresearch.gov.uk/tools-and-resources/national-forest-inventory/

National Planning Policy Framework (NPPF)	February 2019	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Natural England		https://www.gov.uk/government/organisations/natural-england
ONS Population Turnover Rates (Office of National Statistics)		https://www.ons.gov.uk/
Samuel Rudder	1779	A New History of Gloucestershire
Sites of Special Scientific Interest (SSSIs)		https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest
South Cerney Conservation Statement	December 2002	https://www.cotswold.gov.uk/planning-and-building/historic-buildings-and-conservation-areas/conservation-area-maps/
South Cerney Old and New	2015	Published by the South Cerney Trust
Thames Water Drainage Strategy for South Cerney	2019	https://corporate.thameswater.co.uk/-/media/Site-Content/Thames-Water/Corporate/AboutUs/Investing-in-our-network/Drainage-strategies/SouthCerney.pdf
The Buildings of England: Gloucestershire and the Cotswolds I' by David Verey and Alan Brooks	1979	Published by Yale University Press
The Milestone Society and via the Heritage Gateway above		https://www.milestonesociety.co.uk/
'Warmer Bath' by The Bath Preservation Trust and the Centre for Sustainable Energy	June 2011	https://www.bath-preservation-trust.org.uk/campaigning/energy-efficiency/low-carbon-bath/

APPENDIX N: NEIGHBOURHOOD CHARACTER ASSESSMENT

The Neighbourhood Character Assessment (NCA) is stored as a separate document, owing to its size.

If you are viewing this document in soft copy, the NCA will be in the same location as this document.

If you are reading this document in hard copy, the NCA will follow within the same binder.