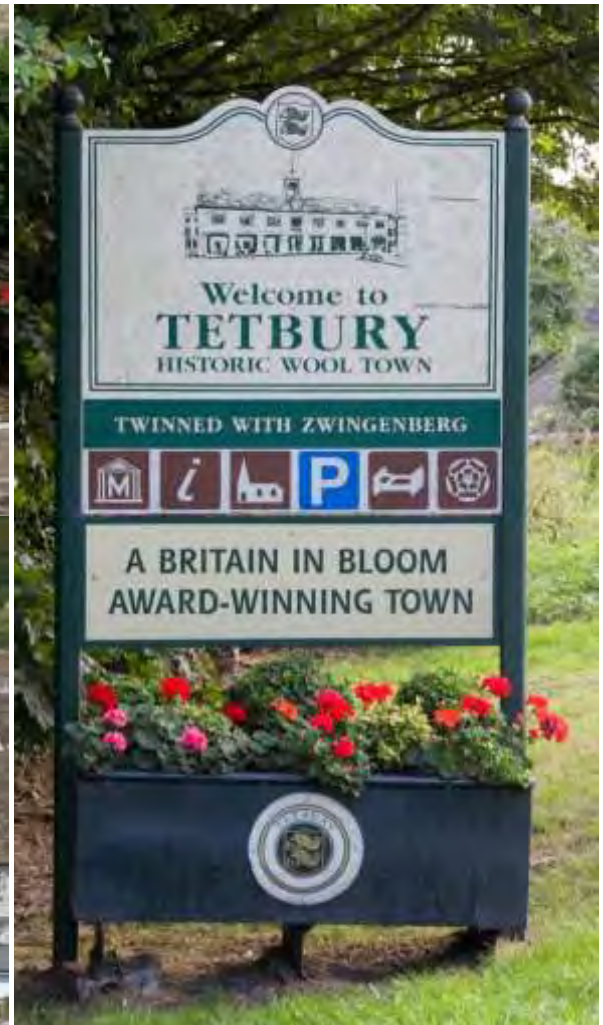


# **DRAFT TETBURY TOWNSCAPE and CHARACTER ASSESSMENT**

**Evidence Document for the Neighbourhood Plan: Reg14 version**



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**Credits:** Thanks to all who gave up their time for survey work. Kevin Farnham provided many of the photos, Jenny Exley provided the shots of Gumstool Hill, Charlton Road and distant shot of St Mary's Spire from the Lane. Artwork should not be used elsewhere without the permission of the photographer via the Town Council. Much of the text came from Jenny Exley, with Liz Beth of LB Planning adding to and editing her original draft.

## 1. INTRODUCTION

1.1 Tetbury is a unique historic market town within the Cotswold AONB, with landscape features and other aspects of its built form crucial to protect and enhance as Tetbury goes forward into the twenty first century. The accepted requirement to contribute to the need for new housing locally has created new challenges for the town, and the vision of the Neighbourhood Plan (TNP) accepts this challenge on the premise that the historic fabric of the town will not be adversely affected.

**VISION: “Tetbury will become the most vibrant Market town in the Cotswolds. With its continuing strong sense of community, it will keep pace with growth, whilst at the same time preserving and celebrating its heritage and stunning countryside.”**

1.2 TNP has several objectives that follow from this vision, and have informed this study’s Guidelines:

- The historic fabric and heritage of Tetbury will be conserved, enhanced and celebrated;
- Tetbury’s unique urban and green landscape within the town and beyond will be protected and enhanced;
- The town centre will be re-balanced to honour its historic heritage as well as its crucial shopping and meeting role;

1.3 English Heritage has pointed out that the historic environment contributes everywhere to our sense of place and good quality places are important to society, especially for sustainable development (2011). The importance of heritage to place-making is supported in the National Planning Policy Framework (NPPF para 126). This study documents work done to assess the features that contribute to Tetbury’s uniqueness, and thus assist the protection and enhancement of its high value historic fabric. It is supplementary to the existing Cotswold Design Guide, Supplementary Planning Guidance produced by the Local Planning Authority Cotswold District Council in 2000. The Design Guide provides the detail for the Saved Cotswold District Local Plan Policy 42:

