

Bisley-with-Lypiatt Parish Neighbourhood Plan

2025 - 2040



This document has been prepared by the Bisley-with-Lypiatt Neighbourhood Plan Steering Group on behalf of the community of Bisley-with-Lypiatt and the Parish Council for whom all rights are reserved.

This is the Regulation 16 Submission version of the Neighbourhood Plan. Together with its associated documentation it is to be used for its intended purpose only. This Neighbourhood Plan has associated evidence base documents which can be found on the Bisley-with-Lypiatt Parish Council website: bisley-with-lypiatt.gov.uk

Map data shown may contain Ordnance Survey ® products supplied by Pear Technology Services Ltd © Crown Copyright and database 2025 Ordnance Survey ® PSGA licence number AC0000825452



Acknowledgements

The Neighbourhood Plan for Bisley-with-Lypiatt Parish has been led by the Steering Group on behalf of the local community and supported by Neighbourhood Plan consultants Place Studio Ltd.

To the many volunteers and residents who have generously given their time, expertise, and resources in assisting with the research and development of this project, also members of the Parish Council and Stroud District Council Officers for their support we would like to extend a genuine ‘ Thank You ‘.

Contents

1 – Summary – Quick Read – Page 2

2 – Foreword – Page 4

3 – Introduction – Page 5

- 3.1 What is a Neighbourhood Plan?
- 3.2 Why produce a Neighbourhood Plan for Bisley-with-Lypiatt?
- 3.3 How does this Plan reflect the views of our community?
- 3.4 Neighbourhood Plan Area
- 3.5 History of Bisley-with-Lypiatt Parish
- 3.6 The Parish Today

4 - Planning Context – Page 9

- 4.1 National Planning Framework
- 4.2 Stroud Development Plan
- 4.3 Bisley-with-Lypiatt: Settlements

5 - Vision and Objectives – Page 11

- 5.1 Vision statement
- 5.2 Objectives
- 5.3 Policies
- 5.4 Projects

6 – Landscape – Page 14

- 6.1 Residents' Consultation
- 6.2 Landscape Character
- 6.3 Important Local Views
- 6.4 Local Green Spaces

7 - Biodiversity, Wildlife and Nature Recovery – Page 23

- 7.1 Residents' Consultation
- 7.2 Parish Wildlife
- 7.3 Biodiversity and Nature Recovery
- 7.4 Biodiversity Projects
- 7.5 Protecting Dark Skies

8 - Settlement Pattern, Development Form, Housing and Design – Page 32

- 8.1 Resident Consultations
- 8.2 Development Form
- 8.3 Housing and Design
- 8.4 Local Housing Need

9 - Local Heritage – Page 44

- 9.1 Residents' Consultation
- 9.2 Non-Designated Assets of Local Heritage Significance
- 9.3 Identifying the Local Heritage List

10 - Highways, Transport and Sustainable Movement – Page 47

- 10.1 The Parish Highways & Transport
- 10.2 Bisley Village
- 10.3 Eastcombe Village
- 10.4 Oakridge Village
- 10.5 PROWs, Green Verges and Open Spaces
- 10.6 Residents' Consultation

11 – Climate Change, Resilience and Energy – Page 53

- 11.1 Residents' Consultation
- 11.2 The Climate Emergency
- 11.3 Design to Support Net Zero
- 11.4 Reducing the Climate Change Impacts of Existing Buildings
- 11.5 Retrofitting Existing Buildings to Improve Energy Efficiency
- 11.6 Renewable or Low Carbon Energy Generation
- 11.7 Flooding

12 – Economy - Page 57

- 12.1 Residents' Consultation
- 12.2 Economic Activity

13 - Plan Delivery and Monitoring – Page 60

14 – Glossary / Appendices - Page 61

1 Summary – Quick Read

What is this document?

This is the Bisley-with-Lypiatt Neighbourhood Plan. It has been produced by a Steering Group of local people on behalf of the Parish Council following many months of public meetings, consultations, and surveys, so we are confident it reflects how our community wants to see the Parish developing in future.

What is a Neighbourhood Plan?

A Neighbourhood Plan (or NP for short) describes how we want our Parish to develop, and it helps us to be proactively involved in planning decisions that affect us. It fits in with the adopted Stroud District Local Plan and, once adopted, it will have the same legal status as the Local Plan and be used to guide and inform decisions on planning applications in Bisley-with-Lypiatt.

How was the Neighbourhood Plan produced?

We held a sequence of public meetings and consultations starting in 2019. This community engagement was backed up by surveys to ensure we had a good understanding of the issues that the Parish residents wanted to see addressed in planning future developments. During Autumn 2025, a draft version of the Plan was shared for feedback from the people who live and work in our Parish, as well as our neighbours and statutory bodies, such as the District Council, who play a role in the future of the Parish. The feedback was used to finalise our work on the Plan.



What is in our Neighbourhood Plan?

We have developed a set of Policies – rules and guidelines that describe what we want to see taken into account when considering development proposals in the Parish. These are grouped under seven areas:

- **Landscape**
- **Biodiversity, Wildlife and Nature Recovery**
- **Settlement Pattern, Development Form, Housing and Design**
- **Local Heritage**
- **Highways, Transport and Sustainable Movement**
- **Climate Change Resilience and Energy**
- **Economy**

2 Foreword

Neighbourhood Plans empower communities actively to shape the development of their local area.

The Bisley-with-Lypiatt Neighbourhood Plan has been developed to establish a vision for the Parish and to help meet the local community's aspirations and needs from now until 2040. It incorporates and builds on statements and guidelines contained in the Village Design Statement adopted by Stroud District Council in 2010.

A Steering Group, supported by the Parish Council, has consulted widely on a range of issues that are likely to influence the long-term sustainability and well-being of our community. Every effort has been made to ensure that the views and policies contained in this document reflect the views of Bisley-with-Lypiatt Parish residents.

Once approved by local vote, our Neighbourhood Plan will carry legal weight, meaning that it must be used by Stroud District Council, together with documents such as the adopted Stroud District Local Plan, to determine planning applications in our Parish.

The key aims of this Plan are to:

- Enable the community to play its part in addressing climate change.
- Protect the Parish from uncontrolled or poorly placed development.
- Promote development that is sympathetic to and improves the look and feel of the Parish.
- Assist in enabling the needs of the community to be met.
- Assist the protection and enhancement of wildlife.
- Protect and conserve our distinctive and valued landscape.
- Protect and conserve our valued open green spaces.

3 Introduction

3.1 What is a Neighbourhood Plan?

The Localism Act 2011 allows local communities to create Neighbourhood Plans, empowering them to influence development and land use. These plans must align with the National Planning Policy Framework, conform to the Local Plan for their area, and contribute to sustainable development. Once adopted, they become part of the local planning framework, meaning all planning applications must consider their policies.

3.2 Why produce a Neighbourhood Plan for Bisley-with-Lypiatt?

A Neighbourhood Plan for Bisley-with-Lypiatt will give those who live and work here a positive and proactive format to influence planning and development decisions. Once formally adopted, it will have the same weight as the adopted Stroud District Local Plan. It will be a significant tool in our work to shape the future of our Parish.

3.3 How does this Plan reflect the views of our community?

The Bisley-with-Lypiatt Neighbourhood Plan has been prepared by local volunteers supported by the Parish Council and specialist consultants. Care has been taken to build up a clear picture and evidence base of local issues, ambitions and opportunities.

The evidence is made up of two elements:

- The views of local communities and those with a stake in the future of the area.
- Research and fact-finding evidence.

To ensure that this Plan is a “shared vision” owned by the community, a range of engagement activities were undertaken. These are summarised below:

Event/Activity	Date(s)
Public Meetings Eastcombe Bisley Oakridge	10 September 2019 17 September 2019 24 September 2019
Household Survey	November 2020
Neighbourhood Plan Survey	March 2021
Wildlife Survey	March 2021
Autumn Show Presentations	August/September 2022

Thomas Keble & Bisley Bluecoat School consultations	June 2024
Neighbourhood Plan survey to local businesses	May 2024
Pre-submission Regulation 14 Consultation on the draft Neighbourhood Plan	October / November 2025

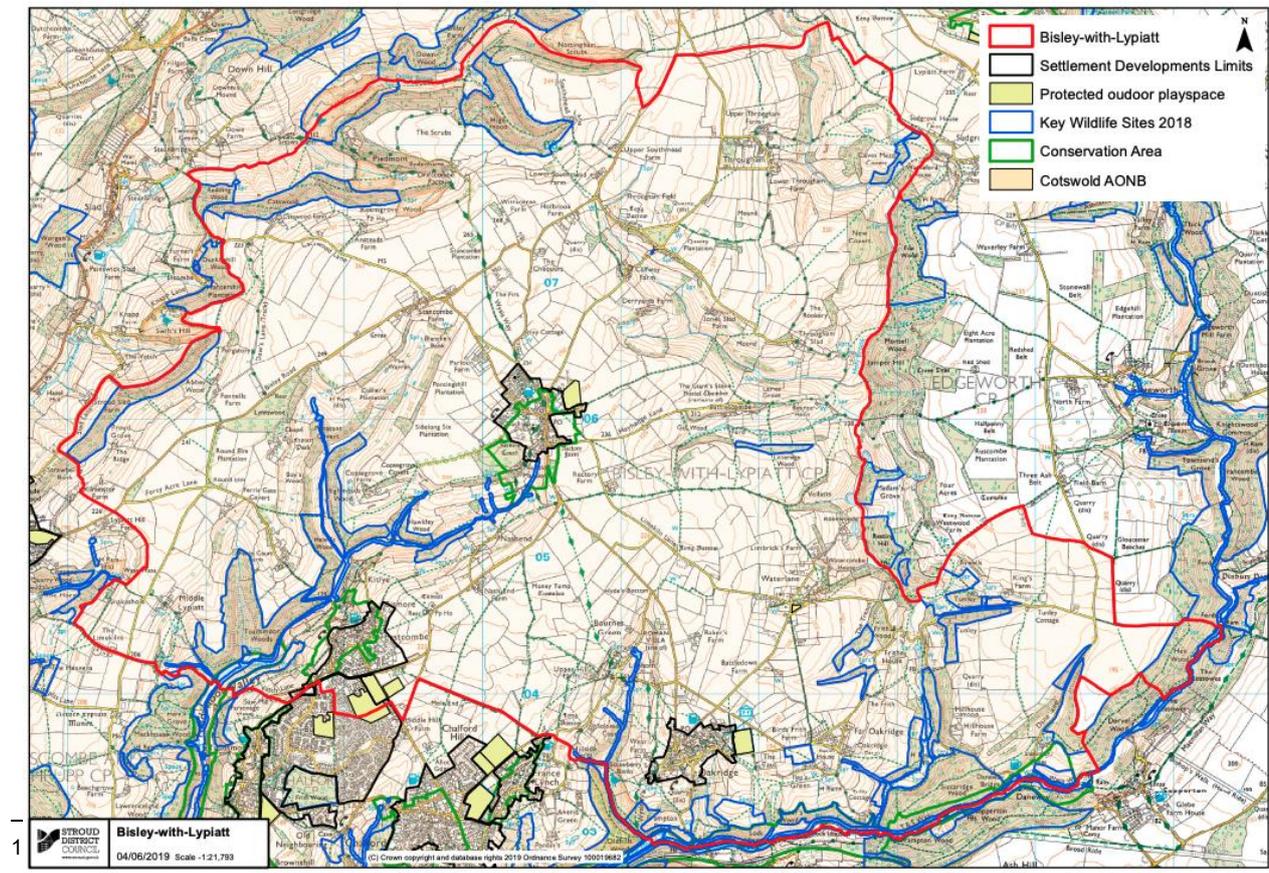
A full account of the engagement and consultation undertaken to date in developing the Plan is recorded in the Consultation Statement, which can be found on the [Parish Council website](#).

The Consultation Statement has been updated following the pre-submission (Regulation 14) consultation conducted on the draft version of this Neighbourhood Plan. It sets out how the feedback was taken into account in preparing the Regulation 16 Submission version of the Plan.

3.4 Neighbourhood Plan Area

Under the provisions of the Localism Act 2011 and Part 2 of The Neighbourhood Development Planning (General) Regulations 2012¹, Bisley-with-Lypiatt was designated by Stroud District Council as a Neighbourhood Area for the purposes of creating a Neighbourhood Development Plan on 22nd February 2016² (amended in line with Parish Boundary amendments in 2021). The Neighbourhood Plan area follows the Parish Council boundary as shown in Figure 1.

Figure 1: Neighbourhood Area (shown by the red line)



²Certificate of Designation: https://www.stroud.gov.uk/media/f31lhrg/bisley_designation_certificate.pdf

3.5 History of Bisley-with-Lypiatt Parish

Bisley-with-Lypiatt Parish lies between Stroud and Cirencester on the Cotswold escarpment. In addition to the three main settlements of Bisley, Eastcombe and Oakridge there are also numerous hamlets including Bismore, Lower Nashend, Far Oakridge, Bournes Green, Waterlane, Tunley, Througham, Stancombe, Catswood and Lypiatt. The Parish is essentially rural, consisting of areas of extensive arable farmland and wooded valleys.

There has long been settlement on the land. The earliest tangible history in the area derives from a number of burial mounds dating back to the Neolithic period. There are also remains of Roman settlement scattered throughout the Parish.

Bisley village grew up at the crossroads of two important old roads. By the beginning of the 17th century, the woollen cloth industry was enjoying a period of great prosperity. At the same time the population was rapidly increasing and there was an urgent need for new houses. At Eastcombe and Oakridge Lynch the right sites existed. On the fringes of the commons, settlers could build into the sloping hillsides to shelter from the winds. They found fresh spring water, and stone could easily be quarried nearby. These cottage settlements formed a higgledy-piggledy development, crisscrossed with a warren of footpaths and narrow roads. The major period of growth and development was during the 18th to 19th centuries as the area prospered as a result of the extensive wool industry and the agriculture that supported it. As the cloth industry flourished, the nearby towns of Stroud, Nailsworth and Cirencester expanded and Bisley was by-passed, becoming a remote backwater.

The Parish reflects broadly the old road pattern and field boundaries that linked the villages, farms and smaller settlements within the valleys. There is an abundance of footpaths and other rights of way within the Parish, including many footways and cut-throughs from one part of a village to another, a feature which is particularly characteristic of the villages in our Parish.

3.6 The Parish Today

The rural Parish of Bisley-with-Lypiatt is situated entirely in the Cotswold National Landscape. Views across the area reveal the distinctive topography and character of that Landscape. Areas of green space add recreational and biodiversity value, and there are a series of 'green gaps' that are an important part of the character of the area.

An extensive network of Public Rights of Way in the Parish is widely used and is an important leisure resource. These PROWs, along with local wildlife habitats, must be protected. Outdoor recreational areas such as playing fields, children's playgrounds, allotments, community composting areas and other smaller local green spaces are much used and valued by Parish residents.

About 2,200 people live in around 970 homes across the Parish. There is a mix of different building types and architectural styles. Local buildings and structures are important elements of local history and sense of place, and there are distinctive areas of different character through the Parish.

Farming has historically been an important feature of the Parish and Parish life and this continues today. Many farms are still in families that have farmed locally for generations, and they and their extended families are a significant part of the local community. Increasingly the Parish is becoming home to those seeking the peace, low crime rates and sheer beauty of countryside living. The arrival of high-speed broadband internet has increased the attractiveness of Parish life, enabling many residents to work from home and run their own businesses³.

The increase in home based employment has resulted in Parish residents seeking to increase the size of their homes to accommodate home offices and where local businesses are AIRbnb lettings, the benefits to the local economy need to be balanced by mitigation of any negatives such as noise, nuisance and additional traffic generation.

An unclassified road runs roughly north-to-south through the Parish carrying a very large volume of daily commuter traffic seeking to avoid the bottleneck of Stroud on the A46. Road safety, the problem of speeding through Eastcombe and Bisley villages and the negative impact of traffic on our quality of life is a significant issue for Parish residents⁴.

The three principal villages of the Parish still retain their individual characters and have strong, vibrant and active communities. Numerous groups and clubs, ranging from amateur dramatics to gardening, history societies to community orchard-makers, create a lively local social life. The commonality of the Parish lies in the landscape: its views, green spaces and wildlife. The majority of local inhabitants, whether long-established families or recent arrivals, are happy to view themselves as custodians of this landscape.



³ This surge in home-based employment supports a wide range of local businesses and the SDC Local Plan 2015 description of the villages as having “no significant employment role; functioning principally as dormitory settlements” is out of date. Figures from the Office of National Statistics show that the percentage of self-employed workers in the Stroud District is almost 50% higher than in the country as a whole).

⁴ In the month of June 2024, the AutoSpeedwatch camera in Bisley recorded 32,469 vehicles travelling southbound through the village at speeds up to 56 mph within a 30 mph speed limit zone.

4 Planning Context

4.1 National Planning Framework

The purpose of the Planning System is to achieve sustainable development, commonly defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Important aims include reducing the effects of climate change by minimising the need to travel and avoiding environmental impact that compromises sustainable, functional communities.

The National Planning Policy Framework (NPPF)⁵ sets out that the planning system should be genuinely plan-led and that 'succinct and up-to-date plans should provide a positive vision for the future of each area'. This Plan has been prepared under the December 2024 version of the NPPF. Neighbourhood Plans are required to operate within the context set by the NPPF and national Planning Policy Guidance. Crucially, Neighbourhood Plans must be in general conformity with the strategic policies contained in the development plan that covers their area - in our case this comprises the Gloucestershire Minerals Plan⁶, and the SDC Local Plan 2015⁷.

4.2 Stroud Development Plan

The development plan for Bisley-with-Lypiatt is currently the Stroud District Council (SDC) Local Plan which was prepared by Stroud District Council and adopted in November 2015. It provides a planning policy framework for the District up to 2031.

Once our Neighbourhood Plan is adopted (or 'made' to use the planning term), it will become part of the development plan for Bisley-with-Lypiatt. All planning applications are determined in accordance with the development plan unless material considerations (matters that must be taken into account in deciding a planning application) indicate otherwise.

It is proposed that the Bisley-with-Lypiatt Neighbourhood Plan should be valid until 2040, but it will be subject to revision as and when the SDC Local Plan 2015 is updated. We also recognise that the needs and aspirations of the local community may change over this period and this will almost certainly also trigger revisions to the Neighbourhood Plan during its lifetime.

4.3 Bisley-with-Lypiatt: Settlements

The three main settlements that make up the Civil Parish of Bisley-with-Lypiatt are Bisley, Eastcombe and Oakridge Lynch. These are categorised by the SDC Local Plan 2015 as Tier 3 (Bisley and Oakridge Lynch) and Tier 4 (Eastcombe) settlements. Each village has a Settlement Development Limit (SDL). Land inside the SDL is generally considered suitable for development. Land outside this line is considered open countryside and building there is more restricted, especially in our Parish as it is part of the Cotswold National Landscape. However, even land inside the SDL isn't automatically approved for building; other rules and policies, like protecting the area's character and green spaces (such as those in our Plan), will still apply. Figures 2.a - c on the following page show each settlement with the SDL shown as a red line.

⁵ National Planning Policy Framework MHCLG <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶ <https://www.stroud.gov.uk/media/kssdhroc/item-6-minerals-local-plan-2018-2032-document.pdf>

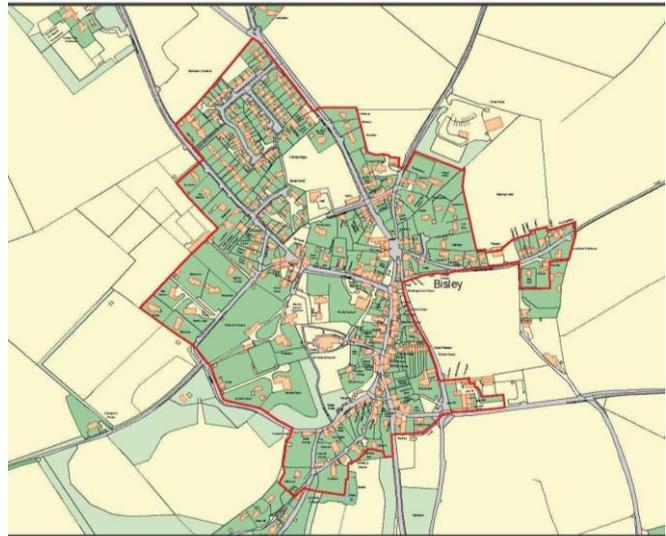
⁷ <https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/stroud-district-local-plan/>

The settlement role and function of the three settlements are described in the SLP as follows:

2a Bisley

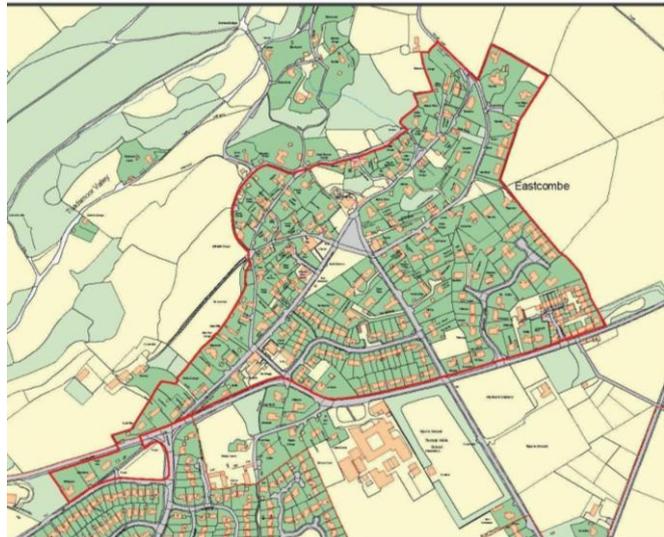
Bisley is a medium-sized village with a compact form. It offers a good range of local community services and facilities (primary school and pre-school provision, farm shop, post office, place of worship, pub, village hall, sports field/pitch and playground). However, access to key services and facilities elsewhere is poor. Bisley has no significant employment role: its principal role is as a 'dormitory' settlement.*

**now closed.*



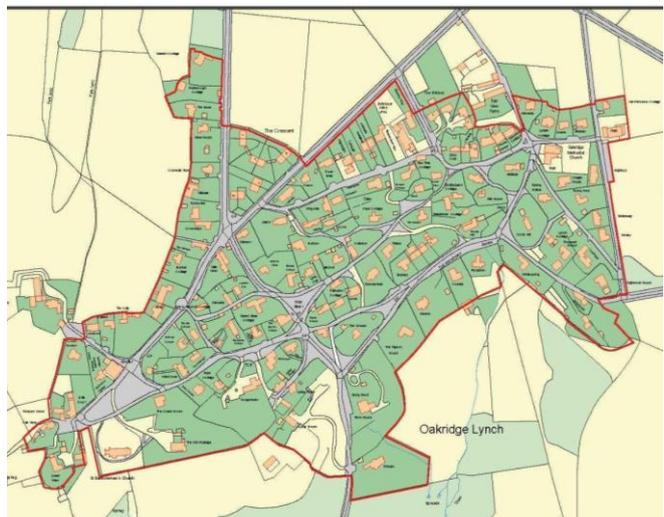
2b Eastcombe

This settlement provides many local services such as two schools, a shop/post office, pub, hairdresser and village hall, and has good access to key services and facilities elsewhere: this is a relatively accessible settlement, which benefits from proximity and connectivity to higher tier settlements. In particular, Eastcombe has a close functional relationship with adjoining settlements in Chalford Parish (in the Stroud Valleys). However, the road infrastructure in and around these settlements is very constrained. Eastcombe has no significant employment role and functions principally as a 'dormitory' settlement.



2c Oakridge Lynch

Amongst Tier 3 settlements, Oakridge Lynch has one of the smallest populations and a compact area. It has a basic local retail role (a village shop) and offers a basic level of local community services and facilities (primary school, post office, place of worship, pub, village hall, sports field/pitch and playground). Access to key services and facilities elsewhere is poor. Oakridge Lynch has no significant employment role: its principal role is as a 'dormitory' settlement.



5 Vision and Objectives

5.1 Vision Statement

Our vision for the Parish in 2040 is that Bisley, Eastcombe, Oakridge, and the surrounding hamlets and farms, will remain characteristic Cotswold villages in a much-valued and protected landscape. There will have been no major development in the area, but new housing will have been added as infill in the villages and there will be some new edge-of-settlement developments of sustainable, affordable, well-designed housing provided by community land trusts or similar locally-led schemes. The new buildings will all be in harmony with the built and natural landscape.

All developments will have been built to the highest energy-efficient standards, with positive contributions to the natural environment. The residents of the Parish will all live in well-insulated homes heated by renewable energy. Older houses will have been insulated and fitted with sustainable heating systems.

There will be less reliance on private cars, as there will be good bus or electric minibus services, some of which will operate on-demand, connecting the villages and nearby towns, especially Stroud. There will be more use of bicycles, especially electric bikes, which reduce the challenge of the hills. Dedicated off-road cycle routes will connect the main villages and link to Chalford and Stroud. There may be some small scale local renewable energy generation that benefits local residents, supported by the community, and discreetly sited to avoid adverse impact on the landscape or the community.

A small network of local shops and farm shops will meet many of the daily needs of residents. Small businesses will continue to provide employment for locals and for workers from outside the Parish. Amenities for children and young people will include play areas, sports and social clubs. As roads will be safer, more children will be able to cycle and walk to school and social activities. Home composting will be the norm, and community composting schemes will mean all green waste is recycled locally.

The natural environment, flora and fauna, will be noted for its richness. Local nature recovery will have proceeded in step with and as part of the wider nature recovery strategy of the district and county. Several areas, including allotments, will have received wildlife designation, and will be connected by wildlife corridors which allow movement of insects, reptiles, birds and mammals between the clean 'blue' corridors of the Slad Brook, the Holy Brook, the Toadsmoor and Frome valleys and the varied habitats of the higher land of the Parish. Many residents will have 'nature-friendly' gardens which will form an important part of this network. Pesticide and herbicide use will be almost unknown, following the example set by the Parish Council policy of 2021. There will be more trees, including community orchards and fruit trees, throughout the Parish. Farmers will have played an important part in this, adopting many nature-friendly farming methods such as planting more hedges, reducing hedge flailing and setting aside larger areas for farmland birds.

Connections between local farmers and the community will be strengthened, with shops and markets selling more local produce, improving food security and resilience as climate change alters our environment. There will be an increased understanding that we live in and with nature.

5.2 Objectives

1. **Support and encourage sustainable development that is in keeping with the character of the built and natural environment and ensure any development meets community demand.**
2. **Enhance and increase biodiversity and support nature recovery.**
3. **Conserve, protect and enhance our distinctive landscape and villages.**
4. **Create, enhance and maintain existing open green public spaces.**
5. **Promote and enable sustainable transport including active travel**
6. **Encourage and support enterprise development and opportunities.**
7. **Promote local energy saving and small scale generation measures.**

5.3 Policies

Introduction

The Vision Statement is aspirational, setting out our ambitions. The Objectives set out what it is we wish to achieve, not how we are going to achieve it. Our Policies and Projects are the 'how' we head towards our vision.

Drawing from all the community input to date, the following sections of our Neighbourhood Plan include planning policy which has emerged from important issues relating to the use and development of land. Subsequent chapters in this plan describe each policy in more detail. Each of the policies, together with local projects, contribute to the delivery of the Plan's Vision and Objectives. The full set of policies is listed below:

Landscape

Policy BWL L1 Landscape Character
Policy BWL L2 Important Local Views
Policy BWL L3 Local Green Spaces

Wildlife

Policy BWL W1 Wildlife
Policy BWL W2 Biodiversity and Nature Recovery
Policy BWL W3 Dark Skies and Lighting Schemes

Settlement Pattern, Development Form Housing and Design

Policy BWL SD1 Design and Development
Policy BWL SD2 Meeting Local Housing Need

Local Heritage

Policy BWL LH1 Non-designated Heritage Assets of Local Significance

Highways, Sustainable Transport and Movement

Policy BWL HT1 Getting Around by Bus, Bike and on Foot

Climate Change Resilience and Energy

Policy BWL CC1 Retrofitting Existing Buildings to Improve Energy Efficiency
Policy BWL CC2 Renewable or Low Carbon Energy Generation

Economy

Policy BWL E1 Existing and new Businesses
Policy BWL E2 Home Working

How will the Bisley-with-Lypiatt Planning Policies be used?

The planning policies included in the Plan will be used to help determine planning applications within our Parish. Government guidance sets out that a policy in a Neighbourhood Plan should be: “clear and unambiguous. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared”⁸.

The policies are written to be used by Development Management officers in the Local Planning Authority and for applicants for planning permission to interpret. As such it is worth mentioning a few points to bear in mind when reading them:

1. In planning documents, "should" and "will" or "must" have distinct meanings:
 - "Should" means meeting the requirement is preferred but not mandatory. If a proposal cannot fully comply, it may still be acceptable if it aligns with the policy's intent as much as possible. Where an applicant cannot fully meet requirements they should explain why, and how the proposal aligns with the policy intention as far as possible.
 - "Will" or "must" means compliance is expected; non-compliance is considered unacceptable and will negatively impact the decision.
2. The word 'development' in the planning policies means any and all development activity which may include domestic extensions. Some minor alterations and extensions such as conservatories, particularly to houses, can often be carried out without the need for planning permission. This is known as permitted development. You can find out more about when planning permission is required on the Stroud District Council website⁹.
3. There are many other policy matters that have been left to the Stroud District Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual interdependence.

5.4 Projects

Where applicable in the Policy Chapters of this Plan we have included projects shown in **blue bold text**, which identify projects which the Community have, or are initiating in order to help meet the objectives within the Plan.

⁸ <https://www.gov.uk/guidance/neighbourhood-planning--2> Paragraph: 041 Reference ID: 41-041-20140306

⁹ <https://www.stroud.gov.uk/environment/planning-and-building-control/apply-for-planning-permission-and-pre-application-services/when-is-planning-permission-required/>

6 Landscape

The policies and projects in this section help to meet the following objectives:

- 1. Support and encourage sustainable development that is in keeping with the character of the built and natural environment and ensure any development meets community demand.*
- 3. Conserve, protect and enhance our distinctive landscape and villages.*
- 4. Create, enhance and maintain existing open green public space*

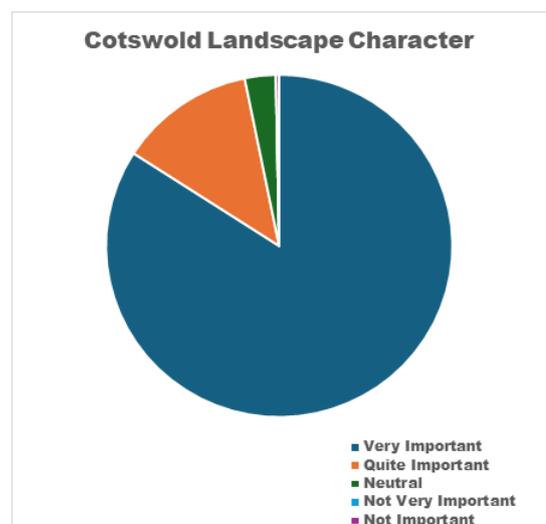
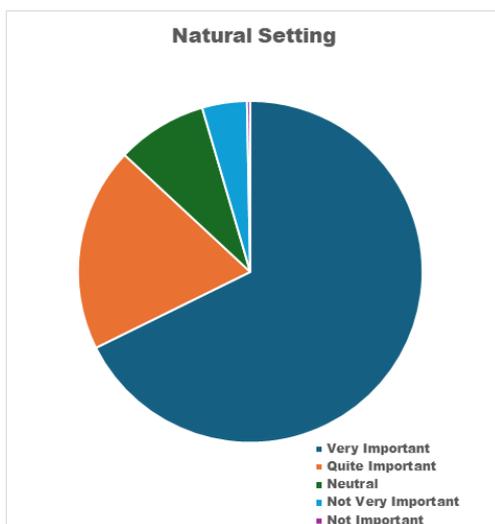
6.1 Residents' Consultation

In the surveys and consultations undertaken regarding landscape, our community said that they placed the highest priority on preserving the rural Cotswold ambience and character of their environment. They placed a high priority on skylines and open vistas and views. Night time tranquillity and dark skies were also important, as were the protection of green open spaces.

Consultation has highlighted how people value the views to, from and across the village settlements and hamlets to the open countryside; these were considered to provide the following important functions:

- Giving a settlement its own distinctively rural setting.
- A feeling of open space and connection to the rural landscape.
- Sense of amenity and well-being.
- An important component of a settlement's identity.

Community consultation also highlighted the importance of protecting the open spaces between settlements and the satellite hamlets in order to maintain their rural landscape setting and in particular, specific views within the Parish.



6.2 Landscape Character

Bisley-with-Lypiatt Parish is of national importance in terms of its landscape quality, lying entirely within the Cotswolds National Landscape area (formerly Cotswolds Area of Outstanding Natural Beauty, or AONB for short). The National Landscape is made up of two very different and distinctive character areas in our Parish: the High Wold and the High Wold Valley. There are Landscape Character Assessments, covering both the Stroud district¹⁰ and the wider Cotswolds¹¹, that detail the characteristics of the areas and set out information to enable appropriate management decisions and influence policy.

For the most part the area forms a large plateau of fields and small settlements and hamlets which give a sense of openness, with expansive views out of and across the Parish. The open landscape and wide vistas are a characteristic of the Parish landscape.

The main settlements of Bisley, Eastcombe and Oakridge sit at the edge of the plateau, nestled away from the more exposed open plateau (much of which was once common land). These settlements, with the muted grey/golden hues of the local Oolitic limestone are now an essential part of the character of this landscape and highlight the importance of harmony between the built and natural environments that make up the overall character of the area.

The second distinctive landscape typical of the Parish is where the plateau gives way to a series of valleys (High Wold Valley), which are dominated by largely broadleaved woodland cover. These areas of woodland provide an extensive cloaking of the valley sides and result in a more visually contained landscape (by contrast with the openness of the plateau), providing the sense and feel of a much more intimate landscape.

These valleys and extensive tracts of woodland, either lying within or bordering the Parish, include the following main areas:

Catswood	The north side of the Golden Valley
High Wood	The eastern side of the Slad Valley
Toadsmoor Woods	Strawberry Banks
Siccaridge Wood	The Thames and Severn Canal on the Southern Parish Boundary
Hen Wood	Daneway Banks

The distinctively rural feel of the Parish owes much to the combination of stone-built villages; drystone walls that mark out a mosaic of fields, woodlands and coppices; and occasional hedgerows and hedgerow trees.

¹⁰ <https://www.stroud.gov.uk/media/imgosllx/stroud-district-landscape-assessment-spg-november-2000.pdf>

¹¹ <https://www.cotswolds-nl.org.uk/about-the-cotswolds-national-landscape/landscape-character-assessment/>

POLICY BWL L1 Landscape Character

Development proposals must conserve or enhance the special features of the two distinctive Cotswold National Landscape character areas (High Wold, and the High Wold Valley) of the Parish. Proposals will be supported where they reflect the character, distinctiveness and diversity of the landscape.

New development will be expected to:

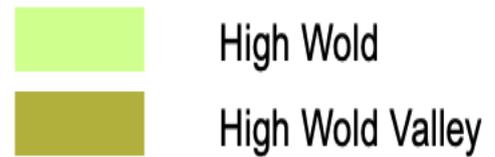
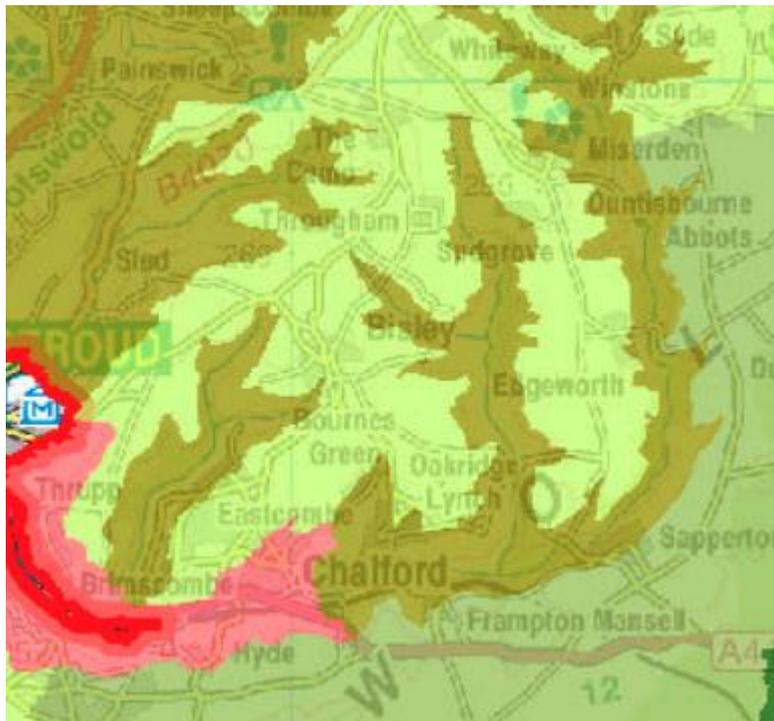
- a. Protect archaeological and historical features (designated and non-designated) which contribute to the distinctive character of the area, where appropriate; and,***
- b. Respect the landscape types and character areas drawing, as appropriate, upon relevant assessments, including: Cotswold National Landscape Strategy and Guidelines, Stroud District Landscape Character Assessment (2000) or successor document, Eastcombe Conservation Area Landscape and Visual Appraisal and the Stroud District Council Landscape Sensitivity Analysis Report. In the areas that are the High Wold (Bisley Plateau) character type this means:***

- i. Development proposals will protect and enhance the open, sparsely settled character of the High Wold. Isolated development that will intrude negatively into the landscape and cannot be successfully mitigated will be avoided.***
- ii. New built development will be visually integrated with the rural landscape setting and not interrupt the setting of existing villages or wide vistas.***
- iii. Existing stone walls, trees, hedges, and other natural features will be retained as part of the scheme. Harsh edges of new development will be broken up with appropriate and adequate tree planting, ideally in advance of the development taking place. For preference, trees should be native and non-invasive.***

In the areas that are the High Wold Valley character type this means:

- iv. Developments that might interrupt the sense of seclusion within these areas will be avoided.***
- v. Natural features such as the riparian and riverine habitats along watercourses, areas of ancient broadleaved woodland (e.g. Toadsmoor Woods / High Wood) will be both retained and managed appropriately in the future.***

Figure 3: Screenshot of Landscape Character Areas with the two relevant landscape types shown (an interactive map can be accessed here: <https://www.cotswolds-nl.org.uk/about-the-cotswolds-national-landscape/landscape-character-assessment/interactive-landscape-character-map/>)



As a resident of the Parish what does this mean for me?

This Policy aims to protect our cherished local rural landscape character and distinctiveness. As a resident, if you submit a planning application, you may need to consider how landscape is treated in line with the policy above.

6.3 Important Local Views

Following consultations and community engagement a local working group from each of the three villages undertook a series of walking days identifying key local views in each Ward of the Parish. These views have been shortlisted to form the list of identified important local views included in this Plan.

Views Criteria

In order to be identified as an 'Important Local View' any specific view must satisfy one or more of the following criteria:

- It is visible from a publicly accessible location.
- It is selected for a specific reason i.e. a far-reaching view, view of a particular landscape or public building/monument.
- It is essential to protect the rural setting of a settlement.
- It is a high-quality and distinctive 'visual amenity'.
- It has a historic link to an important event or person.
- It already includes facilities for enjoyment of the view e.g. benches/interpretive boards.

A view is defined as what can be seen from a particular place and it may be either a specific or representative view.

The list of 30 Important Local Views across the Parish is detailed in Appendix 1 along with their location, and a description of the view.

The identification of Important Local Views contributes towards the achievement of Natural England Detailed Statement of Environment Opportunity 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. For example by identifying key views into and out of the Cotswolds, particularly along the scarp and main settlements such as Stroud...*"¹²

POLICY BWL L2 – Important Local Views

The views identified as Important Local Views are listed in Appendix 1.

Development proposals that would affect an Important Local View should assess the effect of the proposals on the View concerned, and should demonstrate that they are sited and designed to be of a form and scale that avoids or mitigates any harm to the important local views and landscape character of the Parish, preserving the visual integrity, identity and scenic quality of the National Landscape.

Proposals that would have an unacceptable detrimental impact on an Important Local View will not be supported.

As a resident of the Parish what does this mean for me?

These policies aim to highlight and protect designated Important Local Views that are valued by our communities and to ensure that any development proposals are not detrimental to these Views.

Below: View 15 (View from Stancombe across arable field to Stancombe Plantation, with old Dutch barn)



¹² <https://nationalcharacterareas.co.uk/cotswolds/statement-of-environmental-opportunity/>

6.4 Local Green Spaces

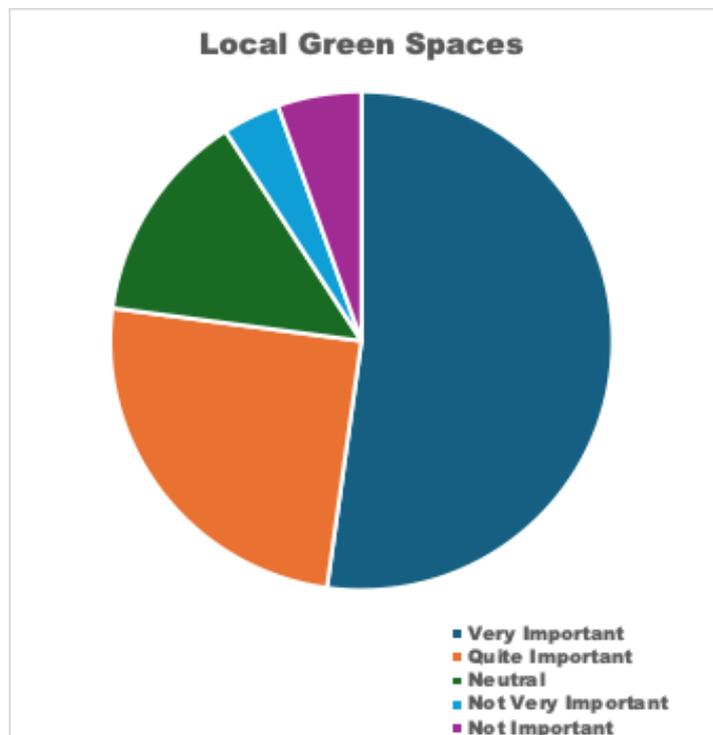
The three main settlement villages and their satellite hamlets within the Parish have a number of green spaces that are much valued by the local communities that use and enjoy them. The National Planning Policy Framework sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (in a similar way to protection of land in a Green Belt). Policy BWL LW3 proposes to designate a total of 23 important green spaces in the Parish as Local Green Spaces (LGS).

These green spaces vary in size, shape, location, ownership and use, but all have some form of value to the community and hold a particular local significance relating to one or more of the following criteria:

- Tranquillity
- Wildlife Value
- Heritage
- Recreation
- Beauty

Community consultation illustrated the importance of Green Spaces. The LGS proposed for designation are key infrastructure within the Parish and make an essential contribution to the well-being of the communities within the Parish. They also provide important buffer zones and corridor connections to other areas used by wildlife.

The full justification of how each space is considered to meet the criteria as set out in the NPPF¹³, is detailed in Appendix 2.



Please note: In the policy below, the LGS for Bisley are numbered 1 and 3. Number 2 (Chestergate Allotments) has been withdrawn as LGS. Both Chestergate Allotments and Feoffees Field (also known as Evan's Field, and numbered as 23) were suggested and supported as LGS by the community of the Parish at Pre-submission consultation. However, both areas of green space are under the ownership of charities, and trustees of both fields do not wish for the spaces to be included in the Neighbourhood Plan as LGS. In respect of the trustees wishes, the two spaces are therefore not proposed as LGS, but are included as areas of important green space to the community.

¹³ National Planning Policy Framework December 2024. Paragraphs 106 and 107

POLICY BWL L3 Local Green Spaces

Spaces listed below are designated as Local Green Spaces for protection as places that are 'demonstrably special' to our local community:

Bisley

- 1. King George V Playing Field***
- 3. Teeds Rise***

Eastcombe

- 4. Eastcombe Recreation and Pleasure Ground***
- 5. Hodges Field (Junior Football Pitch)***
- 6. Eastcombe Allotments***
- 7. Scout Headquarters Field***
- 8. Eastcombe Village Green***
- 9. Eastcombe Baptist Chapel Graveyard***
- 24. Junction of Fidges Lane and The Street***
- 25. St Augustines Church – Garden of Rest***

Oakridge Lynch

- 10. Oakridge Recreation Ground***
- 11. Allotments***
- 12. Cemetery***
- 13. War Memorial***
- 14. Village Green***
- 15. Farm Lane Land by stream***
- 16. Land at the Broadway***

Bournes Green

- 17. Land at Bournes Green***
- 18. Bournes Green Triangle***

Water Lane

- 19. Cherry Piece Triangle***
- 20. Allotments***

Far Oakridge

- 21. Allotments***
- 22. Far Oakridge Green***

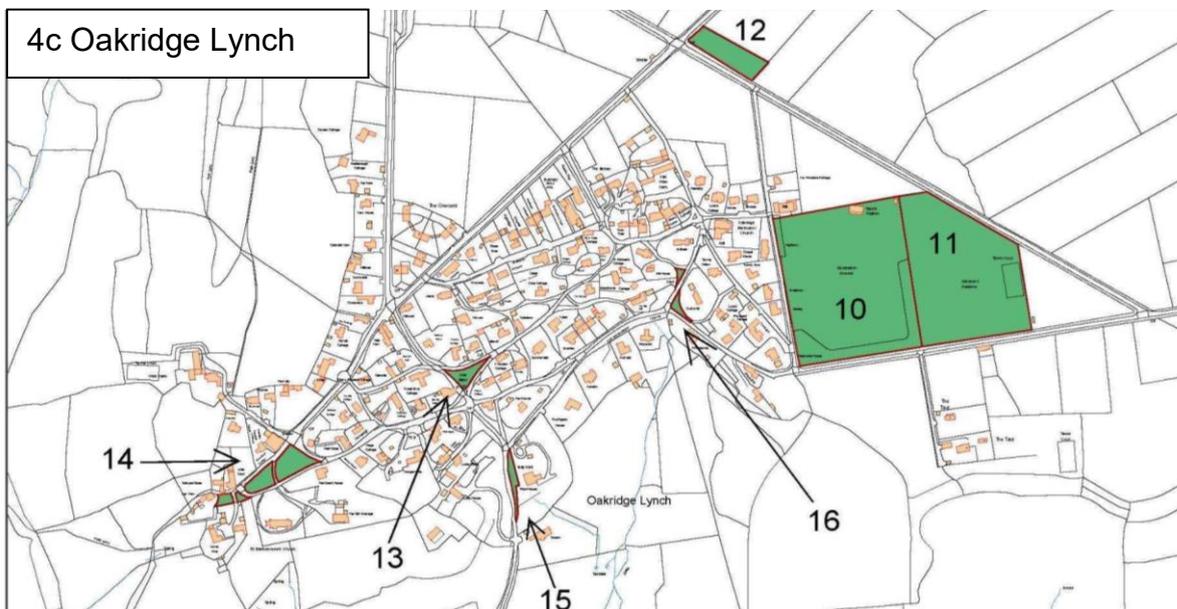
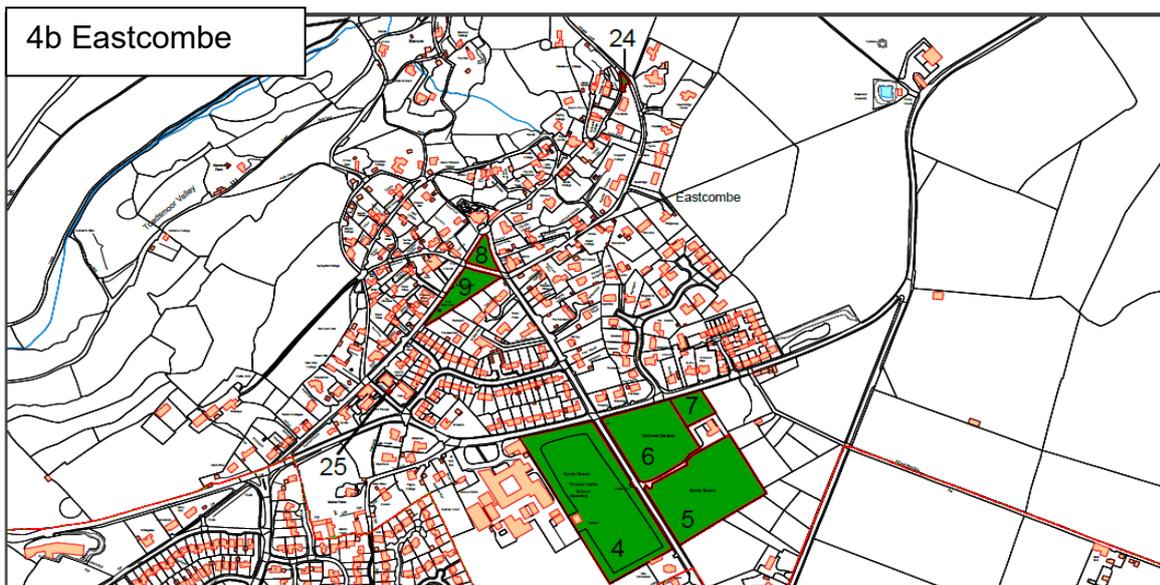
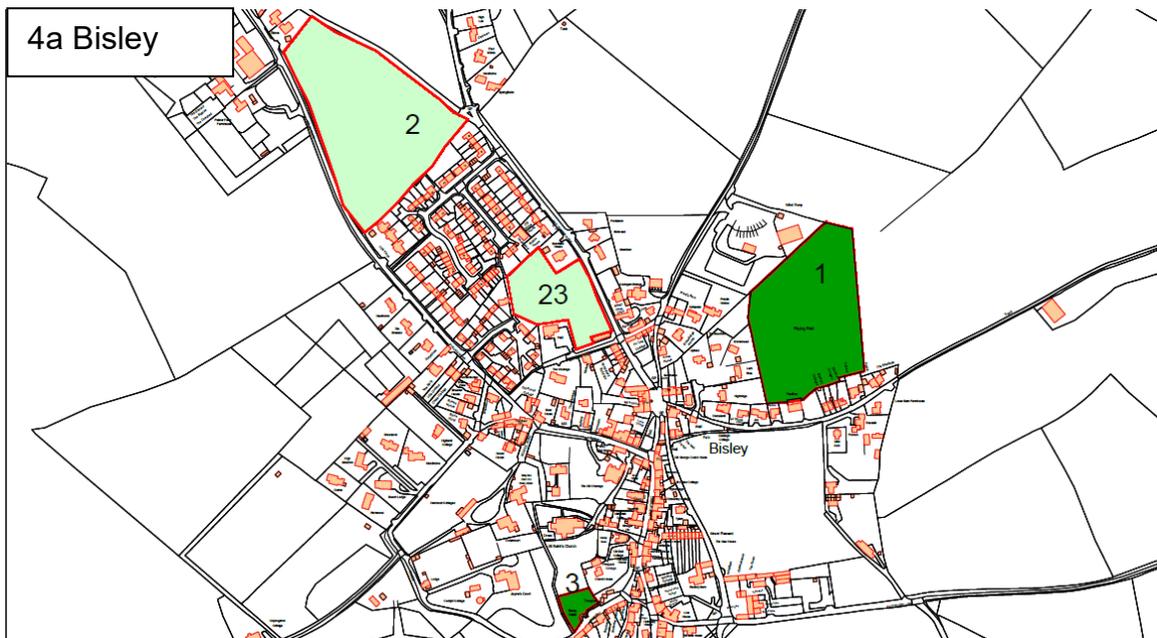
Development proposals within the identified LGSs will only be supported in very special circumstances where it would positively enhance the beneficial use of these spaces. Examples would be improved access, or opportunities for outdoor sport and recreation, the retention and enhancement of landscapes, visual amenity and biodiversity.

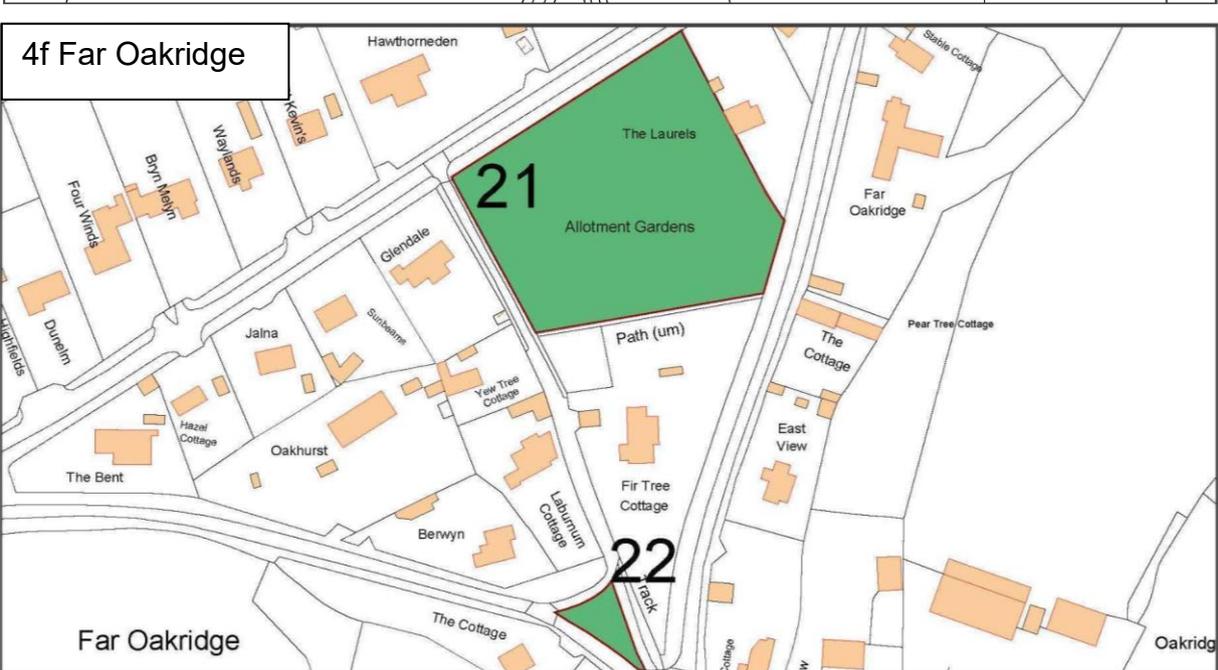
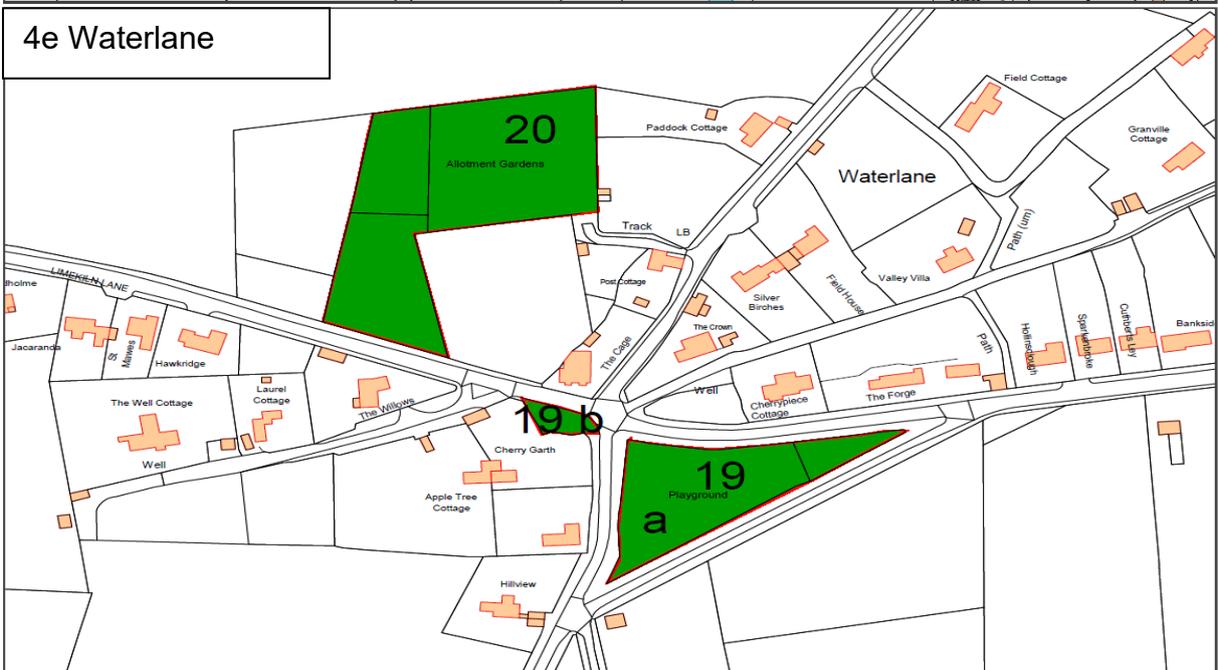
Development Proposals that are on land adjacent to Local Green Space are required to set out how any impacts on the special qualities of the green space, as identified by its reason for designation, will be mitigated.

As a resident of the Parish what does this mean for me?

This policy seeks to protect the network of green and open spaces that we all enjoy on a daily basis and includes those that provide important visual, ecological and recreational connections with other protected open green spaces and local green spaces.

Below: Figures 4a (Bisley) to 4f (Far Oakridge) with the LGS shown in dark green (map scales vary). Note: Figure 4a shows two spaces in light green that are areas of important green space to the community.





7 Biodiversity, Wildlife and Nature Recovery

The policies and projects in this section help to meet the following objective:

2. Enhance and increase biodiversity and support nature recovery

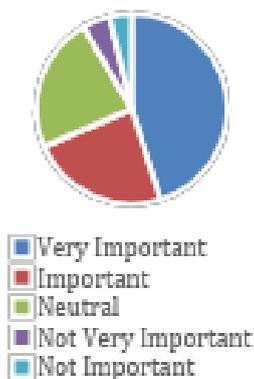
7.1 Residents' Consultation

We live in a beautiful place and our natural environment is highly valued. Consultation on our Plan has shown strong support for preserving and enhancing biodiversity through use of wildlife corridors; wildlife-friendly gardens; bird boxes and supporting nature recovery aims. There was a desire for education for people on how to better conserve and enhance wildlife and biodiversity generally (a broader concept than wildlife, encompassing all living things and their interactions, while wildlife specifically refers to undomesticated animals) in our area.

The community communicated that conservation and expansion of wildlife corridors was the highest priority alongside a wish to protect and enhance the environment for wildlife in the Parish. The protection of trees and replacement of those unavoidably lost was a high priority alongside the protection of PROWs across the Parish, which are much cherished.

In consultations, residents were particularly concerned about the protection of highway verges which form natural wildlife corridors. This was seen as encouraging habitats for wildlife and encouraging biodiversity.

Protect/Enhance Wildlife



Create/Enhance Wildlife Corridors



7.2 Parish Wildlife

The Parish supports a range of wildlife, including great crested newts, brown hares, white-clawed crayfish, hedgehogs and dormice. Deer are prevalent throughout the Parish, the most commonly seen being the fallow deer, but there is also a healthy population of roe deer and the tiny muntjac deer numbers are increasing. There is a healthy population of badgers with many very large setts, some of which are known to have been inhabited for over a hundred years. Smaller important wildlife including moths, butterflies, bees, insects and worms are an essential part of our ecosystem and are particularly vulnerable to poisons and climate change.

The changes in farming practice over the years have taken their toll on much of our wildlife, particularly birdlife. The conversion of old barns, the removal of hedgerows, the use of herbicides and pesticides in our fields and the increase in traffic on our roads have all contributed to the decline, as have the neglect of dry-stone walls. Nevertheless, an increasing number of farmers and landowners are now turning towards more environmentally friendly farming practices.

POLICY BWL W1 Wildlife

Development can be supported where it:

- 1. Protects and improves wildlife value;***
- 2. Conserves and enhances the natural beauty and wildlife of the Parish;***
- 3. Avoids or minimises light, water, air and noise pollution;***
- 4. Protects highway verges as wildlife corridors, and other wildlife corridors.***

As a resident of the Parish - what does this mean for me?

The policy encourages development that includes ecosystem conservation and biodiversity enhancement for the benefit of everybody. This could be applied to a single home because even small actions can deliver multiple benefits for both people and wildlife. For example, through the inclusion of nature friendly native planting (e.g. planting wildlife friendly gardens, incorporating native hedgerows and tree planting) and avoiding the use of pesticides.

7.3 Biodiversity and Nature Recovery

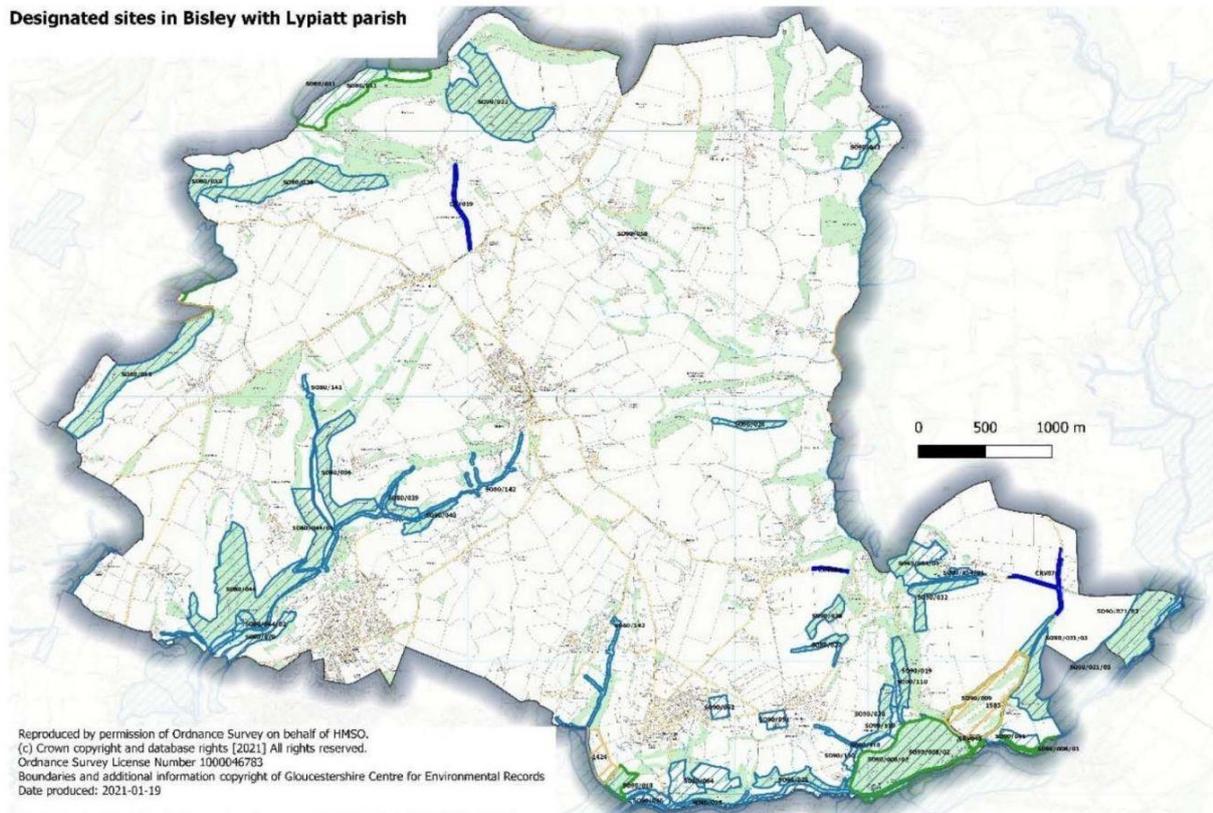
We need to focus on supporting our natural environment to mitigate and adapt to climate change through nature-based solutions. The combined issues of the climate emergency, biodiversity loss, along with the COVID-19 pandemic, highlight how the conservation and investment in our natural environment is vital. This means that we need to recognise the important role nature plays for us and take this into account when we make decisions about using and/or managing land, water, all wildlife and produce from nature.

Conservation and enhancement of the existing biodiversity across the Parish is essential to maintain and improve the natural order of biodiversity balance within the Parish.

The woodlands and grasslands of the Parish are home to an abundance of nationally rare flowers, herbs, grasses and fungi. There are many species of orchid found in the Parish, and it is home to two nationally rare butterflies as well as many interesting and unusual species of moths. The parish contains two Sites of Special Scientific Interest (SSSIs), 43 Local Wildlife Sites and four Conservation Road Verges. Six Gloucestershire Wildlife Trust Nature Reserves are entirely or partly within the Parish: Snows Farm, Sapperton Valley, Siccaridge Wood, Daneway Banks, Trillis and Three Groves Wood as detailed in an Ecological Appraisal of the Parish undertaken by the Gloucestershire Wildlife Trust and the Gloucester Centre for Environmental Records¹⁴.

¹⁴Gloucestershire Wildlife Trust and the Gloucester Centre for Environmental Records. 2021. Available on the PC [PC website](#)

Figure 5: Designated wildlife sites shown in light green hatch (taken from the Ecological Appraisal 2021 undertaken by Gloucestershire Wildlife Trust)

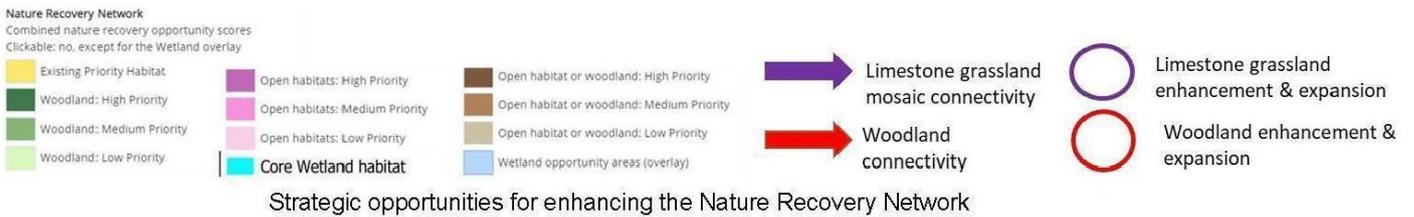
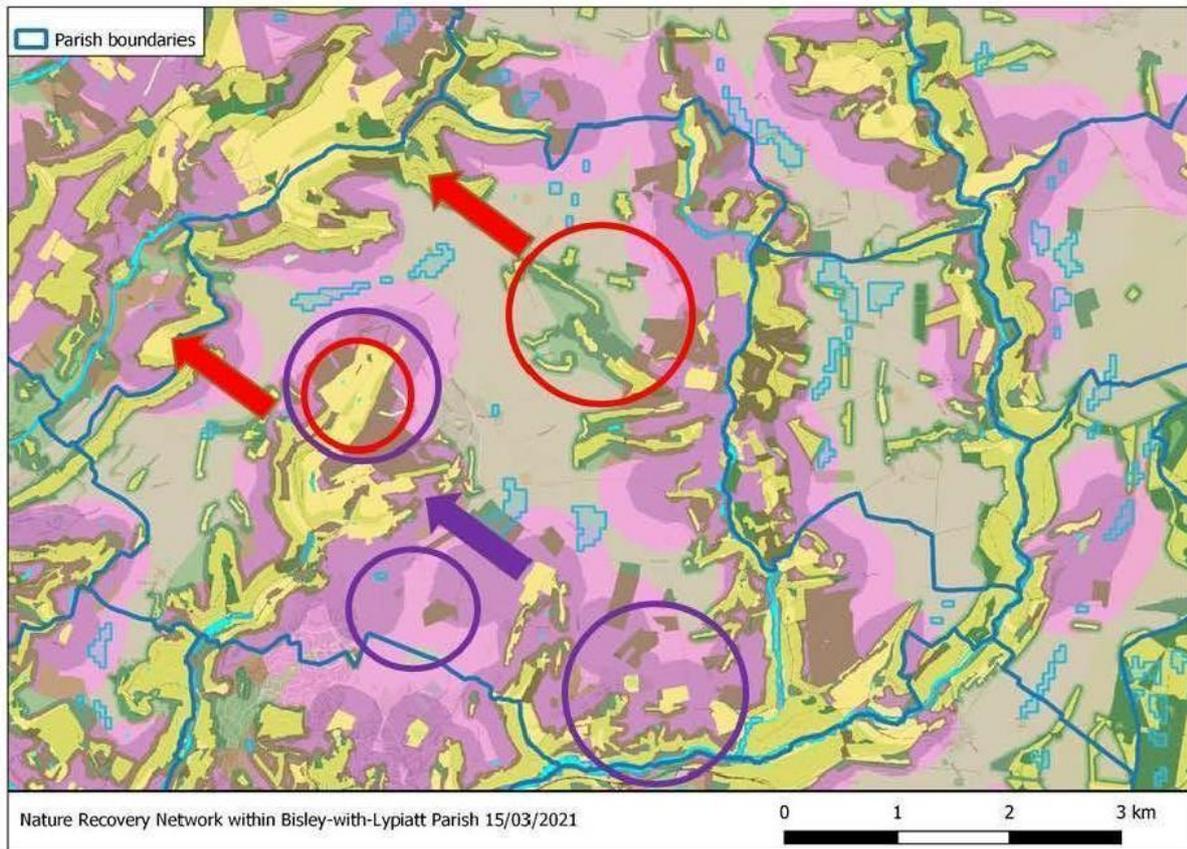


The Parish has a Local Nature Recovery Network also detailed in the Ecological Appraisal.

Policy BWL W2 draws on this local level evidence to set out criteria for conserving and enhancing our biodiversity and aiding nature recovery. Whilst the target is for 10% biodiversity net gain (BNG) with any development, higher levels of onsite BNG are encouraged and would be welcomed.

The Ecological Appraisal details specific parts of the Parish where strategic habitat enhancements delivered through community action, biodiversity net gain, biodiversity offsetting or new Green Infrastructure would be particularly beneficial for the Nature Recovery Network (NRN). Based on existing habitat data the core parts of the NRN broadly reflect the distribution of designated biodiversity sites (as shown on Figure 5), lying along the Parish boundaries and along the Toadsmoor Valley. This identifies the most important existing components of local ecological networks within the Parish, which are the unimproved limestone grasslands, ancient native woodlands and the two tributaries of the River Frome. In order to maintain a coherent and resilient ecological network these assets should be conserved and properly managed, and as illustrated by Figure 6 there are also opportunities for enhancing the NRN.

Figure 6: Strategic opportunities for enhancing the Nature Recovery Network (taken from the Ecological Appraisal 2021)



An interactive version of the mapped information in the Ecological Appraisal is also available online and is part of a live project for mapping and viewing the 'natural capital' of Gloucestershire¹⁵.

¹⁵ <https://naturalcapital.gcerdata.com/>

POLICY BWL W2 Biodiversity and Nature Recovery

1. Development proposals will be expected to have an overall positive impact on biodiversity and contribute to nature recovery where possible. In Bisley-with-Lypiatt this means:

- a. Avoiding development on designated biodiversity sites and the important existing components of local ecological networks within the Parish, which are the unimproved limestone grasslands, ancient native woodlands and the two tributaries of the River Frome. Where appropriate, development should demonstrate how it will enhance the integrity and connectivity of the Local Nature Recovery Network.**
- b. Avoiding development that:**
 - has a net detrimental impact on land in the core open habitat network or high priority for restoration;**
 - has a net adverse impact on the provision, biodiversity or amenity value of allotments and composting scheme sites in the Parish.**
- c. Maintaining and where practicable enhancing existing on-site biodiversity assets and provide for wildlife needs by incorporating practical measures (such as stone walls or hedgerows rather than fencing). If onsite delivery of mandatory Biodiversity Net Gain is not possible, any offsetting should strengthen the Nature Recovery Network by investment in opportunities for enhancement elsewhere in the Parish.**
- d. On-site Green Infrastructure delivered through developments should be delivered in accordance with Building with Nature or similar standards.**

Proportional to the size and nature of the proposal, development proposals will be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on biodiversity and contributes to nature recovery. Development outside of designated biodiversity sites, core habitat or high priority zones of the Nature Recovery Network but which may cause significant direct or indirect harm to them (including isolating them from the network) will not be supported.

* Core open habitat is used to define 'hot spots' of biodiversity. These are usually Nature Reserves where the habitat is monitored and maintained.

As a resident of the Parish what does this mean for me?

Possible actions related to householder planning application could include some of the following:

- Install green roofs or rain-gardens to capture, filter and manage excess water;
- Create new habitats on site, including ponds / bog gardens to 'slow the flow' of rain;
- Use permeable surfacing;
- Increase areas of planting including a diverse mixture of native species to intercept surface water;
- Create a compost heap to compost waste and improve soils;

- Connecting the different green spaces in our overall environment. For example connecting verge areas and small green spaces where biodiversity can thrive via wildlife corridors to larger green spaces and designated sites for nature conservation interest.

7.4 Allotments and Composting

Our Parish Allotments provide botanically diverse, floristically rich, quiet, unlit, eco-friendly areas, with small ponds and wild edges that support nature. They are humble wildlife reserves but critical for wildlife corridors and buffer zones. Allotments' undisturbed dense and edible hedgerows provide 'routes' for bats and exceptional habitat for small mammals and birds. Allotments host projects such as the Bisley Community Orchard, enhancing the richness of fruit and nut foods for wildlife. Composting and our allotment Community Compost schemes are circular systems, examples our economy should emulate. Composting provides free organic compost mulching allotment plots, helping regenerate the soil without fertilisers, thus increasing life in the soil; this is the wildlife under our feet that helps feed c150 Parish households. Citizen surveys have proven that allotments support an exceptional variety of wildlife, especially farmland birds, but also amphibians, invertebrates such as moths and butterflies, orchids, fungi and beetles.

7.5 Biodiversity Projects

The Parish has a Local Nature Action Plan (LNAP)¹⁶ set up by volunteers within the Parish as a proactive response to fulfilling the Environment Act 2021 statutory duties of Parishes in England.

There are recognised practical measures and practices that can assist biodiversity conservation and enhancement. There are specific areas and opportunities where we would like to see an uplift and improvement in our local natural capital.

Apart from the Parish's southern edges (Golden Valley, Daneway Banks) and the western/north-facing edges (Swifts Hill, Rough Banks) most of the Parish is not within the formal Nature recovery areas. Practical measures elsewhere are reliant to a large extent on community and volunteer activities such as citizens surveys (BioBLITZ) which take place in community areas such as allotments as well as observations by local residents in their gardens.

The community surveys are recorded and validated by the Wildlife Trust. They are valuable indicators of the quality and breadth of wildlife which are essential information for new development.

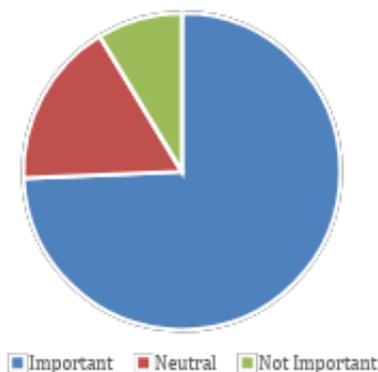
Practical measures to conserve and enhance local biodiversity include the following:

- Increase the number of trees and hedges (and replace tree loss - e.g. due to ash dieback) to provide shade, contribute to local carbon capture and contribute towards a more pleasant environment.
- Air pollutant removal through tree planting and other wildlife-friendly linear features (e.g. native, mixed-species hedgerows), particularly along the edges of roads to improve air quality.

¹⁶ <https://bisley-with-lypiatt.gov.uk/local-nature-action-plan/>

- Ensuring opportunities are taken to capture, filter and manage excess water that can lead to localised flooding. For example, planting a native hedge could contribute to storing surface water (as well as create habitats and provide food for wildlife, and improve air quality). Installing a green roof or rain garden.
- Maintain and manage productive farmland to encourage bio-diversity and carbon capture in soil.

Re-wilding/Re-forestation



- Rewilding/reforesting. Both of these were strongly supported in the NP Survey.
- The conservation and extension of hedgerows.
- The protection of trees and the replacement of trees, woodland or hedgerows lost on any development site (see also the Parish Council policy for tree management¹⁷).
- The provision of landscaping to provide an appropriate buffer zone of semi-natural habitat (such as trees and hedges) between a development and any adjacent countryside.
- The provision of wildlife corridors that allow wildlife to move from one area of habitat to another within a development and link to surrounding green corridors or countryside.
- Lighting schemes that avoid being visible from the surrounding landscape and are designed to mitigate the impact on wildlife.

Project: BisCAN

In 2024 Bisley Eastcombe and Oakridge Climate Action Network ('BisCAN') undertook a project to install 15 new swift boxes on houses in Eastcombe, where a small colony of swifts was still nesting. These summer visiting birds are in decline nationally, and swift boxes are considered one important way to help them, as they are losing their traditional sites in old roofs. About a dozen new boxes were installed on houses in the village to add to the similar number already on various buildings, including the Baptist Chapel and The Lamb Inn pub. Several of the new boxes were seen to be visited by swifts, indicating that they may be used next year. Boxes and swift bricks have been installed on Thomas Keble School, where a group of students were very keen for this to happen. In 2025, the project was extended to Bisley, with a similar number of boxes installed on nine houses in the village, some already inspected by potential nesters. BisCAN plans to put boxes up also in Oakridge in 2026.

¹⁷ <https://bisley-with-lypiatt.gov.uk/policies/>

Project: Community Orchard

The Parish Council has provided land for the Waterlane community to establish a community orchard. The community has formed an entity and elected a committee. Trees have been purchased through grants and donations. Work to plant protective hedging commenced in Autumn 2024 and the initial tree planting was undertaken in spring 2025. Further trees will be planted and a permanent water supply has been installed with support from the National Lottery Fund.

7.6 Protecting Dark Skies

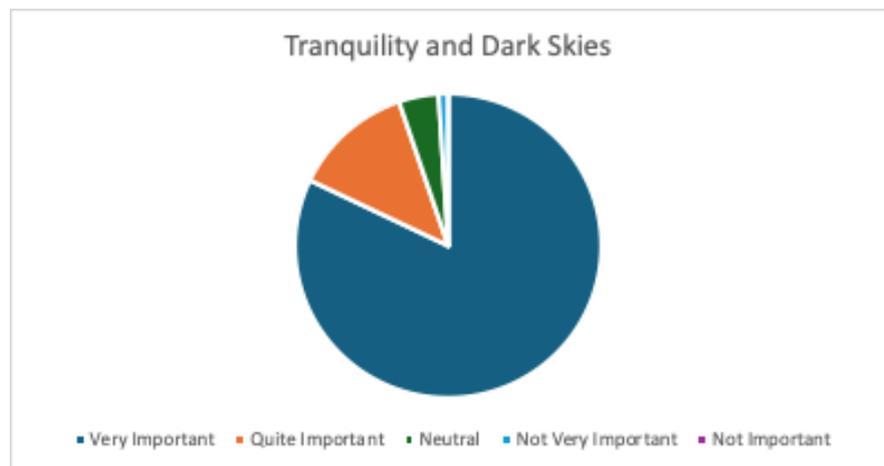
‘Big sky’ views are an important feature of our part of the Cotswolds National Landscape, from our villages and across the landscapes.

As CPRE, The Countryside Charity, states, *"starry skies are one of the most magical sights the countryside can offer. Light pollution not only limits our views of these skies but also disrupts wildlife's natural patterns"*. Information from CPRE¹⁸ illustrates, light pollution is somewhat higher around Oakridge, the southwest of Bisley village and particularly south of Eastcombe as a result of its proximity to the much larger Bussage (outside the Parish). There are also significant areas of darker skies outside of our built settlements and it is very important that these are protected.

Tranquillity and dark night skies are a characteristic of the Parish. This is a characteristic which is valued by the local communities and should be protected.

The Parish has little street lighting, so the increasing use of external lighting on houses and industrial units has a disproportionate impact on the night-time tranquillity of the Parish, on local views, and indeed on wildlife (studies have shown for example that light pollution can affect breeding patterns and behaviour of birds, bats and insects).

Resident consultation highlighted this as a very important issue and the Parish Council already has a dark skies Parish policy on this, together with guidelines on the Parish website¹⁹ that provide useful guidance on how to avoid creating impacts from lighting.



All development should follow good practice and this needs to be secured through planning permissions so that planning control remains over the future operation of development in accordance with approved lighting details.

¹⁸ Light Pollution and Dark Skies Map <https://www.cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies/>

¹⁹ <https://bisley-with-lypiatt.gov.uk/wp-content/uploads/sites/35/2020/08/DarkSkiesGuidanceRev07-comp.pdf>

POLICY BWL W3 Dark Skies and Lighting Schemes

- 1. New development proposals must balance the safety of occupants or visitors, with the impacts of new external lighting, and/or light-spill from internal lighting, on the dark night skies of the Parish and the Cotswolds National Landscape.**
- 2. Proposals will be expected to demonstrate how light pollution is either avoided, or where necessary minimized, by:**
 - a) Directing lighting downwards whilst preventing upward, sideways and outward spillage;**
 - b) Ensuring the colour and intensity of lighting is appropriate for wildlife and the wider setting;**
 - c) Ensuring the design and quality of fenestration and screening minimises light glow, glare and light trespass;**
 - d) Ensuring any safety concerns that have been identified are suitably addressed; and,**
 - e) Ensuring that any community need for floodlighting is balanced against the other clauses listed above.**

As a resident of the Parish what does this mean for me?

The policy gives guidance on good practice to minimise light pollution measures for the benefit of protecting the dark skies that we all enjoy. Take expert advice on the least intrusive form of external lighting and consult the Dark Skies Guidance that is available on the Parish Council website²⁰.

²⁰ <https://bisley-with-lypiatt.gov.uk/wp-content/uploads/sites/35/2020/08/DarkSkiesGuidanceRev07-comp.pdf>

8 Settlement Pattern, Development Form, Housing and Design

The policies in this section help to meet the following objectives:

- 1. Support and encourage sustainable development that is in keeping with the character of the built and natural environment and ensure any development meets community demand.*
- 3. Conserve, protect and enhance our distinctive landscape and villages.*

8.1 Resident Consultations

Workshops were held with the local community in 2019 to explore the importance of design and the sensitivity of local settlements to change through development. Some clear views were expressed about future development in the Eastcombe, Bisley and Oakridge villages.

Most people feel that these areas are very sensitive to change and that to minimise the impact on the Conservation Areas in particular, new development should follow the form and pattern of existing development to create more organic and complementary change. This means adopting similar approaches to plot size, plot layout, building orientation, and similar use of materials and boundary treatments to achieve sympathetic designs sensitive to existing development. It is also considered important to maintain the relationship between settlements and their surrounding landscape.

There was concern that the presence of the Conservation Area and significant numbers of listed buildings in them is preventing the adoption of sustainable design and energy measures which would help residents to reduce energy bills and contribute to reductions in greenhouse gas emissions from their homes. This is particularly relevant given Stroud District's new Climate and Nature Strategy (currently out for consultation). This is balanced with the need to protect the fabric and setting of listed buildings from significant harm and to protect the characteristics of Conservation Areas.

The relationship between villages and surrounding countryside is important to local people, through the views afforded to surrounding landscapes from gaps between development inside settlements and by ensuring that building forms respect skylines and maintain views out and across the landscapes. There was a clear preference for development to be within the existing village settlement boundaries.

The rural character of the area is made clear at night where the absence of street lighting results in dark skies across much of the area.

A majority of residents were against further development altogether in the Parish and there was a strong opinion that any new housing development should be small and less than six units.

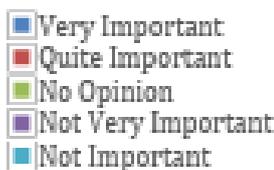
Where residents did support new housing, it was for small-scale development of smaller-sized houses for local people, particularly the young who wanted to stay in the Parish but could not afford to, and older people downsizing who wished to stay in the Parish but for whom finding suitable houses was difficult.

Residents believed that proper and generous off-road parking should be provided with any new houses. There was a very strong preference for the design of any development to be traditional, use traditional materials and blend into existing buildings in terms of scale, form and materials.

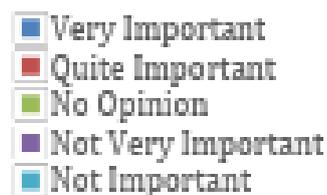
The Neighbourhood Plan survey undertaken in 2021 indicated strong support for measures to ensure that new development and extensions to existing development follow clear design principles (based on a five-point scale of importance, the percentages given are for support in the two highest levels of importance):

- They should blend in with existing properties (85%).
- Extensions on historic properties should be in keeping with the main building (81%).
- Development should be of traditional design or in keeping with the design of the original house (79%).
- It should use traditional materials (79%).
- Boundaries should be constructed of local stone or planted with hedging (78%).
- Buildings should be carbon neutral (66%).
- New builds and extensions should be required to achieve energy conservation (66%).
- More car parking spaces should be incorporated on site of new buildings and extensions (64%).
- They should be built in modern eco-friendly materials (63%).
- Support for contemporary design approaches was less enthusiastic (37%).

Only Build inside Settlement Boundaries



Traditional Settlement Patterns



8.2 Development Form

As the whole of the Parish lies within the Cotswold National Landscape any development needs to be considered in light of the duty to 'further the purpose' of the National Landscape to 'conserve and enhance the natural beauty' of the designated landscape. The SDC Local Plan 2015 makes it clear that there should be no significant development in the Parish and that only small amounts of development will be considered to meet the essential needs of local communities in this area.

The Bisley-with-Lypiatt Neighbourhood Plan adopts a positive and design-led approach to housing, in full conformity with the SDC Local Plan 2015 which identifies Bisley, Eastcombe, and Oakridge Lynch as "Accessible Settlements with Limited (or Basic) Facilities". As such, the Parish settlements are not a focus for strategic level growth, and the Bisley-with-Lypiatt Plan does not seek to allocate specific new housing sites. Instead, its primary role is to manage the form and quality of development to ensure it both meets local housing need, and enhances the unique built and natural environment of our Parish.

Through this approach, the Plan ensures that whilst the significant heritage and landscape assets are protected, we remain a living, working, and inclusive community that contributes meaningfully to the wider sustainability goals of Stroud District

The three main villages and their satellite hamlets are all tucked into the hillsides of the valleys they occupy on the edge of the escarpment. The valleys are steep and often wooded with rural open countryside lying between them.

The Parish reflects broadly the old road pattern and field boundaries that linked the villages, farms and smaller settlements within the valleys. There is an abundance of footpaths and other rights of way within the Parish, including many footways and cut-throughs from one part of a village to another, a feature which is a particularly distinctive characteristic of the villages in the Stroud valleys.

Each of the three main villages have a clearly defined village settlement development limit (see figure 2a - c on page 10).

The open countryside between the three village settlement development limits and between them and their satellite hamlets is largely in agricultural or equestrian use and provide important open gaps between the settlements. These open gaps are a vitally important visual amenity as well as providing the rural setting for the villages which give them their unique rural character.

The extent of expansion of all three villages is partly limited by geography, with the steep valley sides acting as a natural barrier to new development in certain directions. This also means that each village enjoys extensive views over the surrounding countryside, adding greatly to their distinctive character and their 'desirability' as places to work and live

Over the last decade there have been no large developments in the Parish, and development has taken the form of infill development. Up to the mid twenty first century changing village life was indicated in the fact that few people worked in the villages, with many travelling to work, some long distances. The installation of fibre optic high speed broadband internet to the three main villages and satellite hamlets around 2017 enabled more working from home and for certain types of business to be run from home and this reverse trend continued during and following the Covid outbreak in 2020.

This trend for increased working from home has had the consequence of increased demand for additional space within homes.

Further change is the trend for second homes and holiday homes, which if the numbers become significant could affect the character of the community.

More recent trends have seen a significant increase in homes being part or wholly rented as short term “Airbnb” rented accommodation.

From this perspective, the design and form of new development will be a strong consideration in relation to the potential for landscape and heritage impacts. New development within the Parish is subject to significant design policy guidance and requirements as a result of its inclusion within the Cotswold National Landscape, Conservation Area Appraisals for Conservation Areas in Bisley and Eastcombe, the requirement to avoid significant impacts on listed buildings and their setting within the Parish and the application of restrictive countryside policies.

The SDC Local Plan 2015 addresses the development strategy for ‘Cotswold Parishes’ of the Cotswold Cluster. It refers to the need for good design in a local context in relation to the protection of Conservation Areas, the countryside and tourism.

National and Stroud level planning policy strictly controls development in the countryside. In our Parish, development within or next to rural settlements to meet business and community needs could be considered where it contributes to the viability of those communities. Exceptional low impact development outside a settlement boundary will be considered only if it is of high-quality, positively reinforcing positive characteristics of our built and natural environment and where it is meeting local housing needs.

There is a context for considering very limited development outside the Village Settlement Boundaries as an exception to normal planning policy, other than that which is already possible under Agricultural Workers dwelling policies

Where development proposals for a rural exception site are for, or include, housing they should meet in full the exception site criteria for housing in the Stroud Local Plan.

8.3 Housing and Design

The quality of design in general is a key issue not just for our community but also at national level. The NPPF highlights the importance of a design-led approach: *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’²¹.*

²¹National Planning Policy Framework. Paragraph 131

The SDC Local Plan 2015 also refers to Village Design Statements as tools to help conserve and enhance positive and distinctive local character.

The NPPF makes clear the value of local communities identifying the special qualities of their area²², and through their Neighbourhood Plans to explain how this should be reflected in development. It requires local planning authorities to prepare design guides or code to reflect local character and design preferences²³.

Design Guidelines for Development

The Bisley-with-Lypiatt Village Design Statement was adopted by Stroud District Council as Supplementary Planning Advice (SPA) in 2010²⁴.

The Design Guidelines section of this Neighbourhood Plan are drawn from the Bisley-with-Lypiatt Design Statement, and updated to reflect recent community consultation. They are structured around the '10 characteristics of well-designed places' as recognised in the National Design Guide that was published in 2021²⁵.

The Design Guidelines therefore respond to local priorities and expectations, drawing from the adopted Village Design Statement, whilst updating the guidance to have regard to each of the 10 characteristics. They reflect local aspirations, and are grounded in an understanding and evaluation of defining characteristics and special qualities of the various places in our Parish.

Figure 3: 10 Characteristics of a well-designed place



²² National Planning Policy Framework, MHCLG, 2024, paragraph 133

²³ Ibid. Paragraph 132

²⁴ <https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/supplementary-guidance/>

²⁵ https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf

Schedule 1 : Design Guidelines for Development in Bisley-with-Lypiatt

1. Context

- a. **Conserve and Enhance Landscape Character:** All new development should be designed to conserve and enhance the character and appearance of the landscape, and this character should influence the layout and form of any such development.
- b. **Maintain Open Landscape with Wide Vistas:** The open landscape with wide vistas should be preserved.
- c. **Key Views:** Development should not interrupt or obscure important local views. This means avoiding significant harm to an existing and identified important local view, as defined in policy BWL L2.

2. Identity

- a. **Respect Historic Settlement Patterns:** New developments should respect the individual and historic settlement patterns in terms of the balance between infill and open space:
Bisley: It has a dense core that will support development that enriches the character of the village. (The Bisley Conservation Area Statement presents details of the character of the centre of the village).
Eastcombe: The village green and other open spaces in Eastcombe should be protected from development.
Oakridge: The village has developed with a higgledy-piggledy layout, crisscrossed with a warren of footpaths and narrow roads that should be maintained.
Applicants should demonstrate their understanding of these areas' identity (e.g. as part of a proportionate context or character analysis) and demonstrate how this informs their proposals in planning applications.
- b. **Respect Locally Valued Heritage:** Development must preserve and protect archaeological sites and historic structures both designated and non-designated (see policy BWL LH1). Access, interpretation and educational use of such sites should be encouraged where appropriate to the site's accessibility and sensitivity.
- c. **Maintain landscape gaps between settlements:** The open spaces and gaps between the three main settlements and between the settlements and their satellite hamlets are important visually for landscape and built character. Eastcombe's Conservation Area's most southerly point now has a large estate of Manor Farm, Bussage to its south-south west, south and south east constructed in the 1980's. Vatch Lane separates the two areas. Small areas of woodland and open space privately owned within the newly adjusted Eastcombe Ward boundary should remain without development as a 'Local Landscape Gap' to protect the integrity of each settlement²⁶. The landscape gap between Eastcombe and Chalford is referred to and known as 'The Chalford Gap'.

