

# CPRE Gloucestershire Views

Campaign to Protect Rural England  
Standing up for your countryside



Issued each Spring and Autumn. For the latest information see our website

[www.cpreglos.org.uk](http://www.cpreglos.org.uk)  
President Charles Martell

## AUTUMN 2018

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## Your country needs YOU!

Professor Patricia Broadfoot CBE  
Branch Chair

THE FIRST World War ended at the 11<sup>th</sup> hour on the 11<sup>th</sup> day of the 11<sup>th</sup> month of 1918. November 2018 marks the Centenary of this momentous occasion with towns and villages up and down the country hosting special Remembrance Day parades, exhibitions and celebrations in memory of the great sacrifices people made at that time in the service of King and Country. From our vantage point a hundred years later, we look back with deep gratitude for those who made the ultimate sacrifice; for those who suffered the privations and emotional agony of the long years of war.

In Gloucestershire, as elsewhere, many thousands of young men answered Lord Kitchener's call to volunteer to serve their country, the six existing battalions of the Gloucestershire Regiment being augmented by a further eighteen battalions of Kitchener's Army volunteers soon after the outbreak of the war. The Regiment saw active service in France and Flanders, Italy, Gallipoli,



Egypt, Mesopotamia, Persia and Salonika, losing a total of 8,100 men whilst winning many battle honours. What motivated so many young men to volunteer to join the war effort? The poster

“Never has the passion of the founders of CPRE been more needed than it is today”

depicting Lord Kitchener's pointing finger and direct gaze accompanied by the slogan 'Your Country Needs You' made a profound impact.

It is the most famous British army recruitment poster ever produced and remains a familiar image even today.

But behind the sense of civic duty and loyalty to King and country, lay a much deeper motivation. The soldiers were fighting for a way of life they loved; for an England they cherished and, for many, a countryside that held a passionate place in their heart. Rupert Brooke captures this deep sense of belonging to the English countryside in his famous poem,

### The Soldier:

*If I should die, think only this of me:  
That there's some corner of a foreign field  
That is for ever England.  
There shall be  
In that rich earth a richer dust concealed;  
A dust whom England bore, shaped, made aware,  
Gave, once, her flowers to love, her ways to roam,  
A body of England's, breathing English air,  
Washed by the rivers, blest by suns of home.*

◀ Brooke came to love the Gloucestershire countryside during his association with the Dymock poets, living with the group in the Gloucestershire village of Dymock for some time before the outbreak of war. Brooke, like his fellow Dymock poet, Edward Thomas, was killed during the war, but both have left an enduring legacy of poetry that celebrates their intense passion for English rural life in general and the Gloucestershire countryside in particular.

What would these soldier-poets make of our countryside today, I wonder? Would they feel that the woods and fields, farms and villages for which they fought and died are being properly valued by today's generation? What would they feel about the sustained attack on the 'green belt' that later visionaries introduced so that all those living in England could have access to open green spaces and the benefit of clean air? Would they rejoice in the designation of their beloved Cotswolds as a protected *Area of Outstanding Natural Beauty* only to be appalled by our willingness to allow it to be whittled

away for unsuitable houses, its timeless villages swallowed by conurbations of anonymous estates and traffic-choked roads?

For more than ninety years, *the Campaign to Protect Rural England*, has been fighting to sustain all that is best about rural England, the rural England so celebrated in the work of the Dymock poets; the rural England for which so many First World War soldiers gave their lives. Never has the vision and passion of the founders of CPRE been more needed than it is today. In the face of sustained attacks on the English countryside from excessive and inappropriate development, fracking, light pollution, road traffic, litter, industrial-scale agriculture and rural poverty, we need to declare war. We need to raise a twenty-first century 'Kitchener's Army' of volunteers committed to fighting for the England they love.

The Gloucestershire poet, Ivor Gurney, also fought in the First World War. His poetry is full of his passion for the English countryside and the ache of homesickness he experienced fighting on Western Front. Today, it is easy for us living in this beautiful County to empathise with Gurney's joy in the

beauty of Gloucestershire which is expressed in the following extract from his poem

***The Valley:***

*There was such beauty in the  
dappled valley  
As hurt the sight, the heart stabbed  
to tears.*

*The gathered beautifulness of all  
the years*

*Hovered thereover, it seemed, eternally  
Set for men's joy. Town, tower,  
trees, river*

*Under a sky royal-azure Heaven  
for ever*

*Up-piled with towering mountains  
of March cloud....*

If you are reading this Newsletter, you are probably already a supporter of CPRE. But we need many more supporters to help us preserve for the future, the glories of that land for which so many fought and died a hundred years ago. Please help us if you can to recruit this new army of volunteers; to recruit individuals who are prepared to help campaign for the future of the countryside we all cherish; individuals ready to respond to the call

***'Your countryside needs you!'***



**IT ONLY TAKES A LEGACY**  
**... to help save  
countryside**



# OUR NEW PRESIDENT COMBINES PASSION WITH ACTION!

Lucy Blyth



Charles Martell at home with a Gloucester cow

Lucy Blyth

**W**HEN I went to interview CPRE Gloucestershire's new President, Charles Martell, my first question, *"What motivates you?"*, received a simple and succinct two-word answer: *"Gloucester Cattle!"* *"These cattle – there were only 68 left in the world in 1972 – formed the landscape around us. They were used to farm the land and work it with traditional yokes for hundreds of years"*, Charles explained.

Charles, who is the present High Sheriff of Gloucestershire, speaks in a language that encompasses all that we at CPRE understand and appreciate. For example, Charles points out *"Rural people, and our native breeds, are an integral part of our heritage, the living landscape that has been nurtured and cultivated over centuries, often in a mutually beneficial manner. Let's not forget that breeds like the Gloucester Cattle are older than Gloucester Cathedral and look how well*

*"Charles speaks in a language that encompasses all that we understand and appreciate"*

*we look after that now!"*

When Charles talks about his other passions – making cheese and growing hundreds of native Gloucestershire pear and apple trees – he always refers to the present, not the past: in particular to how orchards are grown now and how they are cultivated for the future. Often we associate people's passions of heritage and history with 'having one foot in the past', but Charles' own farm, and businesses, are about the present. His cheeses and fruit spirits are for today's markets and sold all over the world.

I was particularly taken with Charles' view of the ecological advantages of growing orchards, to produce fruit for distilling, as a farming method. As opposed to the methods for producing gin, vodkas and whisky that rely on ploughing up fields dedicated to producing crops like wheat, maize and sugarcane, his produce comes from the fruit on the tress. *"These orchards allow cows to graze beneath; they tie up carbon and are great for pollinators. When I have an acre of land I always like to think it is doubled skywards with the growth of trees"*.

Members of CPRE love their rural life and landscapes, irrespective of whether they live in the countryside or visit it. Charles is hoping to help promote a new CPRE Gloucestershire campaign. The aim of this campaign will be to connect people's passion for the countryside with the need to protect it. It will be about passion, protection and action – all that Charles epitomises.



# CPRE GLOUCESTERSHIRE REACHES IT'S 90TH BIRTHDAY

## A time to build on past successes

David Brooke

**I**N THE spring of 1928 Sir Fabian Ware, newly elected as Chairman, opened the first meeting of the CPRE Gloucestershire Branch. The meeting itself, alas, eludes us because the Minutes are missing but it heralded ninety years of service by Branch volunteers to the countryside of Gloucestershire. It also foretold of success – and failure – enthusiasm and time freely given.

CPRE Gloucestershire was founded with assistance from local organisations, many of whom remain close partners today. In those early years, and in the absence of a fully-fledged planning system, Branch activity focused on developing a planning process in which the design and location of rural buildings was paramount.

'Sub Branches' – now CPRE Districts – were quickly formed for local action and a highlight of those pre-war years was the inauguration of the Bledisloe Cup for the Best Kept Village. Oldbury-on-Severn was the first recipient in 1937. Competition for the Bledisloe Cup continued until 2007 when it was superseded by a wider-ranging CPRE Awards Scheme; but the Bledisloe Cup was and remains perhaps the most recognisable and long lasting initiative of the Branch.

CPRE activity in the war years was curtailed, with much intrusive rural development being approved through Wartime Emergency Powers. The Branch did

maintain a role though, in providing advice on the location of dispersed industry and on woodland clearance for the war effort. In the later war years CPRE's thoughts turned to reconstruction and the shape of a post-war countryside.

In 1947 one of CPRE's national campaigns came to fruition with the passing of the Town and County Planning Act. The Branch became immediately involved in the new system of development plans and entered a continuous and fruitful involvement in scrutinising planning applications. These activities, then as now, became central to CPRE's work throughout the county.

The 1950s saw the Branch tackling an ever wider set of concerns that included the designation of Areas of Outstanding Natural Beauty. The Branch lost little time in promoting the Cotswolds, the Wye Valley and (just in the county) the Malvern Hills as important contenders. A disappointment at the time – the fight still goes on – was the absence of the Forest of Dean from the final list.

Working through the planning and AONB frameworks became the basis for all that followed in later decades but CPRE also promoted its own ideas designed to make the countryside a better place. Local campaigns at the time included a wider look at transport networks, the growing impact of farming on the landscape, and a



Richard Lloyd

much stronger interest in rural housing and social policy than hitherto.

The voice of CPRE volunteers became increasingly heard and respected among the public and professionals alike. Members were particularly pleased to see this reflected in the words of HRH the Prince of Wales at the time of the Branch 75<sup>th</sup> Anniversary in 2003. "I do wish the Branch every possible success," he wrote, "in its continuing staunch defence of the beautiful but living countryside of Gloucestershire".

The Branch has indeed continued its 'staunch defence'. The Awards Scheme has prospered, development plans – and the whole of planning policy – has become steadily more demanding, and the Branch has redoubled its efforts in campaigning and marketing.

Alongside this progress, closer contact with CPRE regionally and nationally has given members a context for future work.

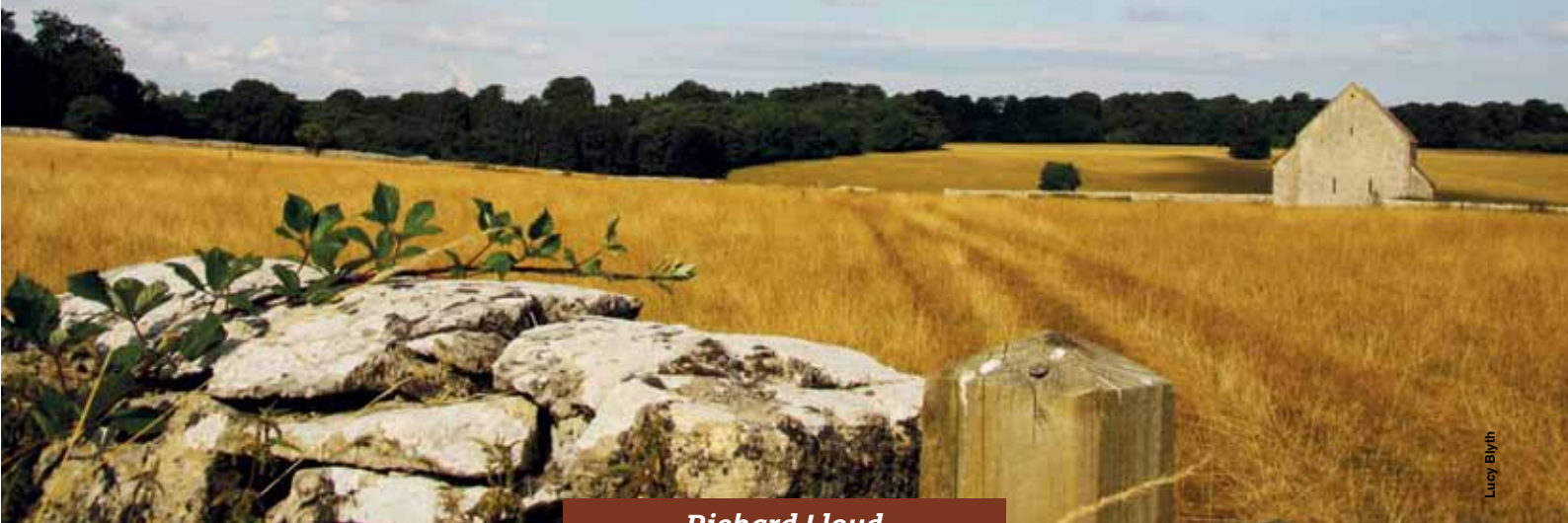
We should never forget our history but our job is set in the present. The county continues to accommodate change and growth, and it is still beset by insensitive proposals – but CPRE is still here, ninety years from its inception. Here to guide planners and developers alike; here to welcome where we can and hit hard where we must, and here to remind everyone that development can and ought to be good.

And what would Sir Fabian Ware make of our ninety years progress if he were with us today? He might raise an eyebrow at his battles still being fought, and he would see a different but still beautiful Gloucestershire. He would also, I hope, nod and say "well done, CPRE".

*“The voice of CPRE volunteers became increasingly heard and respected among the public and professionals alike”*

# 'THERE IS A BETTER WAY'

## CPRE's response to the Gloucestershire 2050 consultation



Richard Lloyd

**A**S REPORTED in the Spring issue of *Gloucestershire Views*, 'Gloucestershire 2050' is a vision of the future of Gloucestershire by the middle of this century, being jointly developed by Gloucestershire County Council, GFirst Local Enterprise Partnership and the University of Gloucestershire. Over the summer it has been subject to a consultation which attracted 2,500 submissions.

Gloucestershire 2050 has come about in response to a concern that the County's economy is stagnating (although some sectors are doing well), the population is aging, and, in particular, young people are drifting away, attracted by better job and lifestyle opportunities elsewhere. To address these challenges six "big ideas" were floated:

- Developing a super city based on Gloucester and Cheltenham
- Developing a national Cyber Security Park
- Designating parts of the Severn Vale and the Forest of Dean as Regional Parks
- Creating a new multi-purpose crossing of the Severn between Lydney and Sharpness
- Developing a Cotswold International Airport
- Redesigning the Cotswold Water Park lakes to create a major tourism destination

CPRE's headline reaction to these big ideas was one of alarm at the unrealistic scale and pace of growth envisaged, particularly in the 'super city' proposal and in the new

international airport. As our Chair put it succinctly, "We are focused on the pride people of Gloucestershire have in their county, and want to see a better future by improving existing urban and rural communities and environments, which make up its uniqueness, rather than destroying them with grandiose projects no-one wants".

This led us to think through and publish an Alternative Vision for our County, ***There is a Better Way***. This is a Vision which can be delivered incrementally and is firmly built on the principles of sustainable development; it responds to the urgent need to address climate change, to reduce resource use and to move towards more sustainable life styles.

In the CPRE Vision, by 2050 Gloucester and Cheltenham will still remain separate and distinct but will have greatly improved interconnections and have become exemplars of urban living; our market towns and smaller settlements will be thriving and not simply dormitories for people working elsewhere or to retire to; and our countryside will be economically vibrant providing high quality food, fibre and timber for the nation whilst maintaining the diverse character of the landscape, restoring and enhancing wildlife and providing opportunities for access and recreation.

*"a Vision which can be delivered incrementally and is firmly built on the principles of sustainable development"*

Across the county, sufficient housing will be available in a range of sizes to meet the needs of the resident population, including enough genuinely affordable housing for those on low incomes; the challenges of an aging population will have been met; for younger people our town centres will be vibrant places with a successful evening economy; the need for travel will have been reduced through co-location of housing, jobs and services and more home working; and good design reflecting local character will be at the heart of new development.

Our Vision concludes "*Gloucestershire has the potential to be a leading area for sustainable economic growth and human wellbeing. We can and we must protect its unique urban and rural character whilst meeting global environmental challenges.*"

We have fed our Vision into the Gloucestershire 2050 consultation and will promote it in future phases of the discussion. A full report on the consultation and on the next steps is currently expected to be published towards the end of October.

CPRE Gloucestershire's swift and comprehensive action to develop and deliver ***There is a Better Way*** to CPRE members and the wider public helped ensure a 'collective voice' from the people of this County. And a big "thank you" to those members who made their own submission to this important consultation.

If you are not one of the several hundred who have already done so, why not download and view our Alternative Vision via the home page of the Branch website [www.cpreghos.org.uk](http://www.cpreghos.org.uk).



# LACK OF AFFORDABLE HOUSING IS THE MAIN ISSUE AT THE 2018 AGM

David Bayne

**T**HIS YEAR'S Branch AGM was held at the Award-winning Renishaw Innovation Centre near Wotton-under-Edge and enjoyed a record turn-out. The Innovation Centre proved to be an ideal venue. As was to be expected from a company like Renishaw, all the facilities were 'state of the art' to the highest order. And both before and after the more formal business, those who wished were able to view demonstrations of Renishaw's frontiers-of-technology applications, all ably explained by Head of Communications Chris Pockett. These covered fields ranging from in-built precision measuring equipment to three-dimensional printing.

We were delighted that National Chief Executive Crispin Truman and Finance Director Mark Cornish were able to be with us. Crispin gave us his first-year impressions of CPRE and brought us all up to date with national initiatives.

The Branch was especially sad to say farewell to its outgoing President, Dame Janet Trotter who was shortly to retire as Lord Lieutenant of the County. All joined Patricia Broadfoot in giving special thanks to Dame Janet for her tireless influence and commitment to sustaining the beauty of Gloucestershire and its rural

environment and thence for the work of CPRE.

In her place as President we were delighted to welcome Charles Martell. Charles has farmed at Dymock since 1972 where he has built up a reputation for saving and protecting many traditional Gloucestershire breeds, inventing new cheeses, notably 'Stinking Bishop', and commercially producing these and several former Gloucestershire cheese varieties. An interview with Charles appears in this issue.

In her report, Branch Chair, Professor Patricia Broadfoot, highlighted the significant achievements over the past year and the challenges that CPRE faces. Most of these are highlighted in recent issues of Gloucestershire Views and in the Branch Annual Review. One aspect which struck a singular chord with those present was the continuing failure to provide affordable housing, an issue which led to a lively discussion.

The highlight of the afternoon was the down-to-earth talk by our guest speaker, Baroness Young of Old Scone, currently Chair of the Woodland Trust. It was immediately apparent that Lady Young was on the same wavelength as those present. Pointing out how, worldwide, people really care about the natural environment, she spoke passionately about her love of the countryside and dwelt on the many

*“special thanks to Dame Janet for her tireless commitment to sustaining the beauty of Gloucestershire”*

initiatives, both encouraging and threatening, that were likely to affect it and thus needed watching closely. Some, like the Environment Plan and the National Parks and AONBs Review provided positive opportunities, given adequate resourcing, but her over-riding concern was the level of environmental protection to be provided post Brexit. At present, EU protection provided a 'double lock'. A UK replacement could provide for greater diversity, reward land managers for things we value and reduce bureaucracy. But there was a real risk that, without careful and committed planning and resourcing, what was put in its place would lack the teeth to be effective.

In common with views already expressed, Lady Young was a strong supporter of the provision of genuine affordable housing, including rented housing. This was closely linked with providing the opportunity for people to stay within their own communities. *“Older people, who have lived their whole lives in rural towns and villages, are being squeezed out. It all comes back to ensuring the right housing in the right places”*, she said. The current reliance by government on housing targets and penalising authorities for not meeting them risked putting the wrong houses in the wrong places.

Lady Young concluded by stressing the importance of trees. The Woodland Trust was committed to protecting ancient woodland, which was irreplaceable, to planting more woodland and to working with developers and others for more trees in urban areas. The new Northern Forest, with £6M government funding, was a most welcome development.

After a whole-hearted vote of thanks to Lady Young and to Renishaw, members adjourned for an excellent tea amongst the high-tech exhibits.



Patricia Broadfoot, Dame Janet Trotter and Baroness Young at the Branch AGM



# THE REVISED NATIONAL PLANNING POLICY FRAMEWORK

Richard Lloyd

**F**IRST INTRODUCED in 2012, the National Planning Policy Framework (or NPPF) is the Government's set of overarching planning policies for England. A revised version was published on 24<sup>th</sup> July and came into immediate effect for guiding decisions on planning applications and on the preparation and revisions of Local Plans. It is the product of three years of discussions and consultations culminating in draft revised text for the NPPF earlier this year. Nationally, CPRE has put a great deal of effort into trying to influence the outcome; CPRE Gloucestershire has fed into 'One CPRE' responses.

The revised set of policies has been largely driven by the Government's determination to increase the supply of new housing

to meet its target of 300,000 new homes a year across England by the mid 2020s. The latest Framework introduces a new standard method of assessing housing need. This will have the effect of increasing housing numbers in areas with high house prices relative to earnings. It is coupled with the introduction of a housing delivery test which will measure the number of homes created against the calculated housing need and penalise those local councils that under-deliver. The penalty for failing the test will be a requirement to find more land for development beyond that identified in the Local Plan. Our national team has labelled the revised Framework "a speculative developers' charter".

There are some changes from the consultation draft

that CPRE can welcome, however. They include:

- tightening up the exceptional circumstances test for taking land out of the Green Belt. This now requires boundary changes to be fully evidenced and justified;
- the policy relating to National Parks and AONBs, where the important phrase "which have the highest status of protection" has been reinstated;
- greater protection is given to Ancient Woodland and Veteran Trees – but we were not successful in securing better safeguards for 'Best and Most Versatile Agricultural Land';
- on affordable housing, social rent housing is now included in the definition; and where a development is expected to include a proportion of affordable housing there is clearer guidance on viability assessment that includes the statement that the price paid for land should never be a justification for viability revisions;
- there is improved clarity and focus for policies on making better use of land; and
- there is more emphasis on the importance of achieving high design standards in development.

Members can view the full revised NPPF on the Branch website, [www.cpreglos.org.uk](http://www.cpreglos.org.uk), under **Resources/ Planning Advice/HM Government**.



# DARK SKIES

Richard Lloyd

A CHARACTERISTIC feature of our countryside is – or should be – dark skies where on clear nights the wonders of the moon, planets in our solar system, stars, comets and meteor showers can be appreciated with the naked eye. It is a resource worth protecting and fighting for. But in many areas it has been eroded by light pollution – from ‘skyglow’ from towns and cities which spreads deep into the surrounding countryside and from glare and light intrusion from local light sources.

Light pollution from poorly sited street lights, sports floodlighting, car parks and security lights can disrupt people’s sleep patterns. Night lighting can also adversely affect wildlife through interrupting natural rhythms, migration, feeding patterns and reproduction. Reducing unnecessary lighting and replacing lighting with newer equipment can save money and also help reduce carbon emissions.

CPRE has campaigned over many years for measures to reduce unnecessary light pollution and undertook a mapping project in 2003 to show its extent across England. In 2015 Land Use Consultants were commissioned to create new maps based on data captured by satellite at 1:30am throughout September. Using the latest technology, detailed coloured maps were produced indicating how much light is spilling into the night sky. Nine bands of brightness were depicted from 1 (darkest) to 9 (brightest).

## Findings – How did Gloucestershire fare?

Only 21.7% of England had pristine night skies, compared to 57% of Wales and no less than 77% of Scotland. When the two darkest categories of land were added together 49% of England could be considered as “dark”.

For our Districts, adding together the two darkest categories of land the figures were:

District	%	Rank*
Cotswold District	79.1	13
Forest of Dean District	62.4	37
Stroud District	45.1	73
Tewkesbury Borough	46.5	94
Cheltenham Borough	0	218
Gloucester City	0	263

*\* = Rank of average brightness value of 326 districts, unitary authorities and metropolitan boroughs in England*

In Cotswold District most of the land in the two darkest categories was in the AONB. In Forest of Dean District the darkest skies were in the area to the north and west of Newent.

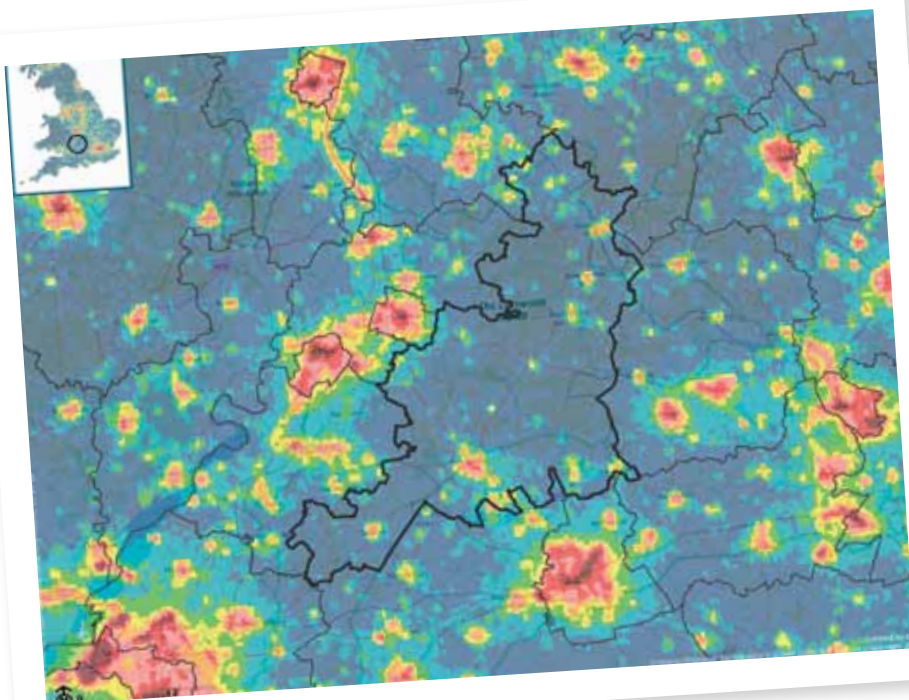
## Reducing Light Pollution

There is a helpful policy in the National Planning Policy Framework which says:

*“Planning policies and decisions should ..... ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. **In doing so they should ..... limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.**”*

The Branch has pressed for

*England's Light Pollution and Dark Skies - Cotswold District*





policies on light pollution to be included within the Local Plans for our county and will continue to do so when plans are revised. The aim is to ensure that existing dark skies are protected and that new development is carefully planned so that local light pollution is not increased. Individual communities are also encouraged to include policies on lighting in Neighbourhood Plans.

Much can be done to reduce the impact of street lighting. In Gloucestershire 60,000 street lights cost the County Council some £2 million a year. It is now in the final stages of replacing conventional lights with LED (Light Emitting Diode) lights which produce a better quality of light and are downward focussed reducing light spill. They are also far more energy efficient and require less maintenance, with expected financial savings of about £17 million over 12 years. In South Gloucestershire, Highways England has removed the motorway lighting altogether on the M48 from near Almondsbury to the first Severn Bridge. Businesses, schools and sports facilities should be encouraged to do more to ensure their premises and activities don't generate unnecessary light pollution. Last but not least, households can do their bit. Does that security light

need to be so bright? Is it lit all the time, unnecessarily? And is the light focussed on the area that needs to be lit?

In 1989 members of the British Astronomical Society set up The Commission for Dark Skies. It has grown into a network of volunteers and supporters who work to persuade their local councils and others of the benefits of well-directed lighting, the motto being: *the right amount of light, and only where needed*. They have a website: <https://www.britastro.org/dark-skies/index.php> - and have produced an excellent lighting guide: [https://www.britastro.org/dark-skies/pdfs/CfDS1703\\_E5\\_Good\\_Lighting\\_Guide.pdf](https://www.britastro.org/dark-skies/pdfs/CfDS1703_E5_Good_Lighting_Guide.pdf)

### Dark Skies and the Cotswolds AONB

The Cotswolds were already known for still retaining large tracts of dark skies. The Cotswolds Conservation Board had produced a position statement "*Tranquillity and Dark Skies*". Landscape Strategy and Guidelines for the Cotswolds include guidelines to conserve areas of dark skies and propose measures to minimise light pollution.



A number of areas in the UK have been awarded 'Dark Sky' status by the International Dark Sky Association. These include Bodmin Moor, and parts of the Northumberland, Brecon Beacons, Snowdonia, Exmoor and South Downs National Parks. Having 'Dark Sky' status provides a defined argument for resisting developments that might create light pollution.

The new CPRE maps have confirmed the significance of the Cotswolds. The Conservation Board and CPRE Gloucestershire put out a joint press release. We said that CPRE "*would warmly support work towards achieving dark sky status for the Cotswolds AONB. Being able to enjoy and appreciate the magic of the night sky is one of the special qualities of the Cotswolds*".

The Conservation Board is now to formally consider developing a bid for parts of the Cotswolds AONB to become an International Dark Sky Reserve.

Ribblehead Viaduct at dusk

“Individual communities are encouraged to include policies on lighting in Neighbourhood Plans”

# SUCCESS IN PROTECTING A COTSWOLD VILLAGE

Eddie McLarnon

**A**CROSS THE County, as many will be aware, there have been numerous instances where developers have targeted what they see as vulnerable villages and bombarded them with speculative development applications. This has been particularly evident in the foothills of the Cotswolds, areas on the fringes of the AONB but technically outside it. Gotherington, just to the north of Bishops Cleeve, has been a notable example, but where – for the present at least – developers have been kept at bay. But how?

Gotherington is a village with about 1000 residents. Because it has a number of basic services (shop, schools and playing fields) it is classified as a Service Village in local plans with an informal housing requirement of around 75 dwellings. Development in Gotherington is constrained by merging with Bishop's Cleeve to the south, merging with Woolstone to the north, encroaching on the AONB to the east and joining directly with the A435 to the west. There is little scope for development without significant damage to the landscape and identity of the village. A Neighbourhood Plan

for Gotherington was made in July 2017. This Plan makes provision for new developments by means of a number of allocated sites.

Over the past few years, six planning applications have come forward for developments in the range of 10 to 65 dwellings. Developments of 10, 17 and 50 dwellings were broadly in line with the Neighbourhood Plan and have been permitted by the Planning Committee of Tewkesbury Borough Council. The remaining applications, for 35, 50 and 65 dwellings were refused by the Planning Committee but the applicants went to appeal. Happily, all three appeals have been rejected. CPRE played a significant role in the rejection of two of the appeals and our consultant David Crofts assisted local residents on the third application. More details of these three appeals is given below.

## *Moat Farm (14/00749/OUT)*

This application was for 35 dwellings on a site in the centre of the village. The Planning Officer recommended rejection and the Planning Committee accepted the recommendation.

The application then went to a hearing appeal and was rejected in September 2015. The main reasons were access to the site and impact on the landscape. The Inspector made particular reference to the “tranquillity” surrounding Thirle Brook which runs to the north of the site and separates Gotherington from Woolstone.

## *Truman's Farm (16/00539/OUT)*

This application was for 65 dwellings on the edge of the AONB. The Planning Officer recommended acceptance of the proposed development but the Planning Committee rejected it. The application then went to a written appeal and was dismissed in August 2017. The main reasons for refusal were social cohesion as a result of previously consented developments and damage to the landscape. CPRE played a very important role in the rejection of this appeal through the presentation of considered evidence against planning policy.

*View of Gotherington and Woolstone from the Cotswold Escarpment*

Eddie McLarnon





## Ashmead Drive (16/00901/OUT)

The application was for 50 Dwellings also on a site in the centre of the village. The Planning Officer recommended acceptance of the application but again the Planning Committee did not accept his recommendation. The application then went to an appeal hearing in late 2017 at which CPRE's consultant David Croft presented a response on behalf of local residents. The main reason for rejection, was social cohesion based on previous consented applications in the village.

### Some Lessons Learned

Given the success at achieving dismissal of these three appeals it is worthwhile looking at what lines of approach worked and what didn't.

#### Things that worked were:

##### CPRE involvement

Planning is a legal process and decisions have to be based on evidence that is against planning policy. CPRE's expertise and the hard work of its consultants are invaluable in the preparation of an effective objection.

*“CPRE's expertise and the hard work of its consultants are invaluable”*

##### Having a Neighbourhood Plan

Having a Plan with allocated sites for housing proved important in both the Truman's Farm and Ashmead Drive appeals.

##### Individual Objection

Every objection counts. Failure to object implies acceptance and developers are very quick to point out that only a small number of objections were submitted. A large number of objectors also give support to the local planning authority if they are minded to recommend refusal.

##### Collective action

Working together as an action group provides a good focus. It is also easier for CPRE to provide support to an action group rather than a number of individuals.

### The arguments that didn't work were:

#### Flooding

If the responsible public authority hasn't objected then it will be extremely difficult to make flooding a decisive issue.

#### Traffic

Whatever the local view, experience shows that the impact of increased traffic has to be severe before it can be a reason for refusing an application. Nevertheless, it is worthwhile to analyse the developer's Traffic Statement carefully to identify specific issues such as not taking account of bus route traffic or using out of date statistics.

#### Damning your case with faint objections

It is tempting to look for every possible reason to object to an application. However, This may well appear as if you are clutching at straws in your endeavour to stop the development. It is better to focus on the issues that are going to be substantive.

# CPRE'S 'GREEN CLEAN'

## PAVING THE WAY FOR A BOTTLE AND CAN RETURN SCHEME

**T**HROUGHOUT SEPTEMBER, CPRE has been preparing the country for the introduction of a deposit return system. It has taken a mobile reverse vending machine – which collects drinks containers of all materials and sizes – to various 'Green Clean' litter picks being held in places across England, though sadly not to Gloucestershire. Participating volunteers have been able to dispose of, and receive 10p for each of the drinks containers collected. This has helped people become accustomed to the way that a deposit system works.

An important aspect of this activity is that CPRE's 'Green Cleaners' have recorded the quantity and type of litter collected. This data will be presented to the Government, via its upcoming deposit return consultation, to make sure

England gets the best-designed system. In many countries, reverse vending machines are already in use

to give deposits for recycled used drinks containers and have boosted recycling rates to as high as 97%.

*The impressive Reverse Vending Machine which issues a claimable refund tailored to the type of bottles and cans fed into it*



# THE MAISEMORE MILESTONE PROJECT

Jeremy Chamberlayne

**M**OST OF England's milestones were erected in the eighteenth century, when Turnpike Trusts were established by Acts of Parliament. The Trusts were charged with maintaining existing roads, including the stagecoach routes, and with creating new ones. They charged tolls for using the roads, and, from 1766, were required to mark every mile with a stone or post. In the late 1700s, the Gloucester to Worcester Turnpike Trust required the erection of milestones along the route from Gloucester, via Upton-on-Severn to Worcester, – probably the old Roman Road. They were placed at the stipulated one mile intervals, all on the Eastern side of the road, that is the left hand side, approaching Gloucester. It is interesting to note that the milestones in each parish were made in their own individual style. The Maisemore ones have a recessed face, with two holes, presumably for the attachment of iron plates. Those in Hartpury and Corse are engraved. The Eldersfield ones, on Corse Lawn, still have their

original iron plates, including the parish name.

The first Turnpike Act, relating to the Gloucester to Hereford and Worcester routes, which branched at Cross Hands, Corse, was in 1725. It expired after 150 years, in 1879. In the earlier part of that period, the road, North from Maisemore, passed over Woolridge Hill, along the present Over Old Road, to Hartpury. If there ever were milestones along this road, there is no evidence of them. By 1828, this route had been replaced by the new road via Overton, now the A417.

Three milestones were placed through the parish of Maisemore, all indicated on OS maps up to 1960; on later maps, only the 'three' milestone at Overton is marked. The omission of Milestone 2 is an error, but Milestone 1 had been out of public view for many years. All the milestones indicated the distance to "Gloster", measured to the Toll House, at Westgate Bridge. That road followed the old Over Causeway to the junction, just before the old Telford Bridge. The current route is about 1/8 mile less. Only the 2 mile stone still stands in its original place. We would like to have replaced the others in exactly



David Jones

*The reinstated 3 Milestone*

their original places, but Highways constraints dictated otherwise so they have been placed as close as possible to where they originally stood. All the milestones are limestone.

The project started many years ago, with the discovery of milestone 1, in the roadside ditch where it probably fell during the laying of main telephone cables. It was retrieved and stored at Maisemore Court. In the meantime, milestone 3 had disappeared, assumed to have been removed by the Highways Authority. However, last year, it was



David Jones

*Only the 2 mile stone still stands in its original place*



rediscovered, embedded in the roots of the hedge, where it probably fell under an overturned grain lorry.

Reinstatement of milestone 3 had been planned for some years and a replacement stone, now redundant, had been obtained and cut to shape as a replica. The original was now moved to Maisemore Court, to be prepared for fitting its plaque. Maisemore Local History Society commissioned David McDougall, of Taynton, to prepare casting moulds and engage an iron works at Telford to make the plaques, which he then painted. The original holes in the milestones were used to attach the plaques. Then, one Saturday morning this February, milestones 1 and 3 were set in place, by Complete Utilities, of Maisemore, with crushed

*“the Maisemore milestones now almost complete the routes from Gloucester to Ledbury and to Upton-on-Severn”*

stone filling, rather than concrete, to minimise potential impact damage. They were also surrounded by a 2 metre square membrane, covered with small crushed stone, to avoid weed growth and obviate the need for verge cutters to get too close.

Milestones are recorded on OS maps, along many of our main roads - to Tewkesbury, Bristol, Chepstow, Ross, to name a few. They are largely unnoticed and often concealed by overgrowth, but they are a great record of our former transport system and the Maisemore milestones now almost complete the ten miles from Gloucester to Playley Green, Ledbury and the fifteen miles, from Gloucester to Upton-on-Severn. They are all recorded, with photos apart from the one mile post, in the Milestone Survey prepared by the Hartpury Land and Buildings Trust. This is available in Hartpury Church, or directly from Jim Chapman. More information is also available at [www.maisemore.btck.co.uk/TheMilestoneProject](http://www.maisemore.btck.co.uk/TheMilestoneProject).

## HOW ARE NEIGHBOURHOOD PLANS FARING?

David Brooke

**C**PRE NATIONALLY and locally supports the promotion of Neighbourhood Development Plans as an important way for rural communities to help secure the right development for their area. Over five hundred plans have now been completed in England – but are they effective in preventing inappropriate development? Do they encourage the kind of proposals sought by rural communities?

This was the topic of a workshop event on 6<sup>th</sup> June jointly hosted by the Branch, the Gloucestershire Rural Community Council (GRCC) and the Gloucestershire Association of Parish and Town Councils (GAPTC). The well-grounded debate was led and facilitated by Jeff Bishop and colleagues from Place Studio.

The Branch is funding a pilot exercise in Gloucestershire and four other counties in SW England to determine the effectiveness of current plan preparation, and to assess whether the end result is worthwhile.



*Listening intently at the Neighbourhood Plan Workshop*

Richard Lloyd

*“Do they encourage the kind of proposals sought by rural communities?”*

The emerging findings from the pilot (undertaken by Place Studio) were discussed by 60 participants, the majority being members of parish or town councils. Some had been at the sharp end of the process while others were

considering producing a Neighbourhood Plan in the future. The discussion was lively, giving a mixed picture of generally positive comments laced with reports of real difficulties and disappointments.

This was a most worthwhile

day that will help Place Studio to refine their recommendations. It is hoped that the research will lead to a wider survey and, in turn, to a positive influence on the development of national policy and practice on Neighbourhood Plans.

# At Lodge Park

*Michael St John  
South Cotswolds District*

**I**N JUNE a visit was arranged to meet an expert dry-stone-wall builder, Andy Chapple at the National Trust property of Lodge Park. Andy has been working on the restoration of the huge length of wall for many months and revealed to members of CPRE some of the techniques

used in selecting stone and the construction of such walls in the Cotswolds.

Members also were given a tour of the 17<sup>th</sup> century grandstand when the mysteries of deer coursing were explained by our knowledgeable guide. We were relieved to learn that the deer always won and were allowed to escape; a great deal of money was won and lost in the gambling that went on in the grandstand, but members saved their money for the tea-room later.



*Members learn how to build a Cotswold stone wall*



*Surveying the deer course from the balcony of Lodge Park grandstand*

# PREVIEW OF 2018 RURAL EXCELLENCE AWARDS



**B**Y THE time this newsletter is issued, our annual CPRE Gloucestershire Awards ceremony will have taken place on 3<sup>rd</sup> October at the Gambier Parry Hall, Highnam. We were pleased that Viscount Bledisloe was again able to join us to present the plaques and certificates to representatives of the organisations involved.

Six Projects received awards this year. They were:

- **Greystones Farm Discovery Centre, Bourton-on-the-Water**

Farm buildings imaginatively converted to provide a hands-on education centre which weaves together the history of the area, farming and wildlife

- **Hayles Abbey Halt, Hailes**

A halt on the Gloucestershire Warwickshire Steam Railway, built entirely by volunteers, faithfully recreating the original halt which had closed in 1960

- **Kings Lodge, Cinderford**

A partnership housing scheme that meets the mix of local housing needs and demonstrates current best practice in design

- **The Raymond Fenton Centre, South Cerney**

A well designed community building which looks good, fits in well with its surroundings and is highly energy efficient

- **Tewkesbury Nature Reserve**

An extensive nature reserve, the brainchild of local residents who saw the potential to enhance wildlife and provide an asset for their community

- **Whittington Close, St Briavels**

A small affordable housing scheme meeting local needs, designed to reflect the character of the village and be energy efficient

More detail and photographs of the projects will be included in the Spring 2019 newsletter.



# An afternoon of Music and Poetry

*Rosealeen Lane  
Cheltenham, Gloucester and Tewkesbury District*

**O**N A very hot Saturday afternoon in July, an audience sat in the beautiful gardens of Gadfield Elm House in Staunton and listened to enchanting music being played on the fiddle by Becky Dellow. Adam Horowitz read Laurie Lee's poetry and some of his own. It is strange that when planning such events outside one worries about rain, but the umbrellas were used but to keep off the sun!

Adam was brought up with Laurie Lee, a frequent visitor to the house of his parent's, Frances and Michael Horowitz. They too were writers and poets. The music and reading by these two performers allowed us to travel back through time.

There was then a pause for refreshments, with refilled glasses of Pimms and light snacks. Some visitors took the opportunity to walk around the gardens to enjoy

their beauty.

Then it was on to poetry written by poets born in Gloucestershire and by others influenced by its beauty. Poetry by Eva Dobell, Frank Mansell, F W Harvey, Laurie Lee, Leonard Clark, John Masefield, Edward Thomas, and Ivor Gurney was read by Roger Deeks, Dave Walton, Rachel Girard, Natalie Girard, Archie McGhee, and Ann Whittington. And there

were two readings from poets themselves: a poem by a young lady of eleven, Annabel Gear 'The Beginning' and Rosealeen Lane's poetry about her county.

It was a wonderful afternoon which will long be remembered by those who came. Our grateful thanks go to Mrs Jane Evans whose home and garden was the beautiful setting and to all others who contributed to making it such a success.



*Listening to the recital in the gardens of Gadfield Elm House*

## *The Beginning*

My name is Arinxia,  
The star that inspires your mind.  
I witnessed the first tear that created emotions,  
Once I was a wish that made a child believe.  
I am the raindrop that made the sea whirl,  
The dream that made a fairytale world.  
I created the gift of music and dancing,  
I am the dream that gave a child imagination.  
I am the pencil to sketch the earth and  
the night sky,  
The snowflakes drifting down from up above.  
I witnessed the creation of nature in all its beauty,  
The animals, the universe and the humans too.  
The eternal souls that are now gone,  
Will stay in my heart from now on.

© Annabel Gear

## RAISE FREE FUNDS FOR CPRE GLOUCESTERSHIRE BRANCH WITH YOUR EVERYDAY SHOPPING!

**I**T'S TRUE, you can raise money for us and it won't cost you a penny! We have signed up to 'Give as you Live'. This means if you shop online at over 4,000 major retailers, like Amazon or Tesco, or use a reloadable in-store card, you can raise money for CPRE Gloucestershire every time you do. It is very simple to sign up. Here are the steps:

5 Click on charity details

6 Support this charity

7 And then sign up!

### How to give as you buy?

- 1 Before you buy, go to the Give as you Live website and sign in
- 2 Then search for the store you want to use
- 3 Once you have found the store you want to shop with, click on the "Shop and raise" button. You will be redirected to that store and shop as normal
- 4 The good news is once you have shopped a donation will come to us!

*So next time you shop online or use a reloadable card, shop to help save our Gloucestershire countryside.*

### How to sign up?

- 1 Go to [www.giveasyoulive.com](http://www.giveasyoulive.com)
- 2 Choose Sign up for free
- 3 Choose a charity to support
- 4 Search for our charity (make sure you type Campaign to Protect Rural England Gloucestershire Branch)

Give as you Live™

**CPRE** Gloucestershire  
Campaign to Protect Rural England

# Berkeley Vale

Prue Vernon, Chairman

“Another large area of shiny black slabs to be viewed from the Cotswold Way?”

**W**E HAVE two applications for very large solar arrays, one at Longney for just under 25MW output and another at Denfurlong Farm, Frampton, with a proposed output of 42MW. This second one would adjoin the existing large array at Hillhouse Farm, Cambridge. The site is very close to the New Grounds of Slimbridge Wildfowl Trust. Its southern part is marshy with ‘rhynes’, Wicksters Brook runs through it and it is well used by local and migrating wildfowl. If allowed, it would create another large area of shiny black slabs to be viewed from the Cotswold Way. The Longney array would be conspicuous too. A revised submission shaving a small area of panels off

the proposed layout has been submitted. There has also been a request by Natural England for at least two years’ detailed surveys of wildlife at various seasons of the year including winter – it is another very good area for birds, owls in particular. Stroud District Council’s Senior Biodiversity Officer has objected to the application due to the lack of this information. CPRE has already sent a detailed objection to this application and will shortly be submitting objections to Denfurlong also.

The development proposed at Symn Lane, Wotton under Edge – in the AONB, on the escarpment, and outside the town settlement boundary – of car parking for 80 cars and

two coaches along with 12 houses – has just been allowed by Stroud District Council with a majority of just one. The question of who will run the car park has not been resolved yet. We may not have heard the end of this!

The hearing for the proposed new football stadium at M5 Junction 13 / A419 will be the only item on the agenda for the District Council Planning meeting in November. CPRE will be represented. You can watch the hearing on-line via the Stroud District Council website.

There has been an initial enquiry for a 100-bed hotel at the southbound M5 Gloucester Services. You may remember that the Services were only allowed because they were

exceptionally well designed with a low profile to blend into the sensitive sweep of landscape at that point. Services only accessible from a motorway do not usually have hotels and there is already a Travel Lodge outside Stonehouse near the next junction.

The District had a well attended and successful AGM at Park Farm, Alderley, with a talk by Nick Macer. His photographs of the extraordinary variations within the same plant family which he had discovered on his plant hunting expeditions were fascinating.

In October we shall be visiting Stroud District Council to discuss the latest developments of the Stroud Local Plan for 2020. More in the next newsletter!

*View from the Cotswold Escarpment showing the effect of the proposed Denfurlong solar arrays*



Prue Vernon



# Cheltenham, Gloucester and Tewkesbury

Tom Hancock, Chairman

SINCE THE Joint Core Strategy (JCS) for the area came into effect last December there has thankfully been a noticeable drop in speculative planning applications, as we had hoped. Moreover, it is good to report that the outstanding appeals, for 45 houses off Kidnappers Lane, Leckhampton and for 50 houses at Ashmead Drive, Gotherington, have both been dismissed, as well as appeals for two smaller-scale developments at Greet. This is further evidence that the Planning Inspectorate is taking a firmer line against speculative applications outside the Local Plan.

Tewkesbury Borough Council is due to vote on 'Preferred Options' for the Local Plan in late September. Assuming the proposals are

approved, a period of public consultation will follow. The District will be examining the options carefully. Meanwhile work has also now begun on the follow-on review of the housing requirements of Gloucester City and Tewkesbury Borough as called for by the examining inspector. CPRE is seeking to become engaged in this process.

A decision on the proposed development of 500 homes on greenfield land off the Evesham Road North of Bishops Cleeve has been further delayed. The application for 60 houses at Maisemore has been refused but the decisions on those for 24 houses at Littleworth, Greet and for 40 houses at Coombe Hill are still awaited. There has been a further application, this time for 215 houses, in Stoke Road, Bishops Cleeve,

opposite the Wingmoor Farm waste disposal site. And there has been a renewed assault on Alderton which has already suffered a major influx of new housing in the past five years; the District has strongly objected to two development proposals totalling 65 houses, all outside the village envelope and some in the AONB.

The District held a successful AGM at the Award-winning Stoke Orchard Community Centre in May

although the attendance of only 22 members was disappointing. Following the AGM, at which the committee was re-elected unchanged, Parish Council chairman Rick Chatham gave an excellent talk about the restoration of the former Coal Research Centre at the site. The afternoon of music and poetry on 7<sup>th</sup> July is reported separately. We are most grateful to Rosealeen Lane for masterminding this highly successful occasion.



Stoke Orchard's Award-winning Community Centre

Richard Lloyd

# Forest of Dean

Clive Osborne, Chairman

WITHIN THE Forest of Dean the launch of Gloucestershire 2050 was matched by the inauguration of the Forest Economic Partnership (FEP), which aims to bring together: *"businesses, councils, people, ideas and resources to give the Forest...a voice in the Glos2050 big conversation and deliver a thriving and sustainable economy;"* and *"Our vision is that in 2050 the Forest of Dean is an attractive, vibrant and dynamic destination to live, work and do business."*

Clearly there is a spread of opinion on exactly whether and how that will be achieved. FEP runs

quarterly stakeholder meetings and has four sub-groups addressing Education and Skills; Transport and Infrastructure; Digital Connectivity; and Bridges and Borders.

FEP has confirmed that CPRE's voice will be welcome. Currently the committee has resources to attend one sub-group's meetings, and the obvious first choice is Transport and Infrastructure. But the other sub-groups also represent important issues, and we would be delighted to hear from any CPRE members willing to join any of these groups.

In June the District Council adopted the Forest of Dean

Allocations Development Plan 2006 - 2026. Our view is that finally this should bring a degree of stability in that it satisfies land bank constraints etc. However, the District Council is aware of the fact that the Core Strategy document is not up to date and should be revised as soon as possible. This means that there is still a risk of developers making bids that would not align with the current Core Strategy or the adopted Allocations Development Plan.

The question of Area of Outstanding Natural Beauty designation for the Forest has been back in the news after a petition calling for such

designation was launched on the UK Parliament petitions website. As a result, in April a CPRE delegation met Forest of Dean District Council leader Tim Gwilliam and his Cabinet to discuss AONB status and in May we also attended the West Dean Parish Council Open Forum, where the case for AONB status was outlined to councillors.

Committee members have begun to remind individuals and groups who are in correspondence about planning matters of the voluntary nature of the work we do – and we are delighted to report that this approach has paid dividends in the form of new members.

*"Launch of Gloucestershire 2050 was matched by the inauguration of the Forest Economic Partnership"*

# North Cotswolds

*Michael Green, Acting Chairman*

*“the Local Housing Plan has now been adopted”*

**W**E LIKE the other Districts have been involved with finalising the Local Housing Plan and are pleased that it has now been adopted. Planning issues locally have been quiet but those that have been resolved have had mixed results. We were disappointed that the Inspector approved the Leasows site in Chipping Campden at appeal but we did have success in Evenlode for the development of a caravan site on the outskirts of the village. We objected on the grounds of the impact

on the landscape, the unsuitability of the local road network and the effect on the tranquillity of the area. The application was refused.

Our objection to a 40 homes development on the edge of Willersey, which adjoins an existing site with permission for 50 houses, has been noted but no decision has yet been made. The Spitfire Homes site for 150 houses opposite the hospital on the edge of Moreton has been withdrawn but we are expecting another application to be made in the future.

We are currently

investigating an application for a 60 bed care home in Moreton. This raises the question whether we are solely catering for the ‘Olds on the Wolds’ rather than the working young. To illustrate this point, there is already in Stow, next door to Tesco, the St John’s Trust Dementia care home and beside it the developer McCarthy & Stone are building 44 apartments for the over 60s. Across the road there is Newlands, catering for retired people with caring facilities. At the other end of Stow there is a retirement village being built

for those aged 55 or over.

We had a successful AGM at Great Barrington by kind permission of Richard and Venetia Crosbie Dawson followed by an excellent talk from Mark Connelly about the Cotswold Conservation Board.

Finally I know our committee and members would like to thank Alison Clifton Barnard who chaired our district through the period before and during the inception of the Local Plan, working tirelessly on the many planning issues thrust upon us by developers.

*The War Memorial,  
Chipping Campden*

Lucy Blyth





# South Cotswolds

Nicholas Dummett, Chairman

*“developers are testing the policies for developments in small settlements and in the open countryside”*

**T**HE COTSWOLD District Local Plan 2011-2031 has at last been adopted by the Council. Because it allocates sufficient land to meet the need for housing up to 2031, major planning applications have come to a stop. However developers are turning their attention to testing the twin policies governing developments in small settlements and in the open countryside. Applications are coming in for housing adjacent to small groups of other houses claiming they constitute a settlement and not open countryside and/or are necessary for other reasons. We are objecting as a matter of principle and so far the Council have refused the applications. The policy of not allowing new build housing in the open countryside has already been given significant weight by an inspector who refused an application for housing outside the development boundary of Northleach.

Two examples are for 20 houses on a disused composting site in the open countryside near Meysey Hampton and 4

houses behind a pub on the Cirencester – Stroud road. The Council turned down the former. In the later case the applicant is also arguing that the housing is needed to provide financing for the expansion of the adjoining farm shop. We want to see the farm shop succeed but that should be achieved by other means.

The District AGM was held in May at Owlpen Manor by kind permission of the Mander family who have lived there for many years. The meeting itself was held in the Cyder Barn complete with an enormous wooden cider press in one corner. Members were then treated to a tour of the gardens and the house during which Sir Nicholas Mander described the history of both and the association of the Arts and Crafts Movement that had helped to bring it all back to life in the 1920s. Members were privileged to be taken round the Great Hall, Parlour and bedrooms and treated to an intimate view of what is very much a family home.

A District visit to Lodge Park in June is reported separately.



Owlpen Manor: Sir Nicholas Mander describing his domain and its history

Michael St John

## Stroud

Pippa Schwartz, Secretary

*“a new application to demolish the Forest Green Rovers stadium and replace it with high-density housing”*

**B**Y THE time this newsletter is issued, the Stroud Committee should just have hosted an afternoon talk, on 13<sup>th</sup> October in Sheepscombe Village Hall. The talk was given by Michael Hemmings and was on the subject of how to date an old house using clues from its structure and design. It

was followed by tea and homemade cakes.

The main planning issue in the Stroud District this summer has been the resubmission of the application to demolish the Forest Green Rovers stadium in Nailsworth and replace it with high-density housing. The problems with the application are that it

is outside the settlement boundary, immediately adjacent to the AONB, has very little green space included in the layout and will of course result in a large amount of extra traffic for the town. There is a strong feeling in the town that the site should be put to a community use, preferably for sport or

recreation. The application is to date undecided.

The district awaits the outcome of the review of the Stroud District Local Plan, which is on-going. 4000 more houses have been imposed on the area by the government which may have worrying consequences for this beautiful area.

# Tetbury

Jeremy Lodwick,  
Chairman

“a number of approved developments appear to be on hold”

**A**CTIVITY IN and around Tetbury and Kemble has been really quite quiet over the summer. Clearly the adoption of the Local Plan has curbed additional speculative development and it will be interesting to see if this remains the case in the years to come. The building of many developments already approved continues, with the attendant disruption to traffic. Interestingly there are also a number

of approved developments that appear to be on hold or subject only to very minimal activity. Perhaps the rumours in the town of a large number of unsold new build houses are correct. Needless to say, they are almost exclusively executive homes with a minimum element of affordable housing. A major retirement village complex is nearing completion and work has started on a dementia care centre, which could be a significant new employer in the town.

Our annual summer supper and AGM once again was highly successful and has

clearly become a noted event for members within our District. Perhaps being blessed with glorious summer evening weather for the third year in a row has something to do with it! We held it this year at Doughton Manor, by kind invitation of Mr and Mrs Dick Carter. Dick gave a fascinating talk on the history of the house which he has researched intensively and which has led to a historical re-assessment of the date of its construction. The garden front façade, now dated to 1590, is described in The Country Houses of Gloucestershire as ‘the

most beautiful statement of symmetrical E plan architecture in the county’. We were privileged to enjoy it on such a fine evening. Guests wandered around the gardens and picnicked on the lawns. Needless to say, we kept the formalities of the business of the AGM to a minimum!

The membership of the Tetbury District is small, the smallest district in the county, and we have not been able to recruit new members. We look forward to the new initiatives at a national level in CPRE to boost membership.

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