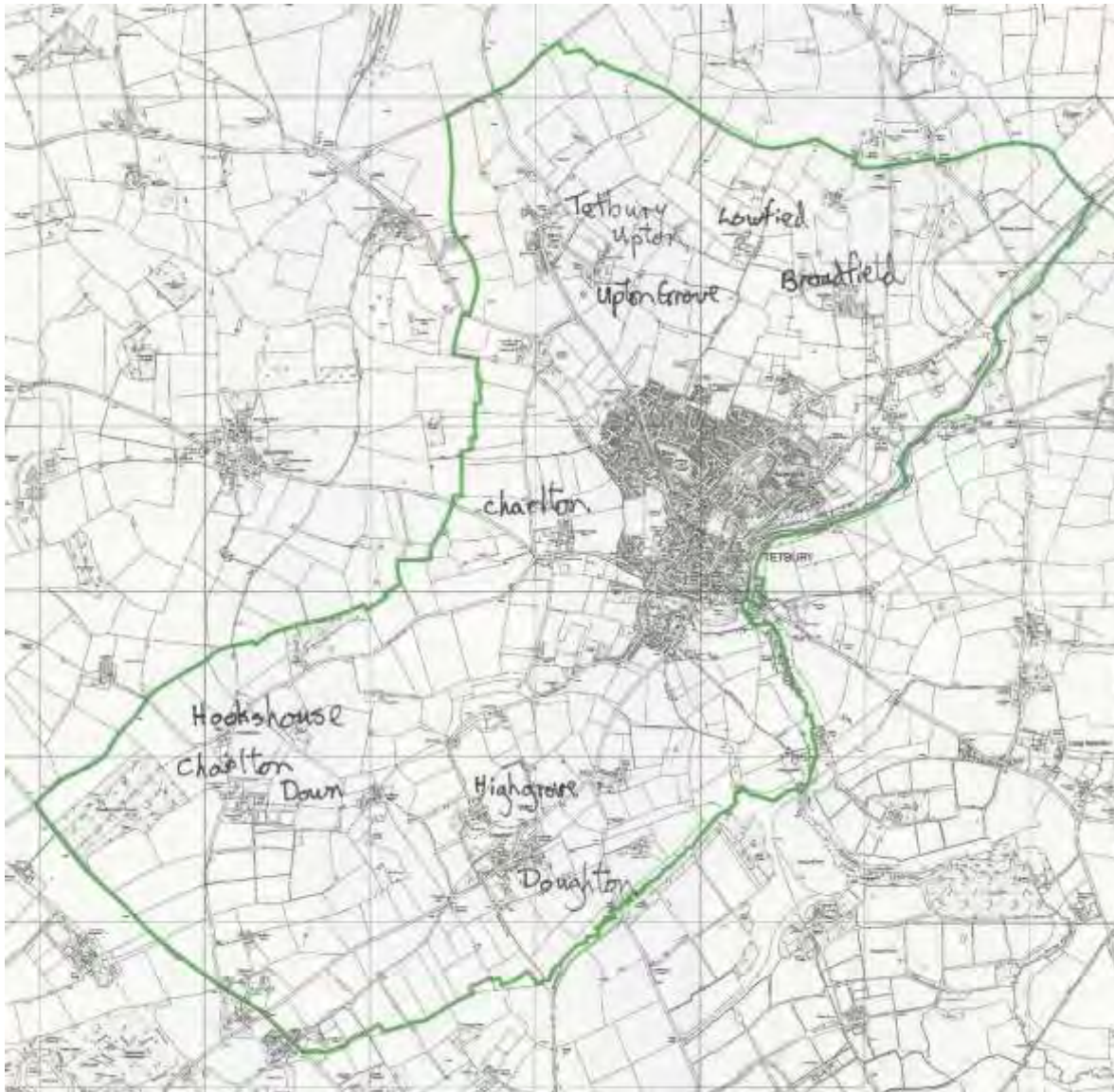
Policy 42 The Cotswold Design Code

New development shall comply with the Cotswold Design Code in respect of the Cotswold Style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