²⁶ AS identified in the EASTCOMBE CONSERVATION AREA: LANDSCAPE AND VISUAL APPRAISAL - available on the Parish Council website

- d. **Settlement development Limits:** The existing Village Settlement Boundaries should be maintained, to protect the rural character of the villages.

3. Built Form

- a. **Proportion, Bulk, Siting, Scale and Height:** New development and adaptations should respect traditional and vernacular forms in proportion, scale, height, materials, and landscape patterns in particular. Any large buildings such as new barns or workshops should be designed to be as inconspicuous as possible:
 - low profile
 - shallow pitched roofs
 - finished or clad in dark, subdued colours, typically grey, dark green or brown
 - located in hollows or positions to fit in with the landscape
- b. **Views between buildings:** Within village settlement limits, small gaps affording vignettes and oblique views into the surrounding countryside should be respected and preserved.
- c. **Respect Context:** Development should be contextual in design and fit into the existing architectural context.
- d. **Skyline:** The undulating land makes the roofscape and skyline a particularly distinctive part of each village's character, and care should be taken to ensure that building elevations remain in proportion with surrounding buildings. New or changed roofs should match the character of the existing roofscape.
- e. **Light:** Development should be designed to avoid any loss of daylight and sunlight to neighbouring properties (including gardens) and should not produce a sense of enclosure.
- f. **Materials:** The use of natural materials in elevations and roofs that is contextual and typical of the local architectural vernacular should be carefully considered and is encouraged and supported.

4. Movement

- a. **Public Rights of Way across the Parish:** As part of development proposals, the legal routes of all PROW's must be safeguarded. Additionally, proposals should safeguard and enhance the wider amenity value of PROWs such as views, boundaries, wildlife value, surfaces and access structures. Where appropriate PROWs should be extended where there is an identified need, particularly to address 'missing links' in the network. The provision of Permissive Paths should be considered where this would enhance the PROW network.
- b. **Parking:** Development should make adequate provision for the parking of vehicles in a way that is visually discreet.

- c. **Highway Capacity:** A transport assessment or the Design and Access Statement for relevant new proposed developments should take into account the effect of additional car ownership upon the highway capacity within the Parish.

5. Nature

- a. **Minimise Light Pollution for Tranquillity and Wildlife:** Measures to minimise light pollution are encouraged to maintain tranquillity and protect wildlife.
- b. **Protect and Develop Allotments and Recreation Grounds:** Allotments and recreation grounds should be protected and developed as buffer zones for wildlife.
- c. **Manage Highway Verges for Wildlife:** Highway verges should be managed appropriately to maximise wildlife value wherever possible.
- d. **Landscaping associated with Development :** Where new landscaping or adapted existing landscaping is being proposed as part of a development it should meet the following criteria:
 - i. Existing trees, shrubs and areas of biodiversity should be retained in development wherever possible and be accompanied by diverse new planting in their layout and landscaping schemes to integrate buildings into the surrounding landscape pattern and conserve and enhance any nature networks.
 - ii. Where trees and shrubs are unavoidably lost in development they should be replaced.
 - iii. Landscaping should use indigenous species that are found locally in the area.

6. Public Spaces

- **Protect Village Green and Open Spaces:** The village greens and other open spaces in the Parish are valued and as such will be protected from development. Where appropriate this Neighbourhood Plan designates spaces as Local Green Space (see policy BWL L3) and village greens in Eastcombe and Oakridge wards have been designated as such by GCC.
- **Protect and Improve Play Areas and Sports Facilities:** Existing outdoor play areas and formal sports facilities are protected through SDC Local Plan policy and this Neighbourhood Plan. Improvements through appropriate choice of materials, eg new play equipment, landscaping and management. Where any new development takes place, additional open space should be provided and footpaths, which are a feature of the main settlements, should be designed into the development.

7. Uses

- **Community-Driven Affordable Housing:** Proposals for community-driven low-impact affordable projects outside the Settlement Boundary will be regarded sympathetically.
- **Support Local Employment Sites:** New employment sites within or adjacent to recognised settlements will be supported if they provide local employment opportunities in appropriate business sectors.

8. Homes & Buildings

- **Architectural Style:** New buildings can add interest and variety. Imaginative and original design can extend and renew the distinctive character and traditions of the villages' built environment. However, it should be noted that consultation on this Plan demonstrated high support for design that was of traditional design or in keeping with the design of the original house. High quality contemporary architecture will be supported where it is demonstrated to be a suitable response to the site and meets the design guidelines in this NP.
- **Proportionate Extensions:** Extensions should be in proportion and scale to the original and surrounding buildings to prevent adverse impact or loss of variety in house sizes.
- **Boundary Treatments to Reinforce Local Character:** Site boundaries play an important role in settling a new building into an existing street scene: boundary treatments in the villages should reinforce the traditional and locally distinctive use of stone walls, iron railings, and beech hedges. Existing curtilage boundary drystone walls and iron railings must be retained.
- **Windows:** Window frames should be painted timber or appropriately coloured metal with clear glazing. The use of Low profile window and door frame sections are supported and encouraged. UPVC window frames are not encouraged.

9. Resources

- **Energy Efficiency and Renewables:** Proposals for Energy efficient installations for heating, including renewable energy, will be supported.
- **Community Waste and Recycling:** Local community waste and recycling initiatives should be encouraged, and land identified to support them.

10. Lifespan

- **Adapt to Climate Change:** Development proposals should be carbon-neutral or as close to it as possible, and should maximise opportunities for energy-generation, recycling, resource management and sustainable construction.
- **Life Cycle:** Development utilising quality natural materials that encourage natural weathering and a long life cycle are encouraged and will be supported in principle.

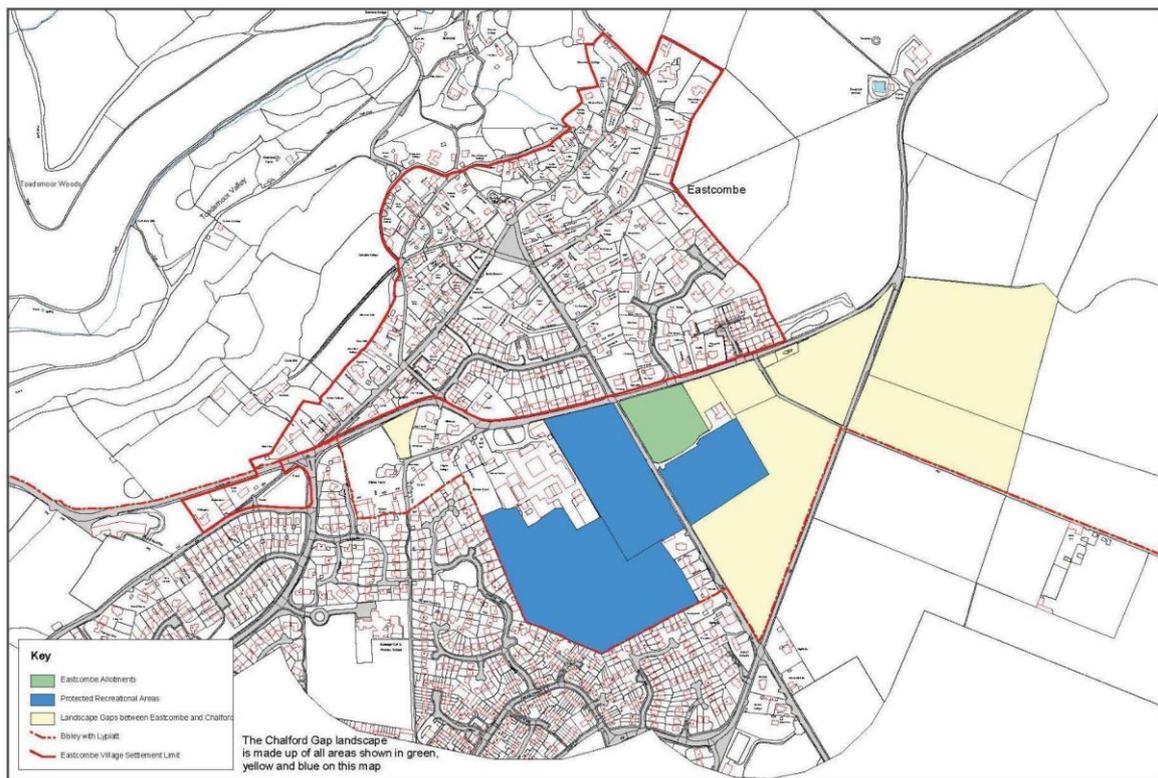
POLICY BWL SD1 - Design and Development

- 1. *Settlement Development Limits are designated in the Stroud Local Plan for Eastcombe, Bisley and Oakridge as shown on figure 2a - c. Limited infill and re-development will be supported inside these boundaries where:***
 - a. It is of scale appropriate to the location;***
 - b. It conserves and enhances the Parish's built and natural environment having regard to the distinctive local character, and accords with the Design Guidelines set out in Schedule 1 of this Neighbourhood Plan.***
- 2. *Outside the Settlement Development Limits, development proposals should accord with local and national policies for the countryside where development is strictly controlled. In addition to this policy context, development will be supported in principle by the Parish where:***
 - a. It is a rural exception site delivering affordable housing to meet identified need in the Parish, especially where developed by a Community Land Trust;***
 - b. It conserves and enhances the Parish's built and natural environment having regard to the distinctive local character according with the Design Guidelines of this Neighbourhood Plan;***
 - c. It maintains the local landscape 'Chalford Gap' between Eastcombe and Chalford Parish as indicated on figure 7. Development proposals which would result in the loss of, or unacceptable reduction to the local landscape gap between Eastcombe and Chalford will not be supported.***
- 3. *Applicants are encouraged to engage in early, proactive, effective and proportionate engagement with the community on matters of design with the aim of reinforcing positive local characteristics.***

As a resident of the Parish what does this mean for me?

The policy aims to support and enable good design in our Parish. It also gives additional clarification and protection to the visually important gaps between our settlements, to prevent them from joining together and to those residents who live adjacent to sites immediately outside of the village settlement boundaries. The Parish Council should be contacted to discuss proportionate, early and effective pre-application discussions on proposals. The nature and scale of engagement will be balanced in appropriate proportion to the scale and likely impact of any proposals, for example small householder applications are very unlikely to need to undertake more than neighbour consultations.

Figure 7 - The Chalford Gap



Note: The NP proposes a wider scope of land identified required to protect the Chalford Gap than was identified in the Eastcombe Conservation Area: Landscape and Visual Appraisal first drafted in 2019

8.4 Local Housing Need

An independent housing need survey undertaken by GRCC²⁷ within the Parish gives us evidence for affordable housing needs in the Parish up to November 2025 (following which date an updated report will be required). The survey identified a need for a total of eleven properties of different size and tenure.

Five households required affordable rented housing as follows:

One bed house or bungalow	Two
One bed flat	One
Two bed house	One
Unknown	One

Five households required affordable home ownership/shared ownership as follows:

One bed house or bungalow	Two
One bed flat	One
Two bed house or bungalow	Three

²⁷ Gloucestershire Rural Community Council (GRCC) Bisley-with-Lypiatt Report January 2021. The report is valid for 5 years from the date of the survey (November 2020). At the time of submission of this Plan an updated report has been commissioned by the Parish and is currently being undertaken by GRCC.

It is interesting to note that the housing need survey confirms the general view of residents that the housing requirement in the Parish is for small properties in a mix of tenure suitable for the young, young families and older people who wish to downsize but wish to live in the Parish.

POLICY BWL SD2 - Meeting Local Housing Need

Housing should meet evidenced local need as set out in the most up-to-date Housing Need Survey for the Parish, and include a mix in the size, type and affordability of dwellings proposed with a likely emphasis on:

- A. Housing built to adaptable and accessible M4(2) standards*, in order to meet the needs of an ageing population;***
- B. Smaller 1 and 2 bedroom housing for downsizing;***
- C. Smaller housing for younger people both single, couples and with families.***
- D. Proposals to sensitively split larger individual houses into smaller dwelling units will be supported. All smaller dwelling units created in this way must demonstrate adequate parking provision can be accommodated on site.***

* M4(2) is the current standard for ensuring dwellings are designed to be adaptable to meet the changing accessibility needs of people as they age.

As a resident of the Parish what does this mean for me?

Policies SD1 and SD2 clarify what type of development will and won't be supported inside and outside of the village settlement boundaries. They also give clear guidance and support to development that adds positively to our built and natural environment.

If you are proposing development, the design guideline documents mentioned should be helpful in achieving the good design needed to secure planning permission. If any development is to take place, then it should be small in scale and should meet the local housing need of Parish residents and their families.

PROJECT: Community Land Trust

BWL Parish Council has convened a working group with a view to setting up a Parish-based Community Land Trust that can initiate and deliver small scale housing developments within the Parish so as to meet evidenced local housing needs.

9 Local Heritage

The policies in this section help to meet the following objectives:

- 1. Support and encourage sustainable development that is in keeping with the character of the built and natural environment and ensure any development meets community demand.*
- 3. Conserve, protect and enhance our distinctive landscapes and villages.*

9.1 Residents' Consultation

In the consultation residents placed a high value on the protection of their local heritage, the distinctive local character of their village built form, the uses of heritage buildings and the relationship between their village and the surrounding landscape.

Residents wished to see the continued operation of their village shops, pubs, churches, village halls, schools and other local village services, often being provided from heritage buildings whether listed or not.

Residents were concerned that heritage buildings should be able to be adapted, refurbished, be energy efficient and improved so that they remain in use and therefore protected for the future.

9.2 Non-Designated Assets of Local Heritage Significance

Our Parish has a rich and varied historic environment as evidenced in our Conservation Areas (Bisley / Eastcombe / a northern part of the Industrial Heritage Conservation Area)²⁸, and with many nationally important heritage assets which are protected by legislation. The latter assets are given a protection level related to their significance.

There are also a number of buildings of local heritage significance, or other structures and sites which are not statutorily listed, but which contribute to our distinctive local heritage - these 'non-designated' heritage assets can be identified in a 'local list' as part of a Neighbourhood Plan. This local list is not definitive and a building or structure could be considered of local significance even though it does not appear on the list.

As set out in Historic England guidance, non-designated heritage assets are locally-identified 'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets'²⁹.

²⁸ More information, including Conservation Area Statements, available on the Stroud District Council webpages: <https://www.stroud.gov.uk/environment/planning-and-building-control/conservation-biodiversity-listed-buildings-trees-and-hedgerows/conservation-areas-and-conservation-area-statements/conservation-areas-in-stroud-district/>

²⁹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

9.3 Identifying a Local Heritage List

The criteria used for identifying potential non-designated heritage assets are in accordance with the four conservation principles laid out by Historic England and the more detailed criteria as set out in Appendix 3 of this NP.

A working group was formed in each of the three villages to undertake an initial assessment of those buildings they wished to see proposed for the Local Heritage List (see Appendix 3 for full details on the criteria and guidance that informed this process). This was done by the working groups undertaking walking tours of the villages and satellite hamlets during August 2024 and in July 2025. The outcome of the walking tours were as follows –

Eastcombe: One structure identified for inclusion. The War Memorial, located in the Baptist Chapel Graveyard (North), has been included and details can be found in Appendix 3.

Bisley: Two structures identified for inclusion. In addition to buildings and structures listed or within the Bisley conservation area, the Stancombe Stone and Giant's Stone have been included and details can be found in Appendix 3.

Oakridge: Nine buildings identified for inclusion. Oakridge does not have a formal conservation area. The area around the village green and St Bartholomews Church is the oldest part of the village and has a significant number of listed buildings and heritage buildings and curtilages that give this area its particular heritage characteristic and distinctiveness.

The Oakridge working group, supported by the NP steering group, concentrated their efforts on this heritage rich area for the purposes of this NP.

Full and open consultation with property owners took place ahead of and during the Regulation 14 process prior to any proposed buildings being designated for inclusion in the final draft of this plan.

There is currently no Stroud District-wide Local List. Should Stroud District Council instigate such a list in the future, the Parish Council expects the local heritage assets identified in this plan (and any other assets within the Parish that accord with the NP's defined criteria) to be formally considered for inclusion within it.

Appendix 3 sets out a number of non-designated heritage assets that have been identified as locally significant to Bisley-with-Lypiatt. In the future, additional assets may be identified in conformity with the criteria in Appendix 3 and these may be added to the Bisley-with-Lypiatt 'local list'. Assets not included in this list are not necessarily considered 'locally insignificant'.

POLICY BWL LH1 Non-Designated Assets of Local Heritage Significance

1. The Plan identifies buildings, features and structures which are not listed nor in conservation areas, but are of importance for their local heritage significance as identified and detailed in Appendix 3.

2. The effect of a Town Planning application on non-designated heritage assets of local heritage significance should be fully taken into account when determining the application. Development proposals will be supported where they can demonstrate that the heritage significance and setting of our local heritage assets will be conserved and, where appropriate, enhanced. Proposals involving any harm to a local heritage asset or any potential loss of significance will be supported only where there is clear and convincing justification, set out in a Heritage Statement.

As a resident of the Parish what does this policy mean for me?

The policy seeks to assure the protection of the distinctive built environment within our villages, particularly where assets are not formally protected but are very much valued by our communities. Unlike Listed building designation, the identification of non-designated heritage assets is not a legislative control and does not determine whether planning permission is needed. However, when planning permission is required the 'local heritage significance' of a non-designated heritage asset will be taken into account by planning officers when considering applications. For those property owners whose buildings are included on the Local Heritage List, this policy gives some additional protection to them against unsuitable or poorly designed development that may affect the setting of their building/s and curtilage, obscure or adversely impact the features that justify the designation.

PROJECT: Local Heritage List - future updates

The Neighbourhood Plan does not consider the assets named in Appendix 3 to be an exhaustive list, but rather a useful starting point for the identification of local heritage assets. In the future, additional assets may be identified, in conformity with the criteria set out in Appendix 3.

An area of particular focus will be Oakridge. Because Oakridge does not have a conservation area there are many more heritage buildings to analyse than in Eastcombe or Bisley and this will take considerable time to undertake.

Whilst the Oakridge working group, supported by the NP steering group, concentrated their efforts on the heritage rich area around the village green and church for the purposes of this NP, there are other heritage buildings dotted throughout the remainder of Oakridge village and further heritage buildings in the outlying satellite hamlets that are not listed that may be worthy of designation following further analysis.

The working group will undertake this further analysis as a project to be completed for the first update of this NP.

10 Highways, Transport and Sustainable Movement

The policies in this section help to meet the following objective:

5. Promote and enable sustainable transport including active travel.

10.1 Residents' Consultation

Participants in the village hall consultations in 2019 expressed strong support for a more frequent, reliable bus service including the possibility of a local circular mini-bus. Thomas Keble School pupils told us they would like to be able to cycle safely between the villages of the Parish. Separated cycle tracks between Eastcombe and Bisley, and Oakridge and Bisley, would make this possible

In the Neighbourhood Plan Survey residents expressed a high priority (68%) for safer walking and cycling routes within the Parish and further afield. Residents were also concerned about speeding vehicles in all three main settlements, as well as Waterlane, and wished to see speed limit reductions.

Whilst it is acknowledged that car travel will continue to be an important means of transport for residents, there is clear support from the local community for the use of more sustainable transport options. In the Neighbourhood Plan survey, residents were asked if they used sustainable transport and if they aspired to use forms of sustainable transport that are not currently available to them. The majority of survey respondents expressed a desire to make better use of sustainable transport options and provided comments on what was preventing them from doing so currently. Walking was by far the most used form of movement and whilst the Parish has a good public footpath network locally around its villages and satellite hamlets there are no all-year secure pedestrian and cycling links between the three main villages and it is necessary to improve this infrastructure. Horses are common on our roads, and their safety must be respected and should be improved by traffic-calming and speed reduction.

Transport is the single largest contributor to greenhouse gases in the UK; at 33% almost unchanged since 1990. On a local level in Gloucestershire, transport contributes a higher percentage to CO2 emissions at 45%, and this is even higher for Stroud District at 54%.

Active travel, especially by bicycle, is limited in the Parish by the nature of traffic on our narrow lanes. Only brave cyclists venture on the roads. It should be possible, at least, for children from Bisley who attend Thomas Keble School in Eastcombe to go by bike, but sadly this is not safe. And with the increasing popularity of electric bikes, and their importance in helping mitigate climate change, it should be possible for many more people to use them instead of cars to go to Stroud, if not to Cirencester and Gloucester.

The Department for Transport's LTN 1/ 20, 'Cycle infrastructure design', sets a standard for cycle routes to be separated from motor traffic. Ideally, we would have such separated routes between our three villages and on to Stroud – and even to Cirencester. This aspiration will not be easy to realise into a project, but there is an ambition for such a route at least from Bisley to Eastcombe and Bisley to Oakridge.

Cycle routes should, if feasible, meet the standard in DfT Cycle Infrastructure Design Guide LTN 1/20.

10.2 The Parish Highways & Transport

The Parish reflects the radical changes that have occurred in village life and rural communities all over England. The population has altered significantly, with people moving into the villages not for employment reasons or even family reasons, but because the area is attractive, and for “village life”. There has been a large increase in traffic, as the majority of residents are not employed locally and they commute for work and formalised leisure and are dependent on a car (or two or three cars). In addition, the large development of the Manor Farm estate at Bussage has brought a very significant increase in the volume of traffic.

The condition of some roads continues to deteriorate to unacceptable levels. The County Council only has a limited highways maintenance budget and the quality of pothole repairs has been poor and needs to be improved. There are a large number of road signs and these increase the visual impact of the roads on the landscape.

There are currently no designated cycle-only routes within the Parish.

10.3 Bisley Village

Bisley village has become a prime route for commuter traffic from Bussage and further away and speeding is a key issue through both the 20mph and 30mph limit areas. The village is also the subject of inappropriate short cuts by large Heavy Goods Vehicles, which can cause damage to properties particularly in George Street, High Street and Holloway Road.

For pedestrians both these issues create safety hazards, particularly in Stroud Road and Cheltenham Road which do not have pavements. Also, children accessing the playing area in Van der Breen Street are at risk when crossing the busy Cheltenham Road. 20mph would be a more appropriate speed limit on all roads within the village. A Community Speedwatch Group has been active for the past few years, and there is now an Autospeedwatch Camera on Cheltenham Road, with consideration of several additional sites.

Bisley is currently served by a bus service with three services a day in each direction.

10.4 Eastcombe Village

The main road from the A419 to Bisley is effectively the boundary on one side of Eastcombe village. This road is used as a commuter route from Bussage, Chalford and Minchinhampton to Gloucester and Cheltenham via Birdlip and as such is very busy in the morning and late afternoon. There is a double bend which restricts visibility near to Thomas Keble School, and the success and growth of the school has resulted in a large increase in parking along the road, further restricting visibility, particularly in the approach to the crossroads by the village allotments. There is a 30mph speed limit on this road round the village and past the school but a 20mph limit would be more appropriate, especially from the junction with Bracelands and past the school to the allotments.

Traffic through Eastcombe village itself during the day, along Dr Crouch's Road past Eastcombe Primary School and up to the shop around the village green, has increased significantly in recent years. Again, parking around the green and by the shop restricts visibility at the junction with Fidges Lane. A 30 mph speed limit applies, but a 20mph limit would be more appropriate especially along Dr Crouch's Road and past the Primary School. Lorries, often inappropriately large for the village roads in this area, making deliveries to the shop and the pub cause frequent damage to the road verges and village green.

Eastcombe is currently served by a bus service to Stroud twice a day in each direction. An hourly service from Bussage to Stroud and return can be accessed from the nearest stop which is about 10 minutes walk from the village centre.

10.5 Oakridge Village

The highways are all dry-stone-walled minor lanes which are narrow and often steep in places. Grass verges form a key feature of the lanes.

The main access into Oakridge is from the north on Holloway Road which is of restricted width and is wide enough in some sections for two vehicles but in others the width narrows with passing places.

The traffic along Holloway Road has increased dramatically over recent years, particularly in the morning and afternoon peaks. This additional traffic has been generated by the popularity of the village school whose intake is mostly out of village and accessible only by car, as well as the increase in delivery vehicle and construction traffic.

At the entrance to the village the speed limit is 30 mph but a limit of 20mph would be more appropriate.

The local road network in Oakridge is predominantly single track. The roads leading out of Oakridge to the south, east and west are all minor single-track lanes with passing paces, winding and steep in places.

Oakridge is currently serviced by a bus service with 2 services per day in each direction.

10.6 Public Rights of Way, Green Verges and Open Spaces

The Parish has an extensive network of public rights of way: There are some 169 paths and bridleways covering around 52 miles. There are opportunities to replace many of the current stiles and gates to accommodate users with different needs, such as young families with pushchairs or people with walking aids. The provision of such "countryside furniture" is also an opportunity to opt for some high-quality design and add to, not detract from, the environment.

The access to numerous woodlands/nature reserves within the Parish is relatively unrestricted and many of these protected areas are linked by other existing public footpaths, bridleways and country lanes to the extent that the Parish can be considered to have a good provision of open spaces that are publicly accessible and relatively easy to access.

The green verges found across the Parish are a particular characteristic and as well as providing aesthetic amenity provide an important refuge and natural corridors for wildlife and encourage biodiversity across the Parish. The importance of protection for such green verges for wildlife is becoming increasingly recognised.

The increase in vehicular traffic, in particular delivery and construction traffic, as well as the increase in the size of vehicles, is having a detrimental impact on the green verges within the Parish. This results in unsafe verges for smaller vehicles and pedestrians and contributes to the loss of wildlife habitat.

The Bisley-with-Lypiatt Parish Council policy relating to the protection of verges can be found on the Parish Council website.³⁰

Figure 8: Public Rights of Way in the Parish



³⁰ <https://bisley-with-lypiatt.gov.uk/policies/>

POLICY BWL HT1 Getting around by bus, bike or on foot

Support will be given to proposals that create or improve an accessible, safe and attractive movement infrastructure that promotes walking, cycling and public transport choices for local journeys and to the important district centre of Stroud.

Development proposals will be required to demonstrate that it will cause no adverse effect on the capacity and safety of the local highway network.

As a resident of the Parish what does this mean for me?

This policy will encourage road safety for all users as well as improved walking and cycling routes to make active travel options more attractive to parishioners and improve the quality of the environment for those living or working close to the movement corridors.

PROJECT: Traffic speed reduction initiatives in all 3 villages

Traffic volume and speed is a problem in all our villages, where lanes unsuitable for much traffic have become commuter 'rat-runs'. Cheltenham Road and Stroud Road in Bisley and Bisley Road in Stancombe; the 'main' road through Eastcombe and its continuation to Bisley; Limekiln Lane from Bisley to Oakridge; and the road through Waterlane are all problematic. That these are all unnumbered C roads is indicative of the issue.

A community speedwatch group was formed in Bisley in 2019, to monitor speeds and report offenders to the police. The Parish Council owns two Vehicle Activated Signs to warn drivers when they exceed the speed limit. These are deployed at several sites in Bisley and Eastcombe. In 2024 an Autospeedwatch Community Speed Camera was installed on Cheltenham Road in Bisley. This is monitored by Parish Councillors, and repeat-offending speeders are reported to the police. The Parish Council intends to obtain more of these cameras for several sites mentioned above.

PROJECT : Complete the Missing Gap in the Wysis Way

To complete the 'missing gap' in the Wysis Way between Bisley and the footpath to Stancombe, making a safe walking route from the village to the Farm Shop and beyond.

This project was suggested by 3 respondents to the NP consultation.

There are c.160 walking steps from the junction of Cheltenham Road and Mares Lane, where Bisley village pavement ends, to the footpath through fields to Stancombe, forcing pedestrians to walk in the road at danger from speeding traffic on a blind bend.

This route links Bisley village to Stancombe and the Stancombe Beech Farm Shop. This shop and its cafe are managed by local people and is much loved and used by residents. The "link" is along a bend in the road and is perceived as dangerous, deterring villagers from walking. There is observational evidence that cars speed up as they leave the village and enter it at this point, and visibility is poor on the bend. The danger of walking this relatively small length of road deters many villagers from walking to the Farm Shop and indeed beyond, potentially to the Green Shop - another significant retail outlet for villagers now Bisley village has permanently lost its village shop for groceries, toiletries and newspapers. Disabled, the elderly, and parents with small children or in prams have no chance of safely walking this short distance. The project proposal is to create a safe walking route along this short stretch. A safe route will encourage many villagers to walk for their shopping, helping to cut carbon emissions from cars and creating a healthy and enjoyable option for local shoppers.

11 Climate Change, Resilience and Energy

The policies in this section help to meet the following objectives:

1. Support and encourage sustainable development that is in keeping with the character of the built and natural environment and ensure any development meets community demand.

7. Promote local energy saving and small scale generation measures.

11.1 Residents' Consultation

Consultation on the proposed Neighbourhood Plan revealed a concern over the ability of local residents to make changes to their properties to help them address the impact of climate change and to improve the carbon footprint of their properties and so of their lives. Many properties, particularly those located within the Eastcombe and Bisley Conservation Areas, are listed buildings or through their design contribute to the character of the Conservation Area.

There are no easy answers to this problem – the higher carbon emissions and lower energy efficiency of historic buildings are viewed by Conservation Officers and Historic England as a price to be paid for protecting important heritage and cultural assets, offset by other measures which reduce emissions overall (hence the target of “net” zero). Heritage buildings are viewed as having their own value and contribution to sustainability.

Retro Fitting of whole House Insulation



That said, the local community of Bisley-with-Lypiatt Parish views the need to address the impacts of climate change and to improve the sustainability of their community as of high importance. They want to ensure that, wherever possible, new development and changes to existing buildings include measures which deliver this aim.

11.2 The Climate Emergency

The Climate Change Act 2008 (2050 Target Amendment) Order 201910 commits the UK to a carbon emission reduction target of 100% by 2050 compared with a 1990 baseline. The latest carbon budget, which sets interim targets for carbon reduction working towards the 2050 commitment, commits the UK to reduce emissions by 78% by 2035.

Government bodies, from the UK Parliament to Stroud District Council and our Parish Council have formally declared a Climate Change Emergency. Land use planning is recognised as having the potential to make a valuable contribution to sustainable development and to helping to address climate change. Stroud District's new Climate and Nature Strategy (currently out for consultation) matches that of the UK Government Commitment.

Climate Change is a key issue that our community wishes to address and this Plan is one of the ways to adapt and respond. As part of the consultations for this NP, ideas were sought from the community to help address and resolve the climate crisis on a local basis. Many practical projects and policy ideas were generated. This chapter covers a range of issues to adapt and mitigate the climate crisis at the local level.

11.3 Design to Support Net Zero

New buildings built with the support of policies in this Neighbourhood Plan will be around for decades to come and so it is important they are designed to minimise the need to use fossil fuels for power and heating, and scarce resources with high environmental impacts in their construction. 2025 updates to Building Regulations mean that all new residential development should be highly energy efficient and future proof, with installed measures, space and capacity to accommodate sustainable heating and power technologies.

11.4 Reducing the Climate Change Impacts of Existing Buildings

The local community is supportive of measures that individual householders will need to take to improve energy efficiency, reduce carbon emissions and address the potential impacts of climate change (such as extreme weather events, flood risk and overheating of homes in prolonged hot weather). These measures need to be balanced with heritage conservation where relevant.

11.5 Retrofitting Existing Buildings to Improve Energy Efficiency

In our Parish we want to see buildings that are more energy efficient, that place a lower burden on energy supply and generate renewable energy (or small scale production of heat and/or electricity from a low carbon source) to contribute to tackling the climate crisis, as well as keeping down energy bills in people's homes.

The website www.nongasmap.org.uk provides evidence to support this policy. It suggests quite a high proportion of properties are off the gas network and reliant on oil or resistive electric heating, the most expensive options available.

Existing homes in our Parish also include Listed Buildings and those within the two conservation areas of Bisley and Eastcombe. The sensitive retrofitting of historic buildings is supported by the community as shown in the Neighbourhood Plan Survey.

POLICY BWL CC1 Retrofitting Existing Buildings to Improve Energy Efficiency

The sensitive retrofitting of energy efficiency measures and the appropriate use of small scale domestic renewable and low carbon energy systems in existing buildings will be supported.

Proposals that are sensitive to buildings in the conservation area, listed buildings and historic nondesignated heritage assets will be supported, especially where they help to secure a sustainable future for the building.

As a resident of the Parish what does this mean for me?

For anyone that needs planning permission to improve the energy efficiency of their home, this policy is supportive.

11.6 Renewable or Low Carbon Energy Generation

Our NP has to align with both national policy and the SDC Local Plan 2015. Policy ES2 (Renewable or low carbon energy generation) is clear in its support in principle for renewable energy schemes subject to a range of qualifications.

Some of those qualifications relate to the size and site suitability of proposed schemes within the Cotswold National Landscape, where the test of significant adverse impact is relevant.

Bisley-with-Lypiatt Parish lies wholly within the Cotswold National Landscape and it is therefore challenging for any proposed site for renewable energy not to cause significant adverse impact on our landscape and communities.

The formal responses from the Regulation 14 Consultation identified considerable concern and commentary from parishioners regarding the adverse impact of some types of renewable energy generation (wind turbines and to a lesser extent solar) would have on our landscape and communities and that the protection of our landscape was the most important factor to consider and was not compatible with some types of renewable energy generation. However, both the 2019 and 2025 Regulation 14 consultations indicated that there is support for local renewable energy generation, in principle.

The consultations and surveys undertaken in 2019 and 2020 demonstrated that protection of the landscape was the most important single issue for our communities.

There may be scope for limited micro hydro power generation and water source heat pumps on a small number of former mill sites in the Frome River valley bottom and elsewhere where there are small permanent water courses.

In our Parish any proposal for a renewable energy scheme would necessarily have to be small in scale and very carefully located to ensure that there was no adverse impact on the landscape, visual amenity, wildlife, heritage assets and on our communities.

Therefore our NP policy provides more detail to those qualifications contained within the SDC Local Plan 2015.

POLICY BWL CC2 : Renewable or Low Carbon Energy Generation

Proposals for renewable or low carbon energy schemes in the Parish can be supported where they meet all the following criteria. That they:

- 1. Are located such that they have no adverse impact on the landscape and visual amenity***
- 2. Are sensitively sited to protect ecology, wildlife, heritage assets and the natural environment on the site and in the locality***
- 3. Are small in scale***

For community energy generation proposals the following additional criteria will

also need to be met. That they:

- 4. Have the support of the community***
- 5. Are led and controlled by the community for the benefit of the community***

As a resident of the Parish what does this mean for me?

This policy is supportive of domestic scale renewable energy and small scale community generation proposals but only if they meet the strict policy criteria to ensure there is no adverse effect of proposals on the landscape and community.

11.7 Flooding

One of the major impacts of a changing climate is an increased risk of flooding. The UK Met Office predicts that in a business-as-usual scenario, Britain could experience a decrease in summer rainfall by up to 47%, and up to 35% more rain in winter by 2070. In addition, there is an increased likelihood of high intensity rainfall.

Both the Toadsmoor and Frome Valleys are potentially at risk of flooding and some other areas are susceptible from the accumulation of localised run-off, such as:

- Bisley High Street
- Manesty Farm area
- Holloway Road / Moon Lane junction
- Toadsmoor Valley
- Frome River Valley

Any development has the potential to worsen surface water flooding. At a national level, the government is clear that 'inappropriate development in areas at risk of flooding should be avoided'³¹. Section 6 of the SDC Local Plan 2015 (Our Environment and Surroundings) includes policies (notably Delivery Policy ES4 Water Resources, Quality and Flood Risk) that provide detailed policies on managing flood risk. The favoured approach in Stroud District is Natural Flood Management for dealing with surface water. Sustainable Drainage Systems (SuDS) aim to mimic natural drainage processes and remove pollutants from urban run-off at source.

A policy in this Neighbourhood Plan is therefore not included but it was felt important to include local detail on this important issue.

Note : Torrential rain in June 2024 caused unprecedented flooding in Bisley High Street and the lower village in Wells Road and Far Wells Road, flooding at least one property and damaging gardens including stone features washed away.

³¹ National Planning Policy Framework, MHCLG, 2024, paragraph 170

12 Economy

The policies in this section help to meet the following objectives:

5. *Promote and enable sustainable transport including active travel*
6. *Encourage and support enterprise development and opportunities.*

12.1 Residents' Consultation

As part of the consultation survey, respondents were invited to choose from a number of options relating to improvements to services and the local economy. They were asked to rate them based on their importance. The most popular of these were supporting independent shops, farm shops and farm-related businesses; supporting local social enterprises and Public Houses; making it easier to cycle or walk to local shops, jobs and services; and making it easier to work from home (supporting home offices and improving broadband speeds). All were rated very important by respondents.

In consultations there was community support for 'pop up' events and leisure offers in the Parish (subject to appropriate location and duration). Temporary attractions such as Giffords Circus at Bisley were also supported.

There was support for a local General Practitioner Medical surgery to be located in the Parish as this is not currently the case. The closest surgery is in Bussage in the neighbouring Chalford Parish.

There was also significant support for protecting existing employment land and buildings, improving local retail, and leisure facilities. Providing services and facilities to attract visitors was seen as less important by respondents.

The Neighbourhood Plan aims to support employment in the Parish – in the wide range of ways that people can now set up and run a business, including working from home using the internet.



12.2 Economic Activity

Supporting the economy is a key element of delivering sustainable development, and prosperity. The SDC Local Plan 2015 includes policies to protect and develop employment sites.

Although being predominantly rural in character and lying wholly within the Cotswold National Landscape the Parish has a number of local employment sites with a diverse range of businesses employing both local people and those from outside the Parish. These contribute to the diversity of life in the Parish, help to maintain the services and facilities and the villages' attraction as a place to visit.

As elsewhere, the Covid-19 pandemic has affected the viability of some of our local employment, while at the same time the number of those working from home and needing and valuing local services has increased. The idea of a community 'hub' or common workspace was suggested by a number of participants at the village hall meetings in 2019.

The comprehensive policies of the SDC Local Plan 2015 provide support not only to protect and regenerate existing sites but also to support employment opportunities and small-scale enterprise.

POLICY BWL E1: Existing and New Businesses

- 1. *The provision of local employment will be supported in principle where it:***
 - a. diversifies and supports an existing rural based business (such as farming); or***
 - b. facilitates the establishment of new start-up businesses.***

- 2. *Proposals will be supported where it can be demonstrated that they:***
 - a. Are of a scale, layout, and design that is sensitive to the character of the surrounding area;***
 - b. Do not result in unacceptable harm to the residential amenity;***
 - c. Conserve or enhance the natural environment, including landscape character, biodiversity, and heritage assets;***
 - d. Provide safe and suitable access for all users and do not result in a severe impact on the local highway network or parking capacity;***
 - e. Prioritise the use of the conversion of existing redundant buildings where feasible.***

POLICY BWL E2: Home Working

Proposals that increase opportunities for residents to work from home or from within the Parish will be supported.

For working space at residential properties where planning permission is required, support will be given to proposals for small scale, proportionate residential extensions or modest conversions of existing buildings in the gardens of residential properties. Proposals should clearly demonstrate that the work area is for its occupants and:

- a. is ancillary to the primary residential use;***
- b. does not have an unacceptable impact on the amenities of residential properties in the immediate locality;***
- c. incorporates measures to mitigate the impact of traffic generation, noise and odours.***

As a resident of the Parish what do these policies mean for me?

These policies seek to support local economic activity. Each planning application is considered on its own merits, but overall the aim is to be supportive of planning applications that contribute to local businesses.

13 Plan Delivery and Monitoring

In order to ensure the continued relevance of this document, the Parish Council will monitor the effectiveness of the Neighbourhood Plan. Feedback on plan performance and use will be summarised at the Parish AGM. This will include:

- Monitoring the effects of the Plan.
- Tracking whether the Plan has had any unforeseen effects.
- Ensuring action can be taken to reduce/offset any significant negative effects.
- Ensuring the evidence base is kept updated.
- Considering the need for updating the Plan.

As part of this the Parish Council will produce a Local Monitoring Report (LMR) after three years and this will be available for the LPA to use. It will also be made available to the community via the Parish website.

The LMR will take the form of a simple table plus a few paragraphs of explanatory and advisory text.

The written summary and conclusion of the LMR will allow the Parish Council to identify not only whether the policies are working, but also what other issues are emerging. It will also enable the Council to judge the effectiveness of mitigation measures proposed. In some cases, monitoring may identify the need for a policy to be amended or deleted.

Glossary of Terms

Affordable Housing Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

Basic Conditions The legal requirements that a Neighbourhood Plan must meet to proceed to referendum, including conformity with national policy and the strategic policies of the SDC Local Plan 2015 as the current adopted Local Plan for the district.

Biodiversity Net Gain (BNG) An approach to development that leaves the natural environment in a measurably better state than it was beforehand.

Character Assessment A description of the distinct appearance and feel of a settlement (Bisley, Eastcombe, or Oakridge), used to shape design that is sensitive to the area.

Community-led development A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise.

Conservation Area The statutory definition of a Conservation Area is “an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Town and Country Planning (Listed Building and Conservation Areas) Act 1990, s.69(1)). There are two conservation areas in the Parish: Eastcombe and Bisley

Core habitat: a term used to define “hot spots” of biodiversity. These are usually Nature Reserves where the land - the habitat - is monitored and maintained (such as removing scrub from limestone grassland) and in which important species are protected and thriving

Cotswold Vernacular The local traditional building style, typically characterised in this Parish by the use of Oolitic limestone (Cotswold stone), stone slate roofs, and specific window and gable proportions.

Development Form The layout, scale, density, and appearance of buildings and how they relate to the space around them.

Heritage Asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and non-designated heritage assets of local significance.

Evidence Base The gathered information, surveys (e.g., a Housing Needs Survey), and data used to justify the policies within the Neighbourhood Plan.

Infill Development Small-scale development on a large site, with an existing building or within a defined settlement boundary.

Local Green Space (LGS) A designation that provides special protection against development for green areas which are of particular importance to the local community.

National Landscape A landscape designation which has the highest status of protection in relation to landscape and scenic beauty. Formerly termed ‘Area of Outstanding Natural Beauty’ (AONB). Bisley-with-Lypiatt Parish lies within the Cotswolds National Landscape.

National Planning Policy Framework (NPPF) The government’s planning policies for England and how these are expected to be applied.

Settlement Development Limit (SDL) A policy tool which maps and defines the built-up area of a village (where development is generally more acceptable) from the open countryside.

Stroud District Council (SDC) Local Plan The overarching planning document for the District which sets out the strategic growth strategy and to which this Neighbourhood Plan must conform.

Sustainable Development Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Tier 3 / Tier 4 Settlements Classifications within the SDC Local Plan 2015 settlement hierarchy. Bisley, Eastcombe, and Oakridge fall into these categories, signifying they are suitable only for limited growth rather than strategic expansion.

Appendix 1: Important Local Views

The Neighbourhood Plan gives us the opportunity to identify and protect specific **important and locally-valued views**. To be identified as locally important and ‘valued’ each specific view must satisfy one or more of the following criteria:

- It is visible from a publicly accessible location (including public rights of way or public highways)
- It is selected for a specific reason i.e. overreaching far view, view of a particular landscape or view to an historical or public interest building/monument
- Views that are essential to protect the rural setting of a settlement
- A high quality and distinctive visual amenity
- An historic link to an important event or person
- Already include facilities for their enjoyment i.e. benches / interpretive boards

Each identified view is described in order to define why it is considered to be locally valued and is illustrated with a photograph, specific location through What3Words (a mapping system that uses three words to identify a specific location to a 3 meter square. What3Words locations are preceded by this symbol ///). The photographs are taken with a standard lens and are not zoomed in, in order that they represent most closely what can be seen with the eye.

Maps have been produced to clearly demonstrate the full sweep of the view in order to explain the open vista nature of these views. These are included in this appendix following the tables below.

The identified views are not exhaustive and are intended to represent a range of locally valued and important views. The views have been assessed using a simple classification as follows:

- Exceptional, unique to Bisley-with-Lypiatt.
- Important and of considerable significance but possibly not unique.
- Typical and representative showing an example of what is important, rather than of specific significance

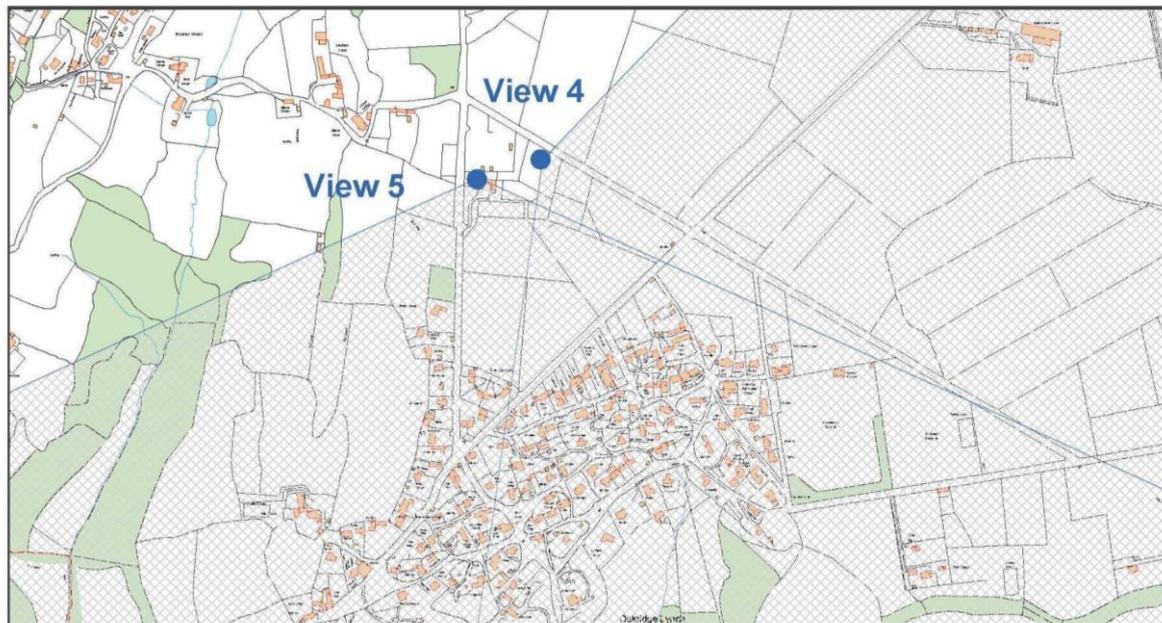
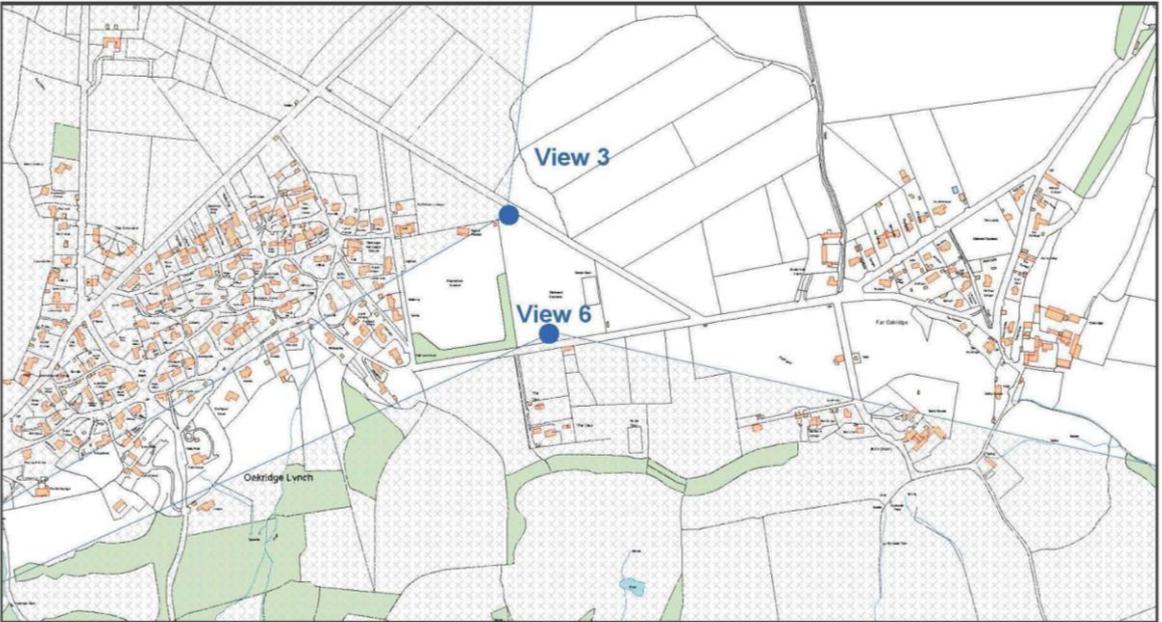
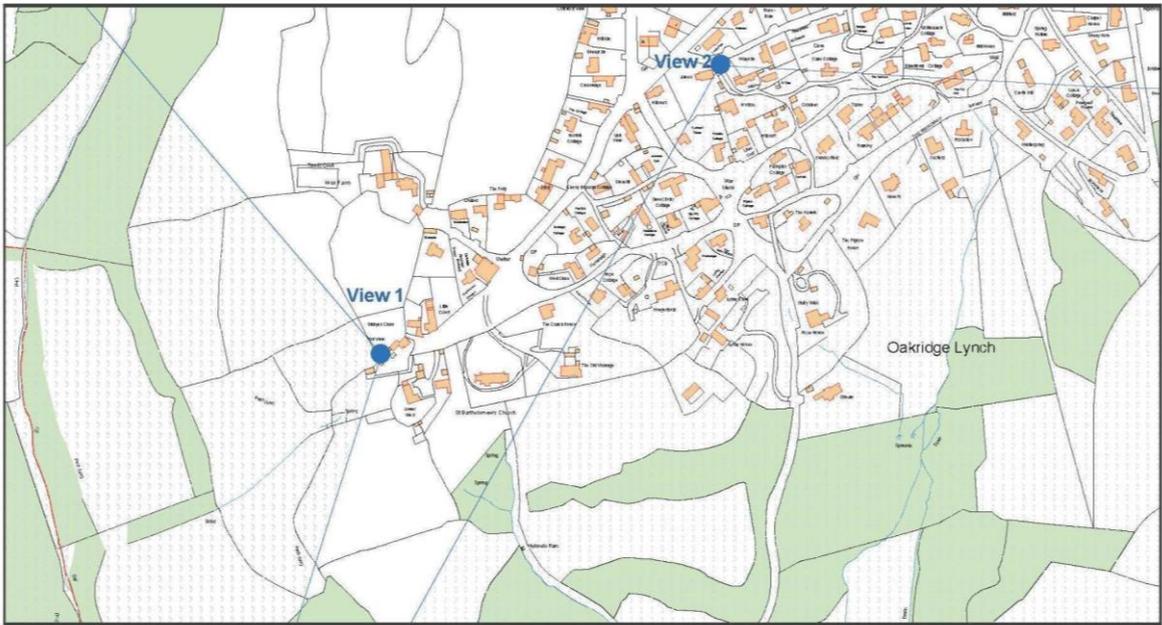
Oakridge Lynch

I D	Assessment	Location and Photos
1	<p>The elevated open and long vista west and south west across the lower Golden Valley, Strawberry Banks and Three Groves Wood nature reserves down to the Thames and Severn canal and River Frome.</p> <p>This viewpoint has been chosen as a point where people often stop and rest after a steep climb. It is an expansive and long-distance view that is representative of the</p>	<p>Location: /// normal.speedily.excavated (From the kissing gate at the start of the PROW at the far western end of Oakridge Village Green)</p>

I D	Assessment	Location and Photos
	<p>views towards the west and south west in this area of the Parish from the high ground accessed by the well-used and much loved PROWS to the west of Oakridge Lynch.</p> <p>Rating: Representative</p>	
2	<p>The far reaching vista across the top of Oakridge Village to the Golden Valley to the north facing slopes and Frampton Mansell Village.</p> <p>This viewpoint has been chosen as it is a unique vista from the crest of the valley across the tops of the cottages clustered below and beyond into the Golden valley and beyond to the north slopes and the village of Frampton Mansell.</p> <p>Rating: Unique</p>	<p>LOCATION: ///- patching.gaps.operation (From the top of the Donkey trail on the road to the village shop 20m east of Fourways junction between Jaeno and Hillside properties)</p> 
3	<p>The open vista west across the open fields to the Holloway Road tree line above Oakridge which provide the village its open rural setting and to the open landscape to the north.</p> <p>This viewpoint has been chosen as it is a unique 180 degree view representative of the open vistas enjoyed by the community along the ' top road ' between Oakridge and Far Oakridge. These views</p>	<p>LOCATION: /// - pocketed.appetite.remarking (Immediately after the Oakridge Allotments western boundary and access gate on the 'top road ')</p>

ID	Assessment	Location and Photos
	<p>are important in that they provide a distinctive rural setting for the village and the village settlement boundary can be clearly visually read in the landscape. The viewpoint affords uninterrupted rural views and the unique big open skies of this elevated open landscape with its patchwork of fields enclosed by Cotswold stone walling.</p> <p>The top road is a well-used and much loved local walk by the community as it is flat, has big views and has low traffic and provides an important amenity and visual amenity in all weathers in all seasons.</p> <p>Rating: Unique</p>	 
4	<p>The open vista east across the open fields to the recreation ground and beyond to Sapperton Woods which provide the village its open rural setting.</p> <p>This viewpoint has been chosen as it is the view in the opposite direction from the 'top road' across the open fields to the village from that in viewpoint 3. This view is different in that it also provides a vista beyond the recreation ground through to Sapperton woods in the distance to the east and to the south provides a clear silhouette against the sky of the village buildings on the crest of the valley and provides a clear visual edge to the village settlement boundary.</p> <p>Rating: Unique</p>	<p>LOCATION: /// - leaflet.breezes.crows (50m east of the boundary between the Lillyhorn plot and the adjacent field by the second telegraph post. East)</p> 
5	<p>The 'Gateway view' into Oakridge from the main access point from the north on Holloway Road providing the village with its rural setting with views across</p>	<p>LOCATION: /// - mimed.hamsters.dockers (The entrance to the village on the Holloway road 50m after the Lillyhorn Crossroads.)</p>

I D	Assessment	Location and Photos
	<p>open fields to the Golden Valley.</p> <p>This view has been chosen as it is an important 'gateway' view on arrival into the village by vehicle, cycle or by foot and provides the visual cue of the rural setting of the village. There are open rural views across open fields to the east of Holloway Road toward and more intimate views across smaller fields to the wooded upper reaches of Bournes Green Valley to the west and long views of The Golden Valley straight ahead.</p> <p>Rating: Unique</p>	
6	<p>The View from Oakridge Allotments southwards towards the Golden Valley and Frampton Mansell</p> <p>This view has been chosen as it is representative of the wide open rural views from the top of the village around the allotments, tennis court and recreation ground southwards across the patchwork of stone walled fields of pastureland down into the wooded Golden Valley and across to Frampton Mansell village on the northern slope.</p> <p>The viewpoint is a good location for spotting buzzards in spring and tawny owls in winter months.</p> <p>Rating: Representative</p>	<p>LOCATION: ///- selling.ideals.yards (The Oakridge allotments and tennis court)</p> 

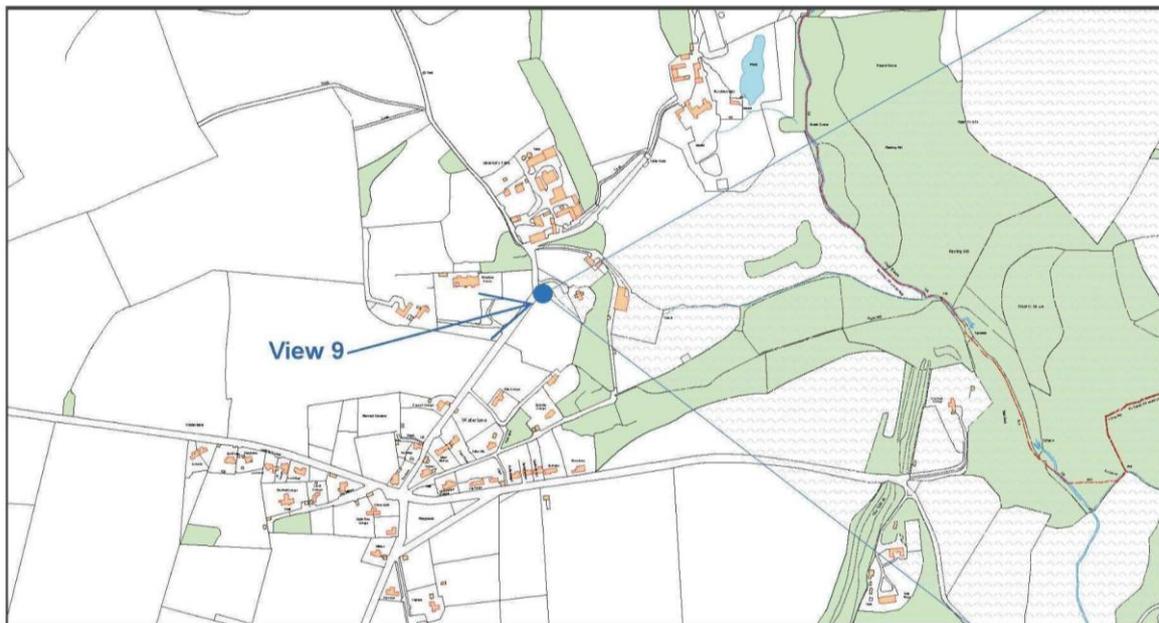


Far Oakridge

ID	Assessment	Location / Photo
7	<p>The wide open vistas south across open fields to the golden Valley, and Sapperton woods.</p> <p>This viewpoint has been chosen as it is a unique pause point at the entrance to the PROW and affords both immediate views across the SSSI wildflower meadows full of protected flora and fauna and long distance views right across the heavily wooded valley landscape with big skies above and is a favoured point for viewing buzzards overhead and a sky lark nesting site in spring.</p> <p>Rating: Unique</p>	<p>LOCATION: /// wimp.averts.master (The stile to the PROW immediately east of the junction of the top road and bottom road from Oakridge to Far Oakridge. South)</p> 
8	<p>The immediate and intimate view south east down the 'lles Green Valley' and the longer vista to Siccaridge and Sapperton Woods.</p> <p>This viewpoint has been chosen as it is a more intimate and surprise view down a side valley of the Golden valley providing a vignette beyond to Siccaridge and Sapperton woods. The short and long aspect and contrast of the view is only fully appreciated at this viewpoint.</p> <p>Rating: Unique</p>	<p>LOCATION: ///derailed.excusing.marathon (The Far Oakridge crossroads at the junction to Trillis)</p> 

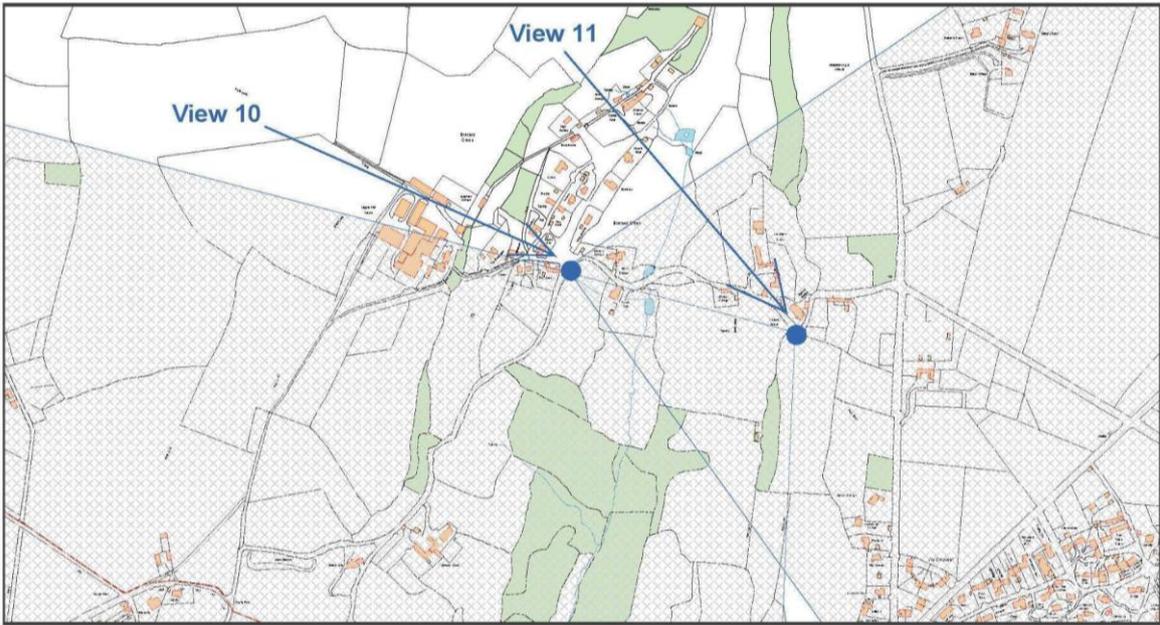
Waterlane

ID	Assessment	Location / Photo
9	<p>The wide and long vista east across the heavily wooded landscape over the top of Watercombe House and Rookwoods into the Waterlane Valley to Resting Hill and Long Barrow Hilltop.</p> <p>This viewpoint has been chosen as it is a pause point at the entrance to the PROW and provides both immediate and long views across the heavily wooded Waterlane valley and is representative of the views along the length of this section of the PROW. This a good location to view Buzzards and kites that patrol the fields above the woods in the valley.</p> <p>Rating: Representative</p>	<p>LOCATION: ///- grumbles.immunity.media (The stile to the PROW located 100m after Waterlane House on the right hand side going down hill eastwards)</p> 



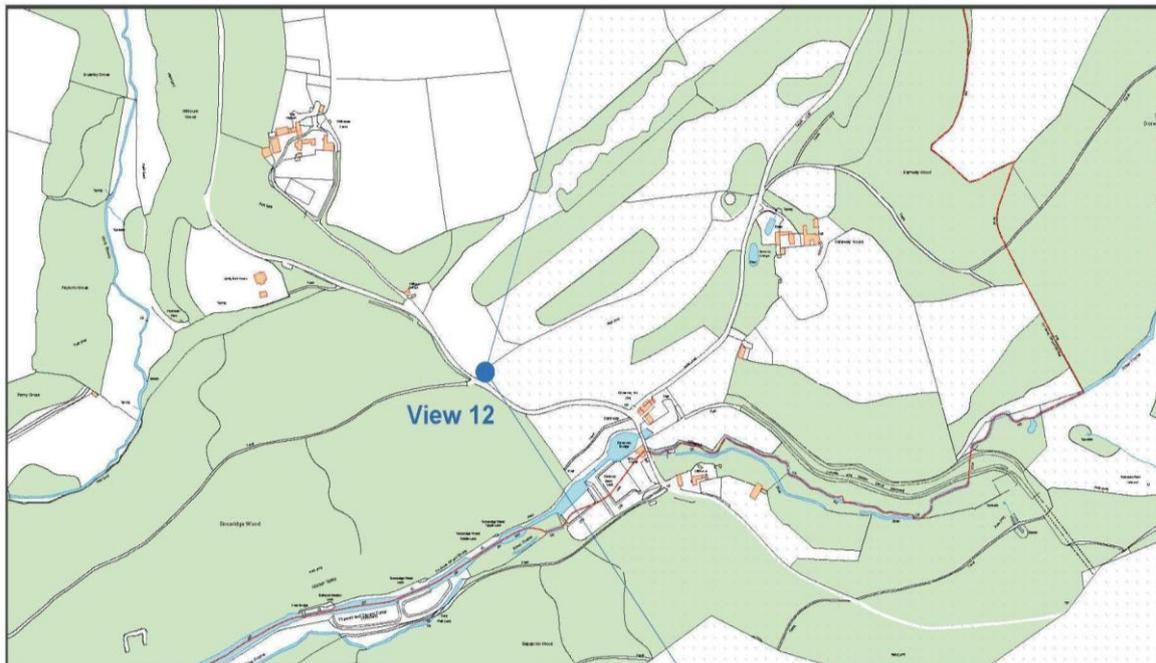
Bournes Green

ID	Assessment	Location / Photo
10	<p>The uninterrupted view south west down the full length of the Bournes Green valley across woodland and grazing pasture.</p> <p>This view has been chosen for its uninterrupted and intact view from the head of the valley to the north to the end of the valley towards the south east with its combination of pasture and wooded slopes.</p> <p>Rating: Unique</p>	<p>LOCATION: /// - riddle.eminent.decimals (The bench on the small 'village green' at the western end of Moon's Lane.)</p> 
11	<p>The intimate view west across the head of the Bournes Green Valley towards Bournes Green settlement.</p> <p>This view has been chosen as it is a rest point along the PROW at the head of the valley and is a unique viewpoint across the farmland to the cluster of houses on the north slope that forms the hamlet of Bournes Green.</p> <p>Rating: Unique</p>	<p>LOCATION: /// : dizziness.tomorrow.presume (20m downhill of the stile entrance to the PROW on the sharp bend adjacent to Lillyhorn House)</p> 



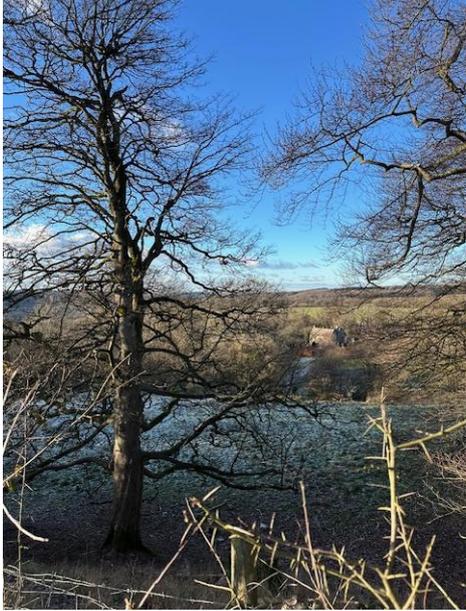
Tunley

ID	Assessment	LOCATION: ///surpassed.promote.rings
12	<p>The wide view south across the wooded slopes of the Golden Valley above The Daneway, River Frome and Thames and Severn canal.</p> <p>This viewpoint has been chosen as it is where the historically important Thames and Severn canal and river Frome can be fully appreciated in their setting at the bottom of the steep and heavily wooded valley with Sapperton village and Sapperton woods at the higher levels of the valley In the backdrop.</p> <p>The viewpoint is an SSSI for butterflies and these can be readily viewed here in the summer months.</p> <p>Rating: Unique</p>	



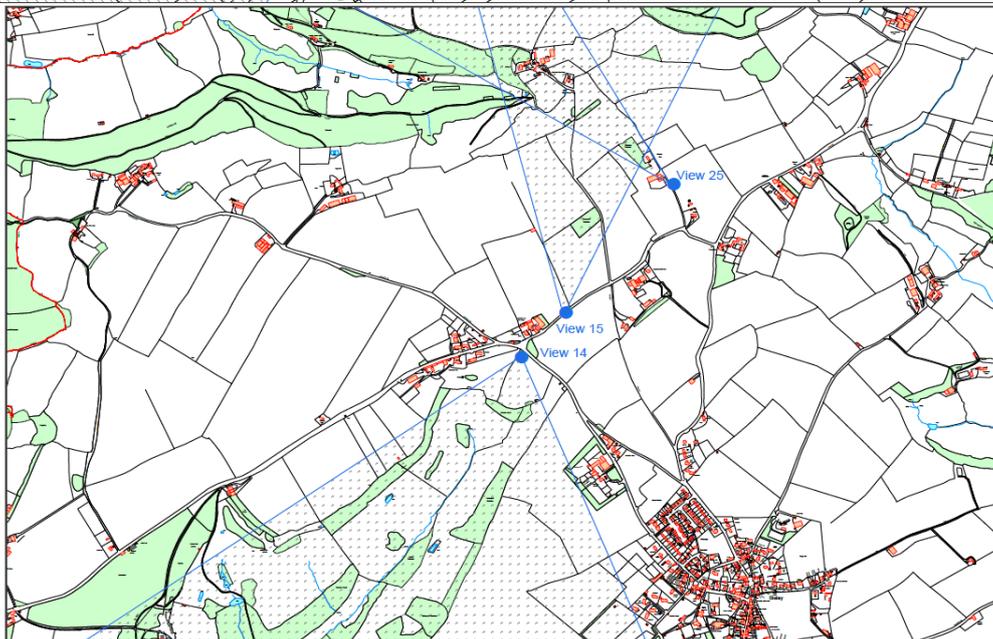
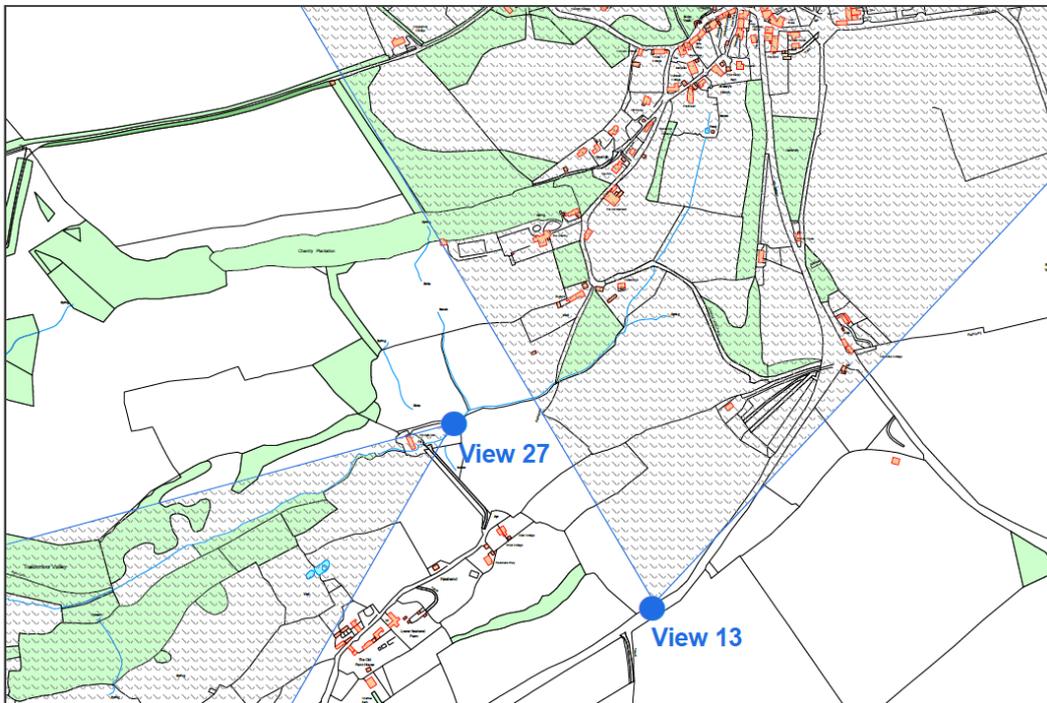
Bisley

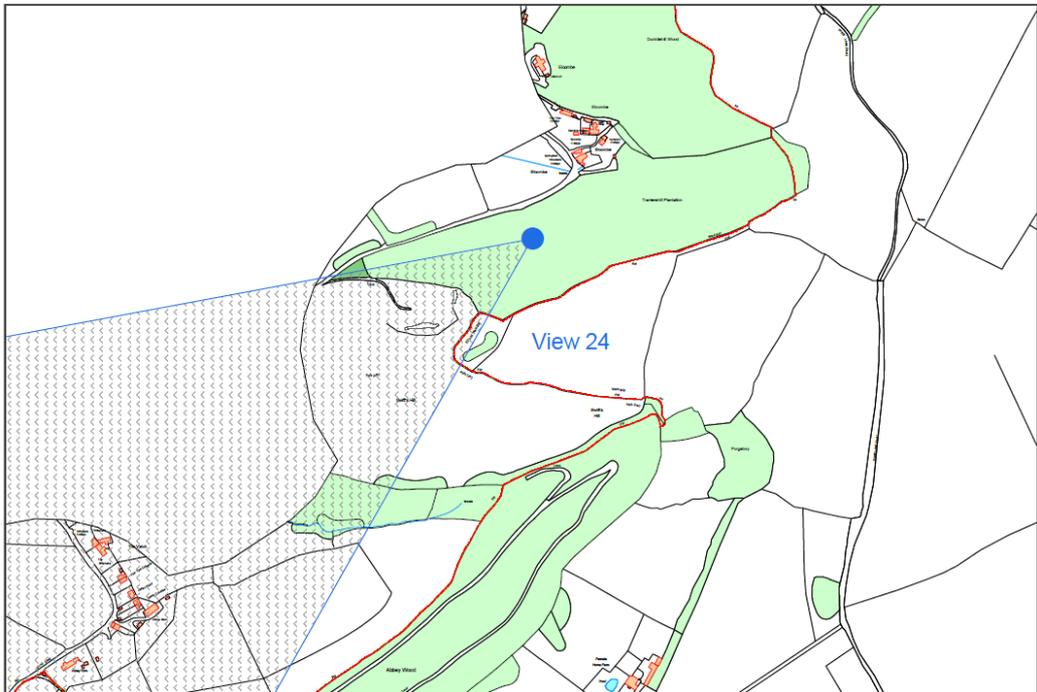
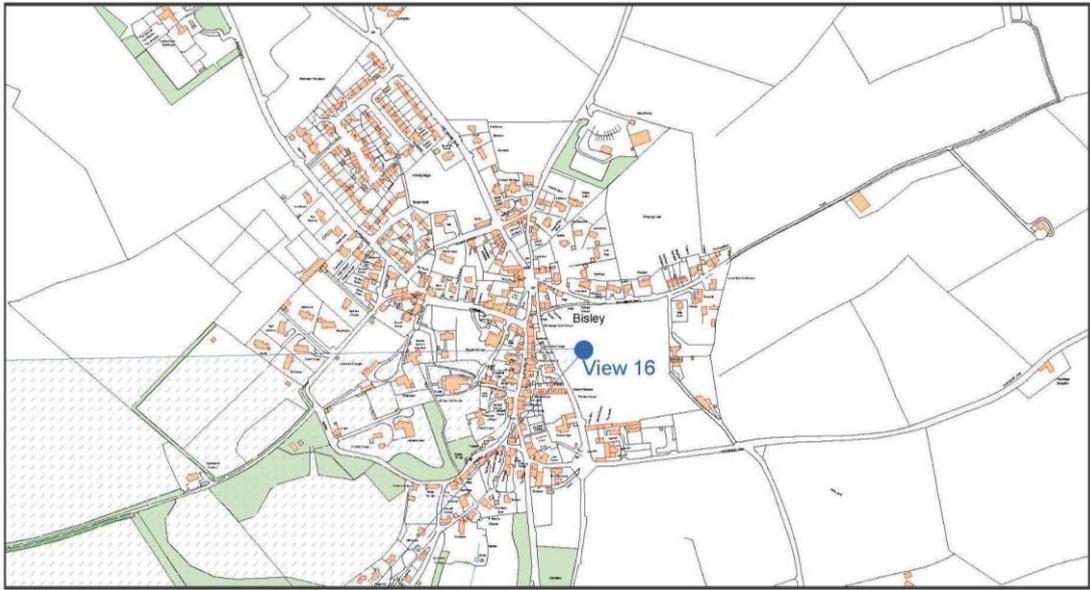
ID	Assessment	Location / Photo
13	<p>Classic view of Bisley village, with church and houses of the old settlement at the head of the Toadsmoor Valley.</p> <p>Rating: Unique</p>	 <p data-bbox="687 611 1265 645">///contexts.challenge.doted looking north</p>
14	<p>View down the Lypiatt valley from Stancombe, towards the Toadsmoor valley. Characteristic view from the high wold into the wooded vale.</p> <p>Rating: Typical</p>	 <p data-bbox="687 1055 1209 1093">///bright.expecting.rods looking SSW</p>
15	<p>View from Stancombe across arable field to Stancombe Plantation, with an old Dutch barn.</p> <p>Characteristic high wold view.</p> <p>Rating: Typical</p>	 <p data-bbox="687 1503 1217 1541">///trickles.shifting.amps looking north.</p>
16	<p>View of Bisley from Barn Piece, footpath between Van der Breen Street and Hay Hedge Lane, showing skyline with All Saints Church and Mount Pleasant ('The Row').</p> <p>Rating: Unique</p>	 <p data-bbox="687 2018 1190 2047">///wobbles.hush.winks looking west</p>

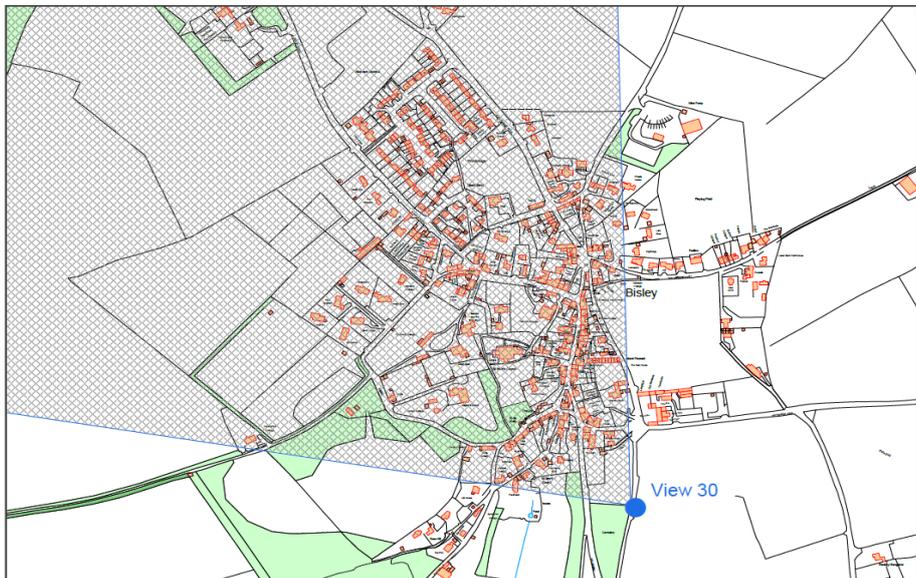
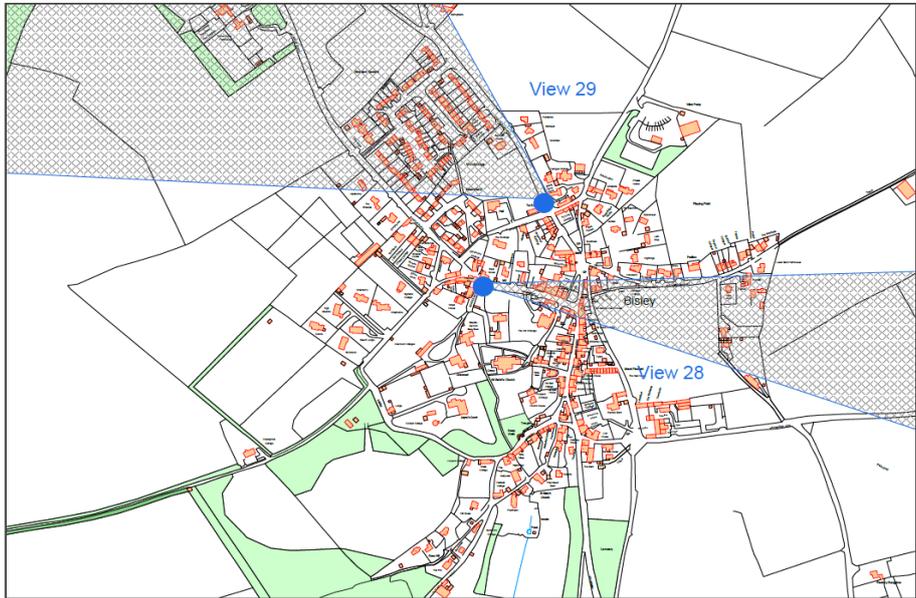
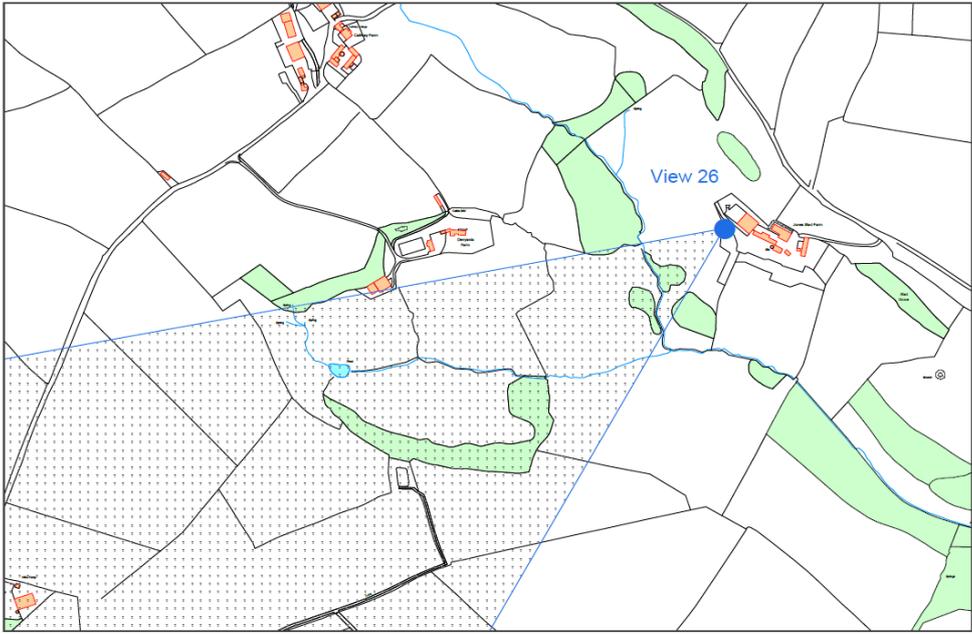
<p>24</p>	<p>Unique SW view from Bisley-with-Lypiatt Parish Boundary with Swifts Hill, an SSSI of untouched limestone grassland, core habitat supporting 130 wildflower species including 13 different orchids, limestone snails rugged oil beetles, and the rare rufus grasshopper. Popular foot and bridlepaths connect the Parish with this SSSI. The view overlooks Stroud to the west ,and to the south across the valley the adjoining steep hillside shows characteristic Cotswold landscape hanging beechwoods underneath Fennels Farm, Lypiatt, in the Parish.</p> <p>Rating: Unique</p>	 <p>///connected.match.curtains</p>
<p>25</p>	<p>Characteristic view north of the Parish. The view overlooks hanging beech woods over a steep valley rising to lane to The Scrubbs Stancombe and revealing Sydenhams, Grade II* listed 16th Century farmhouse, renovated in the 1920's by local Arts & Crafts architect Norman Jewson.</p> <p>Rating: Representative</p>	 <p>///darts.comically.wells</p>

<p>26</p>	<p>View SW from Througham. Characteristic view of high wold across mixed farmland, showing Derryyards and Calfway Farms in steep wooded valleys.</p> <p>Rating: Representative</p>	 <p>///graver.ambushes.tango</p>
<p>27</p>	<p>View WSW down the Toadsmoor valley. Generations of Bisley children have played here, and it is well used by walkers and dog-walkers.</p> <p>Rating: Unique</p>	 <p>///mainframe.revamped.trailer</p>
<p>28</p>	<p>View East down George Street (over the High Street to Barn Piece). Classic Bisley village view.</p> <p>Rating: Unique</p>	 <p>///consented.towel.opposite</p>
<p>29</p>	<p>Feoffees field looking north west. A unique Bisley view across this important open field located in the centre of the village. The field is also the venue for the annual flower show.</p> <p>Rating: Unique</p>	

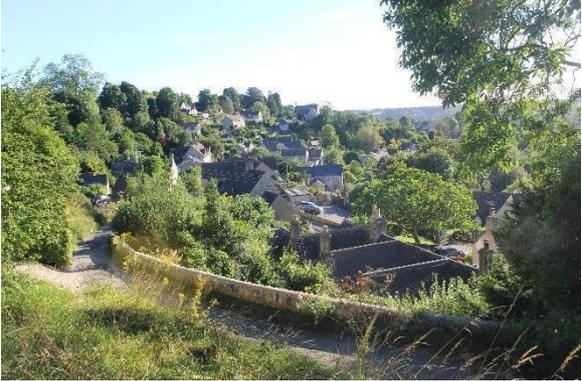
		///functions.giving.bridges
30	<p>Field by New Cemetery - NNW from Bisley village from highway with important open field space adjacent to cemetery.</p> <p>Rating: Unique</p>	 <p>///acute.directors.cyber</p>



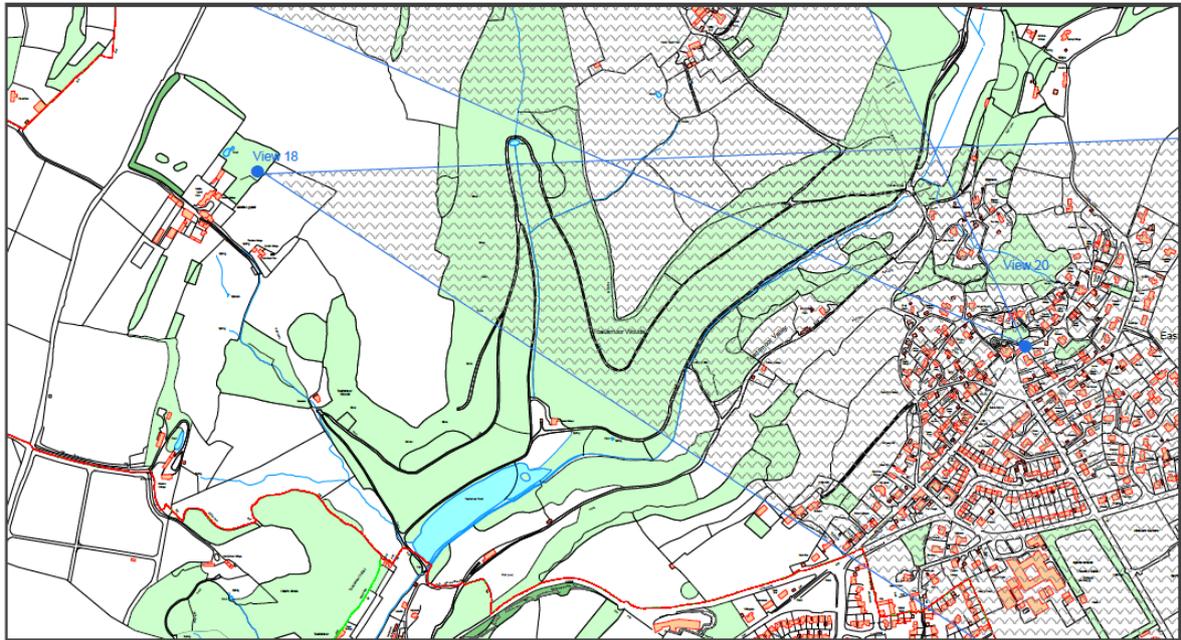
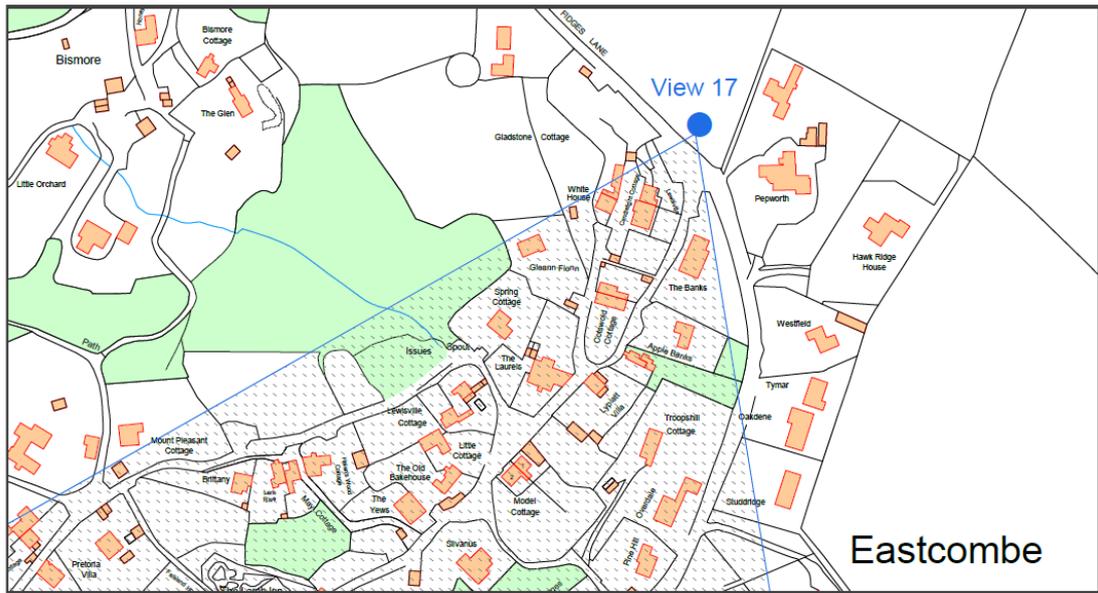


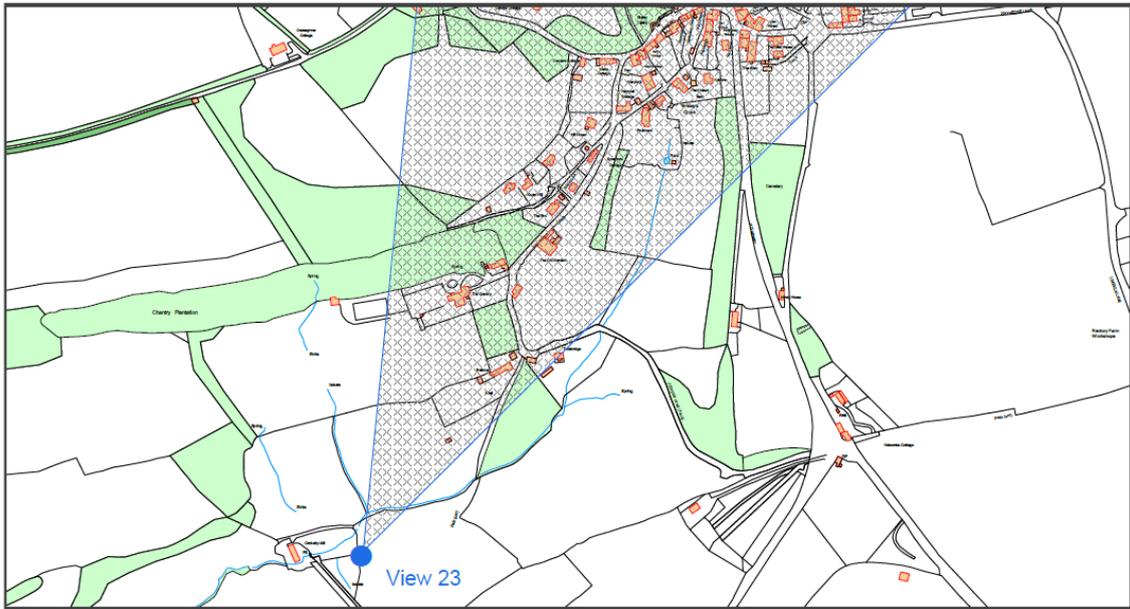


Eastcombe

ID	Assessment	
17	 <p data-bbox="217 600 799 667">///wheels.airbrush.narrowest</p>	<p data-bbox="810 219 1321 286">Eastcombe viewed from the bench in Fidges Lane.</p> <p data-bbox="810 320 1321 421">This is the quintessential view of the village which hasn't changed in years.</p> <p data-bbox="810 454 1321 488">Rating: Important</p>
18	 <p data-bbox="217 1048 799 1077">///taller.applied.crusaders</p>	<p data-bbox="810 672 1321 772">Eastcombe across the Toadsmoor valley - as viewed from Spring Farm, Middle Lypiatt.</p> <p data-bbox="810 806 1321 873">Demonstrates the setting of the village within the countryside.</p> <p data-bbox="810 907 1321 940">Rating: Typical</p>
19	 <p data-bbox="217 1458 799 1496">///approves.boarding.ships</p>	<p data-bbox="810 1081 1321 1182">Brotherstones Field as viewed from the Bisley Road – part of the 'Chalford Gap'.</p> <p data-bbox="810 1216 1321 1249">Rating: Important</p>
20	 <p data-bbox="217 1921 799 1953">///dispose.dives.stormy</p>	<p data-bbox="810 1500 1321 1568">Across the Toadsmoor valley from The Street, Eastcombe.</p> <p data-bbox="810 1601 1321 1635">Rating: Exceptional</p>

21	 <p data-bbox="217 546 756 577">///bonfires.flotation.generated</p>	<p data-bbox="815 143 1299 210">The Toadsmoor valley from Fairview Cottage.</p> <p data-bbox="815 241 1015 277">Rating: Typical</p>
22	 <p data-bbox="217 981 756 1012">///permanent.cable.rally</p>	<p data-bbox="815 577 1155 613">Eastcombe Village Green</p> <p data-bbox="815 645 1075 680">Rating: Exceptional</p>
23	 <p data-bbox="217 1581 756 1615">/////fizzled.intestine.received</p>	<p data-bbox="815 1012 1283 1146">The Toadsmore Valley as viewed from Crickerty Mill. This is a typical view which can represent many throughout the Parish.</p> <p data-bbox="815 1178 1310 1415">The Toadsmore Valley contains many public footpaths and is home to a wide collection of native trees and animals. Parts of the valley are used for sheep farming and nature recovery and bio-diversity are promoted throughout the area.</p> <p data-bbox="815 1447 1075 1482">Rating: Exceptional</p>





Appendix 2: Local Green Space

1. Introduction

Purpose and status of this report

The report supports the designation of Local Green Spaces in the Bisley-with-Lypiatt Neighbourhood Plan. It records the Local Green Space evidence collection and assessment process to date.

This version of the report is the final submission version. It has been prepared following Regulation 14 consultation, taking on board feedback to present the final set of Local Green Spaces that the Bisley-with-Lypiatt Neighbourhood Plan proposes to designate.

What is a Local Green Space?

National Planning Guidance defines Local Green Space as:

“Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.”³²

Local Green Space is often shortened to LGS.

The Planning Guidance goes on to set out more information about the designation, notably that the designation is for use in Local and Neighbourhood Plans. In Gloucestershire it is Neighbourhood Plans which offer a format through which local communities can identify and protect green areas of particular importance to them by designating them as LGS as set out in the National Planning Policy Framework (shortened to NPPF) (paragraphs 106-108). Paragraph 107 sets out when LGS designation can be used:

The LGS designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.³³*

For the purposes of assessing spaces in Bisley-with-Lypiatt to consider if they meet the criteria for LGS designation, a place's 'demonstrably special' qualities that hold a 'particular local significance' are defined as:

- **Beauty:** A place of aesthetic beauty that adds to the visual qualities of the Parish.
- **Historic Significance:** A place with some historical importance for the local level history of the Parish.
- **Recreational Value:** A place which offers formal or informal opportunities to gather and play, exercise, relax etc; supporting physical and mental health.
 - **Tranquillity:** A place that offers an escape from everyday noise and activity and supports mental health.

³² <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

³³ [National Planning Policy Framework December 2024](#), paragraph 107

- **Richness of Wildlife:** A place that provides important areas of local wildlife habitat – this may be documented as a priority habitat or shown through local evidence of wildlife.

Some LGS may only demonstrate one of these qualities to a strong degree, but many demonstrate more than one as there are links between the separate qualities.

Once a site is designated as LGS, development is managed in the same way as in Green Belts, where ‘inappropriate development’³⁴ is prevented except in ‘very special circumstances’. Development is considered ‘inappropriate’ other than a number of exceptions listed in paragraph 154 of the NPPF. These exceptions would need to apply proportionately to Local Green Spaces – essentially development must not conflict with the reasons designating the space (for example changing facilities for a recreation ground). Local Green Space designations should be capable of enduring beyond the end of the Plan period.

National Planning Guidance also sets out that the designation could be appropriate for a range of spaces, such as land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis. (Paragraph: 013 Reference ID: 37-013-20140306)

The Guidance also sets out that land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected. (Paragraph: 017 Reference ID: 37-017-20140306)

The Guidance also sets out that where sites already have planning permission, LGS designation will rarely be appropriate where the land has planning permission for development. (Paragraph: 008 Reference ID: 37-008-20140306)

There are also other specific green areas that are unlikely to be suitable for designation:

Education sites – Designating any Local Green Space needs to be consistent with local planning for sustainable development in the area. The NPPF also states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and states that local planning authorities should give great weight on the need for expansions or alteration. Because of this, local green space designations within school grounds including playing fields are very unlikely to be suitable for designation.

Highway Land/Verges - Land adjoining the highway is subject to permitted development rights and may need to be utilised or reconfigured for highway works and are unlikely to be suitable for designation, but there may be circumstances where LGS designation is appropriate.

³⁴ National Planning Policy Framework December 2024 para 108

The NPPF and Planning Guidance, together with research (such as historic or environmental information for potential designation sites, LGS designation processes in other Plans and a report from the charity CPRE³⁵ on LGS published in 2022) and consultation, inform the proposed LGS designations in the Bisley-with-Lypiatt Neighbourhood Plan.

This report now goes on to cover:

2. Process

3. LGS Proposed Designations (including individual LGS site information maps and photos)

2. Process

What is the process of designating LGS?

- Spaces which are considered as having the potential to meet the LGS criteria are identified
- Informal community and landowner consultation to inform the selection process
- Formal consultation on proposed LGS designation sites in two stages:
 - Regulation 14 consultation (run by the Parish Council on the Neighbourhood Plan). This report has been prepared as part of Regulation 14 (sometimes shortened to Reg 14)
 - Regulation 16 consultation (run by Stroud District Council ahead of Plan examination). This report has been prepared as part of Regulation 16 (sometimes shortened to Reg 16)
- An independent examiner decides on the proposed sites for designation as part of the Neighbourhood Plan examination.

The table below sets out how this process of considering sites for allocation as LGS is being delivered as part of the Bisley-with-Lypiatt Neighbourhood Plan.

Stage	Key Actions	Notes
Identify possible LGS sites. Autumn 2024	Review of existing evidence base documents, and consultation undertaken to date to identify green spaces that could be suitable candidates for LGS designation.	The Village Design Statement is a key source of information.
Short List (March – May 2025)	Assessment of the green spaces, to arrive at a shortlist of potential LGS made.	

³⁵ https://www.cpre.org.uk/resources/local-green-spaces-report-2022/?gclid=Cj0KCQjwgNanBhDUARIsAAelcAuxIndUZxvrP81Icnpe2gwN3IVvMk2kr6yDjFQlIpuQ0i3W-YcjLo0aAruKEALw_wcB

Informal landowner Consultation	Landowners of the shortlisted LGS were contacted and invited to give their feedback on the potential designation of their land.	See appendix 2.a for a copy of the letter sent to invite early, informal feedback.
Assessment of responses	Landowner contact log and summary of response is included in appendix 1.	Some objections received. See numbers 2 and 23.
Regulation 14 Consultation	This is the first formal stage of consultation on the Neighbourhood Plan and the LGS Designations will be consulted on as part of this.	Landowners, together with the community and stakeholders were invited to comment on all the proposed LGS.
Assessment of responses	Responses to the consultation and the LGS designations have been reviewed and updates made to LGS proposals where necessary / appropriate.	Final set of LGS agreed and presented in this version of the Neighbourhood Plan.
Submission to Stroud Council for further consultation stage and examination	At the examination, the examiner will look at the evidence supporting the designation, together with landowner objectives and will consider the planning balance of making the identified area a designated LGS. The final decision is therefore made by the examiner.	

3. LGS Proposed Designations

Summary List

BISLEY

1. King George V Playing Field
3. Teeds Rise

EASTCOMBE

4. Eastcombe Recreation and Pleasure Ground
5. Hodges Field (Junior Football Pitch)
6. Eastcombe Allotments
7. Scout Headquarters Field
8. Village Green
9. Baptist Chapel Graveyard

24. Junction of Fidges Lane and The Street

25. St. Augustines Church – Garden of Rest

OAKRIDGE

10. Oakridge Recreation Ground
11. Oakridge Allotments
12. Oakridge Cemetery
13. Oakridge War Memorial
14. Oakridge Village Green
15. Farm Lane Land by stream Oakridge
16. Land at the Broadway Oakridge

BOURNES GREEN

- 17. Land at Bournes Green
- 18. Bournes Green (Various)

WATERLANE

- 19. Waterlane Cherry piece (2)

20. Waterlane Allotments

FAR OAKRIDGE

- 21. Far Oakridge Allotments
- 22. Far Oakridge Green

Areas of Important Green Space (numbers relate to order in which the spaces were identified)

23. Bisley Feoffees Field

- 2. Chestergate Allotments

On the following pages, for each proposed LGS, there is a table setting out information on each space including how it is considered to meet the NPPF criteria for designation.

BISLEY

Name	1. King George V Playing Field		
Description	Recreation ground used by local school groups, sports clubs including cricket and football, casual exercisers, dog-walkers, etc. Important open space on the edge of the village.		
Planning Context	National Landscape / Protected Outdoor Play Area (SDC Local Plan 2015) / Adjacent to the Settlement Development Limits.		
Close proximity to the community?	Yes – the playing field is on the eastern side of the village	Capable of enduring beyond plan period?	
Local in character / not extensive	Approximately 2.1 Hectares	Yes - this space is owned by the Parish Council	
Demonstrably Special	Beauty		<p>This space is a hub for the local community, vital for local recreation used by the local cricket club and football teams as well as casual exercisers and dog walkers.</p> <p>It is also a space used for the rejuvenated annual November firework display and bonfire.</p> <p>The space is also a part of our linked green spaces for wildlife and nature recovery.</p>
	History	✓	
	Recreation	✓	
	Tranquillity		
	Wildlife		

Name	2. Chestergate Allotments (Bisley Allotments and Community Orchard)
Description	Allotments with currently 54 plots in use, with land of approx. double this size, and a community orchard established in 2011. Land used by allotment holders since the 1920s, and recreation/dog-walking. The orchard is maintained by a local residents group. Bisley Community Composting Scheme, also on site since 2005. Owned by Ancient Charity of Bisley, rented to and maintained by Bisley-with-Lypiatt PC.
Notes	<p>Included as an important area of green space to the community.</p> <p>LGS designation not supported by the charity trustees.</p> <p>A hugely popular and well used space on the edge of the village used for allotments with an adjoining community orchard and composting scheme. The space not only enables local produce but is a hub for outdoor activity, socialising and well-being for the community.</p> <p>The space is a vital core space for wildlife and biodiversity. A 'bioblitz'; with participation of c.60 local residents and collaboration of Gloucestershire Wildlife Trust in the summer of 2024 identified more than 150 species of birds, wild flowers and invertebrates.</p>

Name	3. Teeds Rise		
Description	Wooded bank in the village centre, above famous Bisley Wells. Owned by the Parish Council and maintained as a nature reserve since 2019. The space provides a wildlife link and a visual amenity enjoyed by the community		
Planning Context	National Landscape / Adjacent to the Settlement Development limit.		
Close proximity to the community?	Yes – in the centre of the village	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 0.25 hectares	Yes – owned and maintained by the Parish Council	
Demonstrably Special	Beauty	✓	<p>The space is an important protected space for wildlife at the centre of the village and performs a vital link in the connected green spaces to underpin biodiversity and nature recovery.</p> <p>It is also a place of tranquillity and has visual beauty and amenity much loved and enjoyed by the community.</p> <p>It forms the setting of the Bisley Wells, site of the annual Well Dressing by Bluecoat School pupils, attended by hundreds.</p>
	History		
	Recreation	✓	
	Tranquillity	✓	
	Wildlife	✓	

Name	23. Feoffees Field
Description	Grazing land adjacent to the Bisley WI Village Hall. Owned by the Feoffees Trust, the field is used by the annual Bisley Flower Show each August Bank Holiday weekend.
Notes	<p>Included as an important area of green space to the community.</p> <p>LGS designation not supported by the charity trustees.</p> <p>A key local amenity sitting alongside the WI Village Hall and used for the very popular annual Flower Show, and latterly for a local music festival. It provides the space for stalls and car parking to ensure that this traditional event can take place each year.</p>

EASTCOMBE

Name	4. Eastcombe Recreation and Pleasure Ground		
Description	Recreation ground used by local school groups, sports clubs including cricket and football, casual exercisers, dog-walkers, etc. Important open space on the edge of the village.		
Planning Context	National Landscape / Protected Outdoor Play Area (SDC Local Plan 2015) / Adjacent to the Settlement Development Limits		
Close proximity to the community?	Yes – on the southern edge of the village between the school and allotments.	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 1.5 hectares	Yes – the space is owned by the Parish Council	
Demonstrably Special	Beauty		<p>This space is used extensively by the community across all age groups. The space has play areas and play equipment used by both older and younger children. The space is used by both cricket and football clubs and local school groups.</p> <p>It is used by dog walkers and casual exercisers. The whole space is a vital link in our patchwork of connected green spaces for wildlife and nature recovery.</p>
	History		
	Recreation	✓	
	Tranquillity		
	Wildlife	✓	

Name	5. Hodges Field (Junior Football Pitch)		
Description	Recreation ground used by local school groups, sports clubs including junior football, casual exercisers, dog-walkers, etc. Important open space on the edge of the village.		
Planning Context	National Landscape / Adjacent to the Settlement Development Limits and Chalford Gap.		
Close proximity to the community?	Yes – opposite the main recreation ground and adjacent to the Allotments.	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 0.75 hectares.	Yes. The area is owned by the Parish Council.	
Demonstrably Special	Beauty		<p>An important and well used open space on the edge of the village providing recreational space for junior football and sports clubs for the young as well as casual exercisers and dog walkers.</p> <p>The space also provides a link in our connected green spaces for wildlife and nature recovery.</p>
	History		
	Recreation	✓	
	Tranquillity		
	Wildlife	✓	

Name	6. Eastcombe Allotments		
Description	There is high demand for the 57 plots on this village site that has ample water troughs scattered throughout.		
Planning Context	National Landscape / Adjacent to the Settlement Development Limits.		
Close proximity to the community?	Yes – to the south east of the village	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 1.5 hectares	Yes – the space is owned by the Parish Council.	
Demonstrably Special	Beauty	✓	A popular site that is not only used for food production that contributes to local health and wellbeing, it is also a haven for wildlife with a recent and ongoing project to increase the biodiversity of the site³⁶. A wildlife area has been planted with 26 different local wildflower species.
	History		
	Recreation	✓	
	Tranquillity	✓	
	Wildlife	✓	

³⁶ <https://bisley-with-lypiatt.gov.uk/wp-content/uploads/sites/35/2021/11/Eastcombe-Allotments.pdf>

Name	7. Scout Headquarters Field		
Description	An area of green space adjacent to the Scout Headquarters used by the scouts for outdoor activities.		
Planning Context	National Landscape / Adjacent to the Settlement Development Limits.		
Close proximity to the community?	Yes – adjacent to Eastcombe Allotments and Hodges Field	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 0.25 hectares	Yes – the space is owned by the Parish Council	
Demonstrably Special	Beauty		Space used by an historic organisation to promote the well-being of younger people (ages between 4 – 14).
	History	✓	
	Recreation	✓	
	Tranquillity		
	Wildlife		

Name	8. Village Green		
Description	A triangular area of green space with trees, benches and flagpole (erected in 1983) close to the village store, post office and a pub.		
Planning Context	National Landscape / Adjacent to the Settlement Development Limits.		
Close proximity to the community?	Yes – In the centre of the village	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 0.15 hectares.	Yes – owned and maintained by the Parish Council	
Demonstrably Special	Beauty	✓	The central focal point of the village. Used not only as a peaceful place where people can sit and relax but also forms a central meeting place to hold village events.
	History	✓	
	Recreation	✓	
	Tranquillity	✓	
	Wildlife		

Name	9. Baptist Chapel Graveyard – Eastern section		
Description	The graveyard spans both sides of Dr.Crouch’s Road, but it is the space to the east of the road that is proposed for LGS designation (see map).		
Planning Context	National Landscape / Adjacent to the Settlement Development Limits.		
Close proximity to the community?	Yes – in the middle of the village	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 0.2 hectares in total	Yes. Under Church ownership.	
Demonstrably Special	Beauty	✓	The northern part of the graveyard is a green space that is the heart of the village. It is a beautiful, historic and peaceful space for the community. The Baptist chapel and the Manse are Grade II listed³⁷ and the Eastcombe War Memorial sits within this tranquil space.
	History	✓	
	Recreation		
	Tranquillity	✓	
	Wildlife	✓	

³⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1155401?section=official-list-entry>

Name	24. Junction of Fidges Lane and The Street		
Description	A small triangle of green space at the junction of Fidges Lane and The Street which forms part of the Important Local View ID17		
Planning Context	National Landscape National Landscape – Yes on the edge of the Settlement Development Limits.		
Close proximity to the community?	Yes – on the eastern edge of the village.	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes but a small area < 0.1 hectare	Yes – the space is owned by Highways	
Demonstrably Special	Beauty	✓	This small area of grassland is overlooked from the bench in Fidges Lane and forms part of the quintessential view of Eastcombe (ID17)
	History		
	Recreation	✓	
	Tranquillity	✓	
	Wildlife		

Name	25. St. Augustine's Church – Garden of Rest		
Description	A small area of the former St Augustines Church which contains 3 cremation memorial caskets of former village residents.		
Planning Context	National Landscape / within the Eastcombe Settlement Development Limit.		
Close proximity to the community?	Yes, adjacent to the well-used Village Hall	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes but a small area <0.05 hectares	Yes. The area is owned by Bisley Benefice.	
Demonstrably Special	Beauty	✓	This small space contains a bench where the peace and tranquillity of the Toadsmore valley can be viewed and enjoyed whilst remembering lives past.
	History		
	Recreation		
	Tranquillity	✓	
	Wildlife		

OAKRIDGE

Name	10. Oakridge Recreation Ground		
Description	Recreation ground used by local school groups, cricket club, children and families use the children's play area, casual football and basketball, casual exercisers, dog-walkers, etc. Important open space on the edge of the village which hosts the annual Village Show		
Planning Context	National Landscape / Protected Outdoor Play Area (SDC Local Plan 2015) / Adjacent to the Settlement Development Limits.		
Close proximity to the community?	Yes – to the north west of edge of the village	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 2 hectares	Yes – space owned by the Parish Council	
Demonstrably Special	Beauty	✓	This space is used extensively by the community across all age groups. The space has play areas and play equipment used by both older and younger children. The cricket pitch is well maintained and well used. It is used by dog walkers and those enjoying some tranquillity and the expansive views from the park benches. It has an area left wild at its southern end under the mature tree line to encourage biodiversity. The whole space is a vital link in our patchwork of connected green spaces for wildlife.
	History		
	Recreation	✓	
	Tranquillity	✓	
	Wildlife	✓	

Name	11. Oakridge Allotments		
Description	Allotments with currently 20 plots in use.		
Planning Context	National Landscape / Adjacent to the Settlement Development Limits.		
Close proximity to the community?	Yes – on the eastern edge of edge of the village adjacent to the recreation ground	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 2 hectares	Yes – the space is owned by the Parish Council	
Demonstrably Special	Beauty	✓	These allotments are an important place for community wellbeing, health and local food production. Land used by allotment holders since the 1950s with sweeping views over the Golden Valley. Allotment Composting Scheme also on site since 2025. A valuable wildlife area.
	History	✓	
	Recreation	✓	
	Tranquillity	✓	
	Wildlife	✓	

Name	12. Oakridge Cemetery		
Description	A much valued space for reflection and remembrance for the local community. It is a peaceful and tranquil space ideally suited for its purpose and benefits from good accessibility and has a PROW on its eastern side.		
Planning Context	National Landscape / Adjacent to the Settlement Development Limits.		
Close proximity to the community?	Yes – on the northern edge of the village	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – approximately 0.5 hectares	Yes – the space is owned by the Parish Council	
Demonstrably Special	Beauty		This is a space for reflection and tranquillity not only for remembrance but a peaceful space for contemplation and wellbeing in its own right on the edge of the village and much valued by the local community and a resting stop on the PROW that runs adjacent to the space. The hedgerows and low trees that enclose the space are a haven for birds and other wildlife.
	History		
	Recreation		
	Tranquillity	✓	
	Wildlife	✓	

Name	13. Oakridge War Memorial		
Description	The war memorial in the form of a fountain and water supply on a green at the village centre.		
Planning Context	National Landscape. Within the village settlement boundary.		
Close proximity to the community?	Yes – in the centre of the village.	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes - this is a small and discreet space.	Yes – the space is owned by the Parish Council.	
Demonstrably Special	Beauty	✓	<p>A much valued remembrance space for those from the community that lost their lives in the two world wars. A remembrance service is held at the site every Remembrance Day by the British Legion.</p> <p>It was presented to the village and unveiled by Earl Beauchamp in 1918, Lord Lieutenant of Gloucestershire. The memorial was dedicated in late 1917, some months before the end of the First World War. After the end of the conflict, a plaque was added to commemorate all the men of the village who had lost their lives. Another plaque was subsequently added in remembrance of the Fallen of the Second World War³⁸.</p>
	History	✓	
	Recreation		
	Tranquillity	✓	
	Wildlife		

³⁸ [Oakridge Archives](#)

Name	14. Oakridge Village Green		
Description	Triangular green space with mature trees and benches.		
Planning Context	National Landscape. Within the village settlement boundary.		
Close proximity to the community?	Yes – within the village settlement boundary	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – Approximately 0.25 hectares	Yes – the space is owned by the Parish Council and Oakridge Primary school	
Demonstrably Special	Beauty	✓	<p>The space is used by the school as its playground during term time and the May Revels event is held at the site annually.</p> <p>There is seating provided on the space providing valuable recreational space for relaxation and contemplation with views south across the Golden Valley.</p>
	History	✓	
	Recreation	✓	
	Tranquillity	✓	
	Wildlife		

Name	15. Farm Lane Land by stream		
Description	A small strip of land adjacent to a stream which surfaces at this point of Farm Lane.		
Planning Context	National Landscape. Within the village settlement boundary.		
Close proximity to the community?	Yes – within the village settlement boundary on its southern edge.	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – less than 1 hectare	Yes – the space is owned by the Parish Council.	
Demonstrably Special	Beauty	✓	This area of land provides an important buffer to the sensitive stream that runs above ground in this location which is the only location in the village where the stream surfaces in a space that can be viewed and appreciated by the community. It provides a small, reliable accessible source of water to wildlife throughout the year.
	History		
	Recreation		
	Tranquillity		
	Wildlife	✓	

Name	16. Land at the Broadway		
Description	Two small strips of land at the eastern end of the Broadway.		
Planning Context	National Landscape. Within the village settlement boundary.		
Close proximity to the community?	Yes – within the village settlement boundary	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – less than 0.1 hectare	Yes – the space is owned and maintained by the Parish Council	
Demonstrably Special	Beauty	✓	Both areas were planted with a selection of wild flowers by members of the community over 10 years ago and now provide a vibrant annual show of spring flowers for the enjoyment of the community and they provide another green link in the connection of small green spaces across the village for wildlife.
	History		
	Recreation		
	Tranquillity	✓	
	Wildlife	✓	

Name	17. Land at Bournes Green		
Description	A small parcel of land at the bottom of Bournes Green adjacent to the stream where it naturally ponds next to the road.		
Planning Context	National Landscape.		
Close proximity to the community?	Yes – close to the hamlet	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes- less than 0.1 hectare	Yes – the space is owned by the Parish Council.	
Demonstrably Special	Beauty	✓	An idyllic spot under mature trees and in spring becomes a bank of bluebells, wild garlic and provides a small, safe wild haven for wildlife. A small but important area for wildlife to encourage nature recovery.
	History		
	Recreation		
	Tranquillity	✓	
	Wildlife	✓	

Name	18. Bournes Green (Various – a-g)		
Description	A number of small grass areas known as VG123, at the centre of the hamlet.		
Planning Context	National Landscape.		
Close proximity to the community?	Yes – at the centre of the hamlet	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – less than 0.1 hectare	Yes – the space is owned by the Parish Council	
Demonstrably Special	Beauty	✓	This small area includes a wooded seat that provides a resting place to enjoy the expansive Cotswold rural view across the Bournes Green valley fields to the south.
	History		
	Recreation		
	Tranquillity	✓	
	Wildlife	✓	

Name	19. Waterlane Cherry Piece Triangle		
Description	A triangular space enclosed by trees and hedgerows, and a small green area to the west		
Planning Context	National Landscape / Protected Outdoor Play Area (SDC Local Plan 2015)		
Close proximity to the community?	Yes – on the edge of the hamlet	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – Approximately 0.25 hectares on the edge of the hamlet	Yes – the space is owned by the Parish Council	
Demonstrably Special	Beauty		The field effectively serves as a village green and provides a safe children’s wild play area with seating to enjoy the tranquil location and natural habitat for wildlife.
	History		
	Recreation	✓	
	Tranquillity	✓	
	Wildlife	✓	

Name	20. Waterlane Allotments		
Description	The space and two adjoining small fields are considered as one space for the purposes of designation. There are 7 allotment plots.		
Planning Context	National Landscape.		
Close proximity to the community?	Yes – within the hamlet	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – Approximately 2 hectare	Yes – the space is owned by the Parish Council	
Demonstrably Special	Beauty	✓	<p>The allotments have recently been rejuvenated and are fully tenanted by members of the local community. One allotment space was deliberately left wild for the use of wildlife and nature recovery.</p> <p>The space is treasured for its tranquillity. One adjoining field is now a community orchard and the other is used for the grazing of horses and sheep owned by the local community.</p>
	History		
	Recreation	✓	
	Tranquillity	✓	
	Wildlife	✓	

Name	21. Far Oakridge Allotments		
Description	A large area of allotments for this small settlement.		
Planning Context	National Landscape.		
Close proximity to the community?	Yes – within the hamlet on its eastern side.	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – Approximately 0.75 hectares	Yes – the space is owned by the Parish Council.	
Demonstrably Special	Beauty		The space provides 12 allotments which since being rejuvenated are increasing in popularity and provides additional growing space for vegetables, locally grown produce, flowers and is a place of peace and tranquillity. The space encourages outdoor activity which benefits well-being within the community. It also provides a refuge for wildlife with its mature trees and hedgerows that enclose the space.
	History		
	Recreation	✓	
	Tranquillity	✓	
	Wildlife	✓	

Name	22. Far Oakridge Green		
Description	The small green is a visual green focal point at the centre of the hamlet.		
Planning Context	National Landscape.		
Close proximity to the community?	Yes – at the centre of the hamlet	Capable of enduring beyond plan period?	
Local in character / not extensive	Yes – less than 0.1 hectares	Yes – the space is owned by the Parish Council.	
Demonstrably Special	Beauty	✓	<p>The space includes a wooden bench for seating and is a calm place for contemplation with spring flowers and views south to Sapperton woods.</p> <p>The space is occasionally used for community gatherings and informal events and acts as a focal point for the community of Far Oakridge.</p>
	History		
	Recreation	✓	
	Tranquillity	✓	
	Wildlife		

Appendix 2.a

1. Record of landowner consultation and summary of response
2. Example letter sent to landowners

1. Record of landowner consultation and summary of response:

Site Ref	Landowner Identified?	Landowner Contacted	Summary of Response
	<i>Y/N (if no a site notice could be erected)</i>	<i>Include method and date</i>	<i>Indicate if response or not</i>
1	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
2	Yes	Letter as email attachment 1/8/25	Formally provided negative response 26/1/26
3	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
4	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
5	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
6	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
7	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
8	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
9	Yes	Letter as email attachment 14/8/25	Formally provided positive response 15/8/25
10	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
11	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
12	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
13	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
14	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
15	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
16	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
17	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
18	Yes	Letter as email	Formally provided positive

		attachment 11/8/25	response 3/9/25
19	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
20	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
21	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
22	Yes	Letter as email attachment 11/8/25	Formally provided positive response 3/9/25
23	Yes	Letter as email	Formally provided a negative response 21/1/26.
24	Yes	Not applicable - Highways	Not applicable - owned by Highways
25	Yes	Letter as email 6/1/26	No formal response received

2. Example letter sent to landowners

Dear XXX

Re: Bisley-with-Lypiatt Neighbourhood Plan: Local Green Spaces

We are contacting you as owners of the land at the Baptist Chapel Graveyard, Dr Crouch's Road, Eastcombe.

We understand that the Baptist Church is the owner of this land and it is one of the most important green spaces in our community, in the heart of the village. It is a beautiful, historic and peaceful space; the Baptist chapel and the Manse are Grade II listed, and this space provides an invaluable core area for wildlife and nature recovery.

As you may know, Bisley-with-Lypiatt Parish Council is working on a Draft Neighbourhood Plan (NP) which, once formally in place, will become part of the statutory Development Plan which Stroud District Council will use for determining planning applications in the area.

We would like to propose the Chapel Graveyard land be included on our List of Local Green Spaces for inclusion in our draft NP.

Designation of land as a Local Green Space would mean that policies for managing development of the land would be consistent with that of land in the green belt i.e. inappropriate development of the space would not be allowed except for in very special circumstances (National Planning Policy Framework 2024, para 106-108)³⁹.

For a Local Green Space to be eligible for designation, it must be:

- in reasonably close proximity to the community it serves;
- local in character and not an extensive tract of land;
- demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance, recreational value (including playing fields), tranquillity or richness of wildlife.

The Parish Council is required by the National Planning Policy Framework, to collect evidence to inform whether nominated spaces are considered 'demonstrably special to the local community'.

Although an initial assessment has been undertaken on this land, a decision has not yet been made in relation to whether the space is suitable for designation.

Comments received from landowners will be taken into account to decide on which Local Green Spaces will be proposed for designation in the draft NP.

Later in the process, the draft NP will be consulted on formally for 7 weeks (a stage known as Regulation 14 consultation). Should your land go forward as a proposed Local Green Space, you will be contacted again and given the chance to record your formal comments.

Further information can be found on the Parish Council website: <https://bisley-with-lypiatt.gov.uk/planning/> . Please contact the Parish Council's NP Steering Group (via the Parish Clerk, details of whom are at the head of this letter) by 31st August 2025, with any comments or concerns about the potential designation of your land as a Local Green Space. Your comments will be included as part of the evidence base of the NP.

Yours sincerely,
Councillor XXXXXX
On behalf of the BWL NP Steering Group

Appendix 3:

LOCALLY SIGNIFICANT NON-DESIGNATED HERITAGE ASSETS

(Local List)

INTRODUCTION

Our Parish is full of valuable heritage that contributes immensely to the sense of place and character of the area. There are many listed buildings within the Parish, but there are also buildings that are of local heritage significance that may not be recognised nationally. As set out in the Historic England Advice Note 7⁴⁰, work in preparing a Neighbourhood Plan may usefully contain information about assets of local heritage significance which are non-designated (not listed) but which contribute to the sense of place and local character and heritage. This “local list” of non-designated heritage assets of significance, both within and outside the conservation areas, and a plan policy to support the list, is therefore included within the Neighbourhood Plan. The result is that these assets will be ‘material consideration’ in planning decisions.

WHAT ARE THE CRITERIA FOR IDENTIFYING LOCALLY VALUED NON-DESIGNATED HERITAGE ASSETS ?

The criteria for identifying non-designated heritage assets are based on the four conservation principles laid out by Historic England:

- Aesthetic (Designed and Casual) - the visual elements of an asset. It does not have to be ‘beautiful’ to be of value.
- Communal (Commemorative or Social) - the meanings of a place, and how people relate to it through experience or memory
- Historical (Associative or Illustrative) - how a place in the present can connect us to past people, events and aspects of life
- Evidential - the potential of a place to provide evidence about past human activity

The Steering Group followed the guidance issued by Historic England, Local Heritage Listing Advice (Note 7), which sets out the importance of identifying Heritage Assets that are of local significance but non-designated.

The full criteria are set out in the table on the following page.

⁴⁰ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Criterion	Explanation and examples
Age	The age of an asset helps to understand more about the feature.
Rarity	This can include unusual assets such as cast-iron bridges and traditional signage or more common ones of unusual architectural style or materials. It could be something that is rare for the local area (not nationally rare) and so has local importance.
Architectural or Artistic Interest	Local areas are often set apart by design that was developed through the use of local materials, giving areas their characteristics and sense of local importance to showcase the use of Cotswold Stone.
Group Value	Groupings of assets with a clear visual, design or historic relationship (including farmyards, terraces, group form and layout), contribution to street scene, roofscapes and perception.
Archaeological Interest	There may be evidence to suggest that a site is of significant archaeological interest.
Historic Interest	Associated with an historical person or event of acknowledged note (including important local figures or events, for example landowner, commemorative event, charity, ecclesiastical or other community group and former resident). Buildings or assets related to a local person or event of importance may be added to the local list
Landmark Status / Social and Communal Value	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

HOW HAVE THE HERITAGE ASSETS ON THE LIST BEEN IDENTIFIED?

Through research and consultation, the Steering Group have identified assets to be included on an initial version of a Local List for the Parish. In order to allow this process to be continued and more features identified as part of an ongoing project, it is proposed that a regular review of potential locally valued non-designated heritage assets is undertaken by the Parish Council in consultation with landowners and the community.

Where possible, owners of the heritage assets were informed ahead of the formal pre-submission Regulation 14 consultation through a letter and invited to feedback on the nomination. A copy of the letter can be seen in the appendix and a full list of all potential assets contacted. In response to further information and some landowner concerns, some potential non-designated local heritage assets have not been progressed. During the production of the list of heritage assets the Steering Group recognised the importance of time spent in discussion with landowners and the community.

LOCAL HERITAGE LIST

The 'Local List' is summarised below. Detailed information for all nominated assets is set out on the following pages of this report.

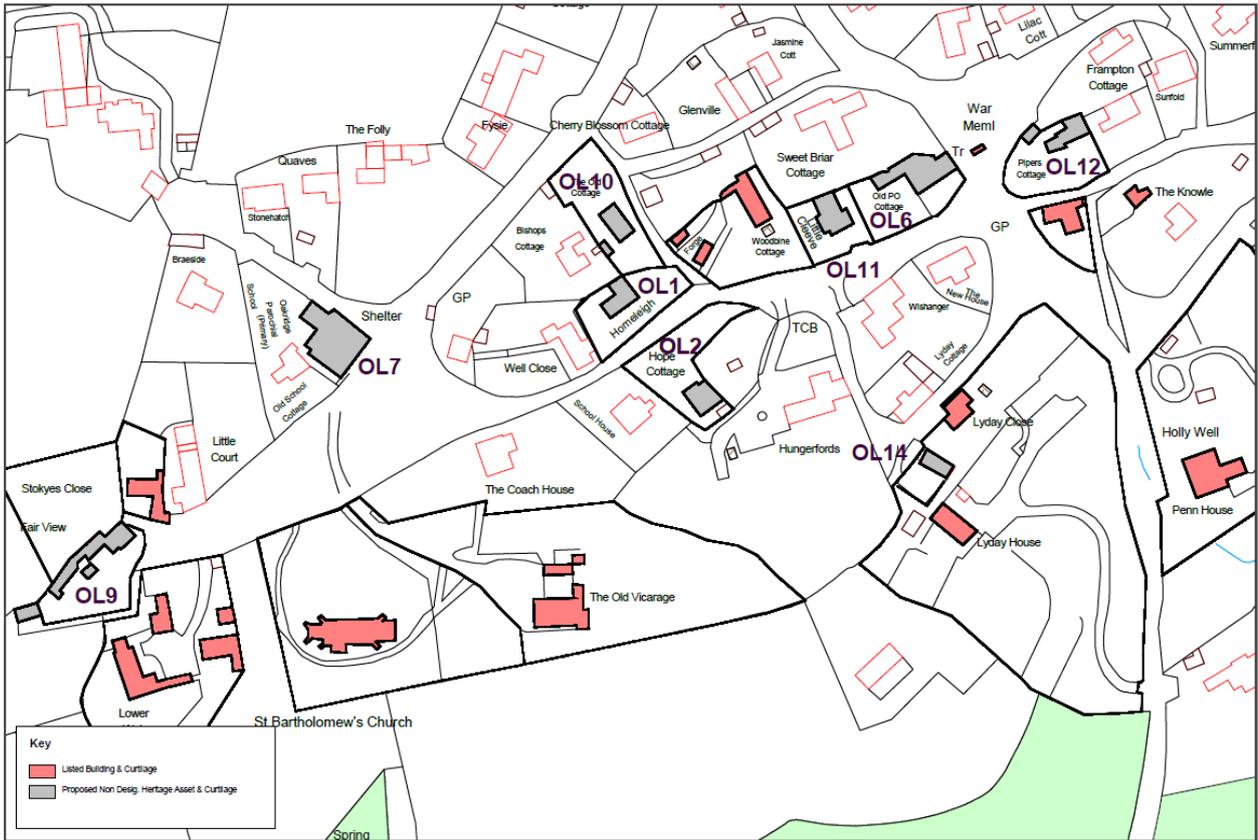
Whilst the majority of these are in the Oakridge Lynch area of the Parish, there are a smaller number of non-designated assets of heritage significance in Eastcombe and Bisley.

Summary Table

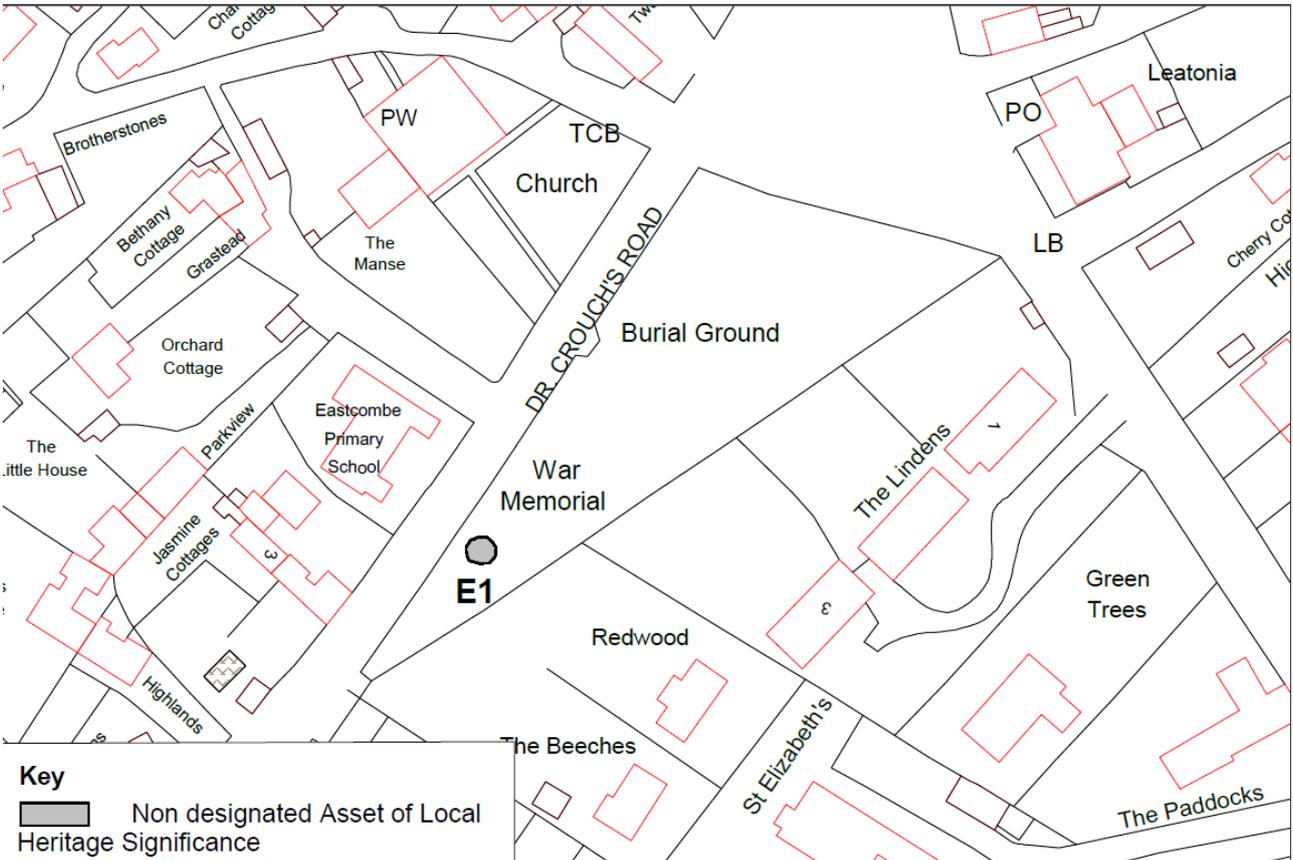
Reference / Name	Postcode	Type
Oakridge Lynch		
OL1 - Homeleigh	GL6 7NS	Building
OL2 – Hope Cottage	GL6 7NS	Building
OL6 – The Old Post Office	GL6 7NT	Building
OL7 – Oakridge Parochial School	GL6 7NR	Building
OL9 - Fair View	GL6 7NS	Building
OL10 - The Old Cottage	GL6 7NR	Building
OL11 - Little Cleeve	GL6 7NT	Building
OL12 - Pipers Cottage	GL6 7NY	Building
OL14 – Peter & Giselas Cottage	GL6 7NU	Building
Eastcombe		
E1 - Eastcombe War Memorial	GL6 7EA	War Memorial
Bisley		
B1 - Stancombe Stone	GL6 7NF	Monument
B2 - The Giants Stone Burial Chamber	GL6 7AN	Long Barrow

Maps

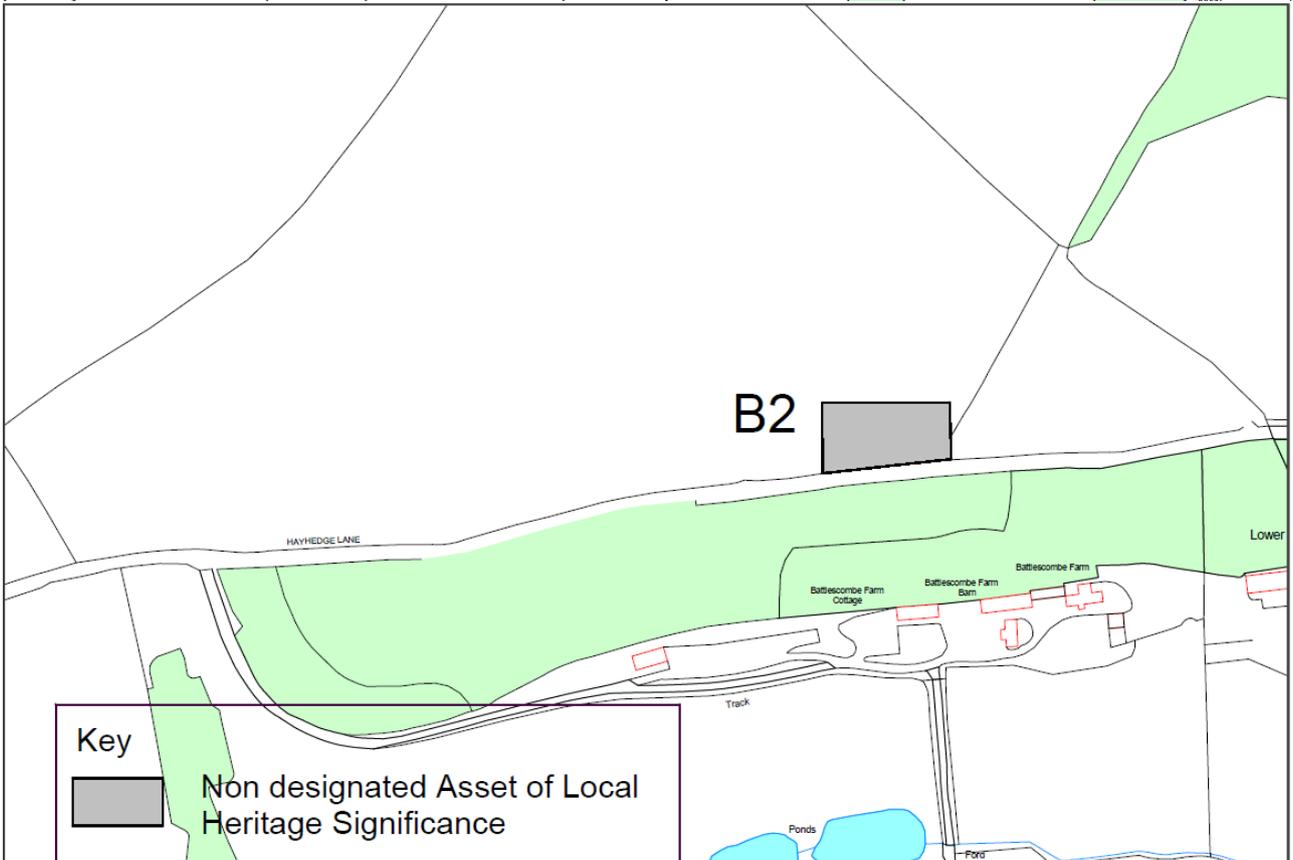
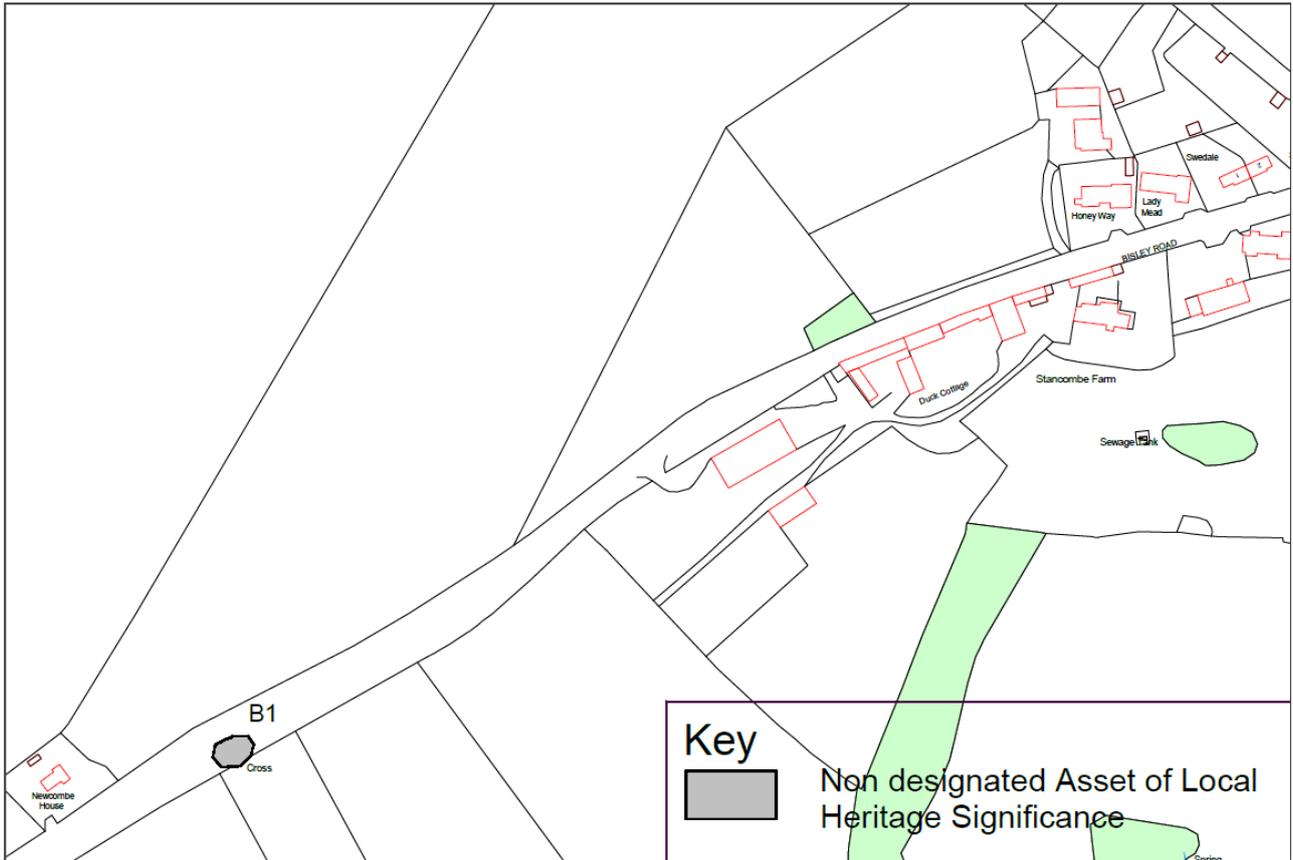
Oakridge



Eastcombe



Bisley



Reference NDHA No. OL1	Name Homeleigh
Description A two storey detached period cottage with a front elevation of formal architectural composition but of domestic scale constructed of Cotswold stone with painted timber framed sash windows and traditional Cotswold stone shingle tiled roof all set in a traditional front facing cottage garden setting with stone boundary wall and metal entrance gate.	
Selection Criteria	
Age ✓	The building has architectural merit in its own right with a delightful cottage garden setting with some extension into the roof apparent by the addition of small roof lights.
Architectural and Artistic Interest ✓	The garden adjoins and is contiguous with the other heritage properties which sit in their front facing gardens in this 'old area ' around the village green and Church which all combine to give this area its particular character and distinctiveness.
Group value ✓	The vernacular architectural style of the building, its scale and use of local materials along with its garden setting make a valuable contribution to the group value of the dozen or so heritage buildings in this oldest part of Oakridge Lynch and it sits immediately to the west of Woodbine Cottage with its forge and gardens which are Grade 2 Listed.

Reference NDHA No. OL2		Name Hope Cottage	
Description A two storey detached period cottage constructed in Cotswold stone with a traditional Cotswold stone shingle tiled roof and unusual east facing large painted timber framed sash dormer windows all set in an extensive wild cottage garden setting.			
Selection Criteria			
Age ✓	The garden adjoins and is contiguous with the other heritage properties which sit in their front facing gardens in this 'old area' centred around the village green which all combine to give this area its particular character and distinctiveness.		
Architectural and Artistic Interest ✓	The building itself has been adapted and extended over the years but its integrity is intact and the building vernacular, scale, grain, use of local materials and its garden setting make a valuable contribution to the group value of the dozen or so heritage buildings in this oldest part of Oakridge Lynch.		
Group value ✓			

Reference NDHA No. OL6	Name The Old Post Office
----------------------------------	------------------------------------

Description

This building has deeds that can be traced back to the 1600's and historically had an important function as the post office in the village.

It sits at the crossroads adjacent to the war memorial at the far eastern end of the group of buildings that cluster around the Church and village green.



The building is cottage in style but imposing and large with two storeys and extended into the roof space. The building is of Cotswold Stone with a Cotswold stone shingle tiled roof. The windows are a combination of painted timber sash windows and old lead beaded fixed windows. It has some outbuildings and a more contemporary sun room extension.

Like other buildings to the west it sits in a cottage garden setting.

Selection Criteria

Age ✓	<p>The building has architectural merit in its own right in an imposing position reflecting its recent historical status and is an important landmark and gateway building to the historic triangle of development in the oldest part of the village.</p> <p>The garden adjoins and is contiguous with the other heritage properties which sit in their front facing gardens in this 'old area ' around the village green and Church which all combine to give this area its particular character and distinctiveness.</p> <p>The vernacular architectural style of the building, its scale and use of local materials along with its garden setting make a valuable contribution to the group value of the dozen or so heritage buildings in this oldest part of Oakridge Lynch.</p>
Architectural and Artistic Interest ✓	
Group value ✓	
Historic Interest ✓	
Landmark Status ✓	

Reference NDHA No. OL7	Name Oakridge Parochial School
Description <p>The building is single storey with its long elevation facing the Village Green. It is of typically Victorian design and is likely to have been a template primary school Victorian design. It now has various later additions and extensions at the rear and side.</p> <p>It is in Cotswold stone with clay tiled roof and large modern metal replacement windows.</p>	
	
Selection Criteria	
Age ✓	<p>The design of this building is civic rather than domestic and its form follows its function as a school. The building is of a later period and style than most of the older surrounding cottages.</p> <p>The scale and grain of the architecture compliments its setting and its value is not only one of historic and civic value but the architectural contribution it makes to the group value of buildings around the church and Village Green and it forms an important closure to the green on the northern side.</p>
Architectural Interest ✓	
Group value ✓	
Historic Interest ✓	
Landmark Status ✓	

Reference NDHA No. OL9	Name Fair View
Description This building is believed to have its origins in the Nineteenth century and is a classic two storey Cotswolds cottage, built in Cotswold stone with a stone shingle roof. It has small original window openings with a combination of metal and timber window frames. The building nestles into the hillside to be barely visible from the east and whilst it has had extensions over the years, including a glazed conservatory, it makes a valuable contribution to the collection of heritage buildings around the village green.	
Selection Criteria	
Age ✓	The vernacular architectural style of the building, its scale and the use of local materials make a valuable contribution to the group value of the heritage buildings arranged around the village green and church in the oldest part of Oakridge Lynch. It is the vernacular similarity of scale, size and material use which gives this area its particular character and distinctiveness.
Architectural and Artistic Interest ✓	
Group Value ✓	

Reference NDHA No. OL10	Name The Old Cottage
Description Whilst this building has been extensively modernised and extended, the original part of the building and its extensions are of similar scale size and grain as those surrounding it. The building sits in its curtilage in a similar way to its neighbours and therefore it is due to its contribution to group value that this building has been included.	
Selection Criteria	
Age ✓	The scale and size of this building, and the way it sits within its curtilage, contributes to the group value of the heritage properties in the area around and spreading outwards from the church and village green.
Architectural and Artistic Interest ✓	
Group Value ✓	

Reference NDHA No. OL11	Name Little Cleeve
<p>Description</p> <p>The building has architectural merit in its own right although sensitively extended on both flank walls in recent years the original form of the building remains clear and readable.</p> <p>It sits within its curtilage in a similar fashion to those other buildings around it.</p> <p>The building is in Cotswold stone with clay tiled roof with dormer windows and typically small cottage style timber windows in the main facades over two storeys and roof.</p> 	
Selection Criteria	
Age ✓	The garden curtilage adjoins, and is contiguous with, the other heritage properties either side and nearby which give the distinctive layout and form of properties in this area.
Architectural and Artistic Interest ✓	The vernacular architectural style of the building, its scale and use of local materials along with its garden setting make a valuable contribution to the group value of the heritage buildings in the oldest part of Oakridge Lynch.
Group Value ✓	

Reference NDHA No. OL12	Name Pipers Cottage
-----------------------------------	-------------------------------

Description

A two storey typical Cotswold cottage with roof that has had extensions added over the years. The form of the original building is clearly readable.

The materials are Cotswold stone, clay tiled roof and small timber framed windows sitting in its garden curtilage fronted by a Cotswold stone walling.



Selection Criteria

Age ✓	The vernacular architectural style, scale and grain of the building and its garden setting make a valuable contribution to the group value of the buildings in this oldest part of Oakridge Lynch.
Architectural and Artistic Interest ✓	
Group Value ✓	

Reference NDHA No. OL14	Name Peter & Giselas Cottage
Description Quirky part single storey, part two storey cottage in Cotswold stone sited at the edge of and defining the village settlement boundary on the edge of the steep slope south towards the Frome valley.	
Selection Criteria	
Age ✓	The vernacular architectural style, scale and grain of the building and its garden setting make a valuable contribution to the group value of the buildings in this oldest part of Oakridge Lynch.
Architectural and Artistic Interest ✓	
Group Value ✓	

Reference NDHA No. E1	Name Eastcombe War Memorial
Description War Memorial located in the Baptist Chapel Graveyard (North), which is being designated as a LGS	
Selection Criteria	
Age ✓	History – The memorial commemorates the service personnel who lost their lives in the two world wars.
Architectural and Artistic Interest ✓	Evidential – A small service is held each year at the memorial on the Saturday immediately preceding Remembrance Sunday.
Historic Interest ✓	
Landmark Status ✓	

Reference NDHA No. B1	Name Stancombe Stone
Description The Stancombe Stone or Cross is unique in Gloucestershire. It is sited on the Stroud Road between Stancombe and Lypiatt on the wide verge and is considered to be of national importance. It is also a scheduled national monument .	
Selection Criteria	
Age ✓	It is an eighth century monument, made around 780 A.D., pre-dating Bisley's earliest church. It is one and a half metres high, cut from a single block of local limestone. It likely had a missing head probably making a total height of about two metres. It was examined in 1929 and drawings made of possible much-worn figures in niches on three of the four faces. There is some debate that it might have been moved to its current position and may originally have been in or near Wittantree, Stancombe, the spot that is thought to be the centre of local government for the old Bisley Hundred.
Historic Interest ✓	
Landmark Status ✓	

Reference NDHA No. B2	Name The Giants Stone Burial Chamber
Description Last remnants of a presumed Neolithic long barrow.	
Selection Criteria	
Age ✓	The Parish has a rich archaeological history with remnants of long barrows, tumuli and evidence of continuing historic settlement from the Neolithic. Many of these have been lost to extensive ploughing, but the research evidence of these “Giant” stones still remains. They remain relatively hidden
Historic Interest ✓	

Appendix – Landowner Consultation

Reference / Name	Consultation Status
OL1 - Homeleigh	Consultation Letter Issued 28/7/25 Response Summary – received and would like to be included
OL2 – Hope Cottage	Consultation Letter Issued 28/7/25 Response Summary – received and would like to be included
OL3 – Old School Cottage	Consultation Letter Issued 28/7/25 Response Summary – received and declined to be included
OL4 – Church Cottage (Little Court)	Consultation Letter Issued 28/7/25 Response Summary – received and declined to be included
OL5 – Well Close	Consultation Letter Issued 28/7/25 Response Summary – received and declined to be included
OL6 – The Old Post Office	Consultation Letter Issued 28/7/25 Response Summary – received and would like to be included
OL7 – Oakridge Primary School	Consultation Letter Issued 28/7/25 Response Summary – awaiting response
OL8 – The Folly	Consultation Letter Issued 28/7/25 Response Summary – received and declined to be included
OL9 - Fair View	Consultation Letter Issued 7/8/25 Response Summary – awaiting response
OL10 - The Old Cottage	Consultation Letter Issued 7/8/25 Response Summary – awaiting response
OL11 - Little Cleeve	Consultation Letter Issued 7/8/25 Response Summary – awaiting response
OL12 - Pipers Cottage	Consultation Letter Issued 7/8/25 Response Summary – received and would like to be included
OL13 - Lyday Cottage	Consultation Letter Issued 7/8/25 Response Summary – received and declined to be included
OL14 – Peter & Gisela’s Cottage	Consultation Letter Issued 22/8/25 Response Summary – received and would like to be included
E1 – War Memorial	Consultation Letter Issued 26/1/26 Response Summary – awaiting response
B1 – Stancombe Stone	On GCC Highways land so no consultation carried out
B2 – Giants Stones	Consultation Letter Issued 26/1/26 Response Summary – received and would like to be included

Example Letter:

Date

Dear XXXX

Local Heritage List in the Neighbourhood Plan

Bisley-with-Lypiatt Parish Council is writing to let you know that xxx has been proposed for possible inclusion on a Local Heritage List that will be included in our forthcoming Parish Neighbourhood Plan. Your Property is one of thirteen non-listed buildings proposed in the old historic part of Oakridge around the Village Green, Church and up towards the War Memorial.

This area of Local Heritage is an important part of our historic environment in Oakridge and plays a key role in building and reinforcing a sense of local character and distinctiveness.

A Local Heritage List gives the local community the chance to recognise heritage assets that do not meet the criteria for the national listing, but are of importance to our local heritage.

One of the ambitions of the Plan is to protect some of the older heritage buildings in Oakridge which are not listed from future unsuitable adjacent infill development.

The intention of this is not to inhibit or make it more difficult for you to make change and alteration to your property but to protect the wider historic character in which your property is located.

Inclusion on the Local Heritage List does not remove any permitted development rights; you will be able to carry out these works as before, without additional consent requirements over and above those already required for planning permission or Building Regulation approval. However, by including them in our Neighbourhood Plan they do become a 'material consideration' within the planning system, and will be regarded with care in any planning decisions.

Inclusion on the List does not change the legal status of the building and is not a Local Land Charge, and will therefore not feature in any solicitors' property searches.

It is hoped that inclusion on the Local Heritage List will give a sense of pride to current and future owners.

The Neighbourhood Plan must be based on evidence, of which owners' views and input are an integral part of the process. We would therefore like to hear from you to let us know your views on the inclusion of xxx on the Local Heritage List. Owners can often provide valuable information.

The Neighbourhood Plan must progress through a series of formal stages, including two rounds of consultation, the first of which will be held in the Autumn of this year (which provide further opportunity for your input should you wish or need to), independent examination and finally a community referendum on approving or not the Neighbourhood Plan.

We would also happily arrange to come and chat with you about the Neighbourhood Plan and the Local Heritage List. Please contact either the Clerk (admin@bisley-with-lypiatt.gov.uk) or Councillor Ian Greves (ian.greves@bisley-with-lypiatt.gov.uk)

Should you wish to comment at this initial early stage, or have any questions about any aspect of this letter we would be grateful if you could do so by 29th August 2025 please. You can do this by contacting the Clerk or Cllr Ian Greves as above.

Finally, we attach a map of all the proposed buildings for your information. You may be able to provide valuable insight that can be added to this description and this would be welcomed.

Yours sincerely

Councillor XXXX

On behalf of the BWL NP Steering Group