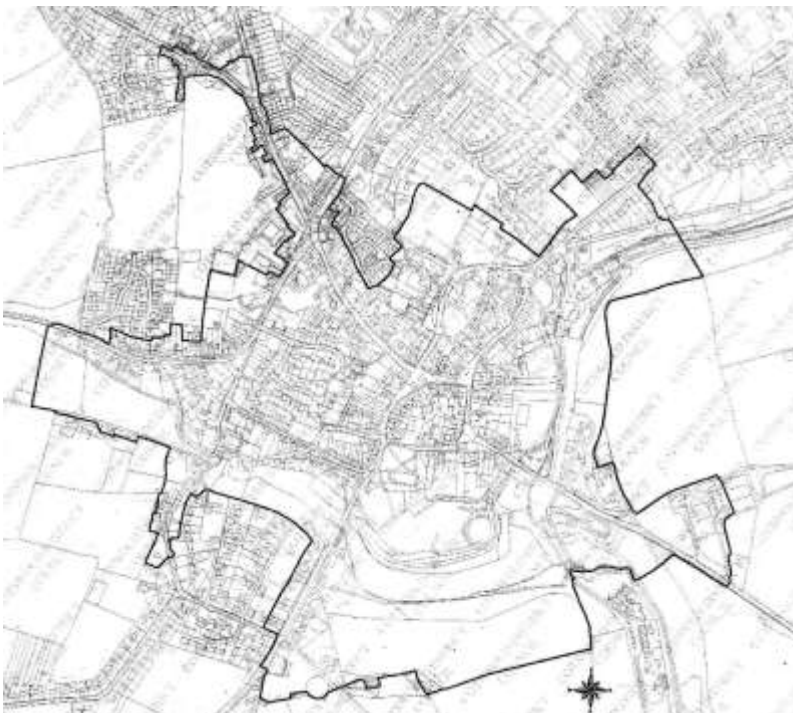
1.4 This Neighbourhood Plan applies to the parishes of both Tetbury and Tetbury Upton. The latter includes most of the rural hinterland of Tetbury except for land to the east of the town. The rural hinterland includes the settlements of Tetbury Upton, Doughton, Charlton, Charlton Down and Hookshouse. Farm communities of Lowfield, Colly and Broadfield, and the estates of Highgrove and Upton Grove are also included within the Neighbourhood Plan designated area, as Figure 1 shows.

1.5 The centre of Tetbury is a Conservation Area, where design issues around preserving the historic legacy are of greater importance. There is as yet no Conservation Area Appraisal undertaken for Tetbury, an omission that should be rectified as a matter of some urgency.





**Figure 1: Tetbury and Tetbury Upton Neighbourhood Plan Area, settlements and estates.**



**Figure 2: Conservation Area boundary - Tetbury**

## 2. SETTLEMENT OF TETBURY

### 2.1 Pre-Victorian settlement

The core, early settlement lies around the former monastery of Tette, circa 12 century, on the Southern side of Tetbury, considered to be the site of the parish church of St Mary the Virgin and St Mary Magdalen (St Marys'): a christian place of worship has been on the site of St Marys' since at least 681 AD. The present church was built following the demolition of the medieval church in 1777, although retaining the old tower and spire. The replacement church was opened in 1781. The tower and spire were rebuilt in 1891.

2.1.1 Blocks of 16th, 17th and 18th Century dwellings and shops cluster together linked in a complex medieval form of fine grain, some dwellings flanking the side or back of another, with rights of passage across land to access the street or shortcut to the shops.

2.1.2 A strong sense of place and historical distinctiveness is created by the wool trade hall-Market Hall with its fine stone pillars. The sense of place is reinforced by dwellings and shops on Church Street, Silver Street, Fox Hill and Chipping Street, as well as Chipping Steps and Gumstool Hill. Other streets where a distinct historic place is clearly showing are West Street, Cotton Lane, Black Horse Hill, Long Street, London Road, southern parts of Hampton Street.

2.1.3 Buildings in these streets are nearly all in the 'Cotswold Style', which many Arts and Crafts buildings of the C20 took as a template. Cotswold Style is characterised by excellent facades, stone or rendered, often with gables fronting the street, graded stone slate roofs, and stone mullion windows. The Cotswold Design Guide advises that where rendered, over possible rough rubble stone construction, lime wash and any painted timber window frames should be painted with muted earth tones. Where stone mullions exist, stonework should be conserved by highly sensitive conservation techniques.

2.1.4 Houses and shops front directly onto the Old Town narrow pavements, streets having a minimal number of front gardens. Glimpses of courtyard gardens, with secret views into hidden places are distinctive of Tetbury Old Town, with views along passages to the side and rear of buildings which open into active and special yards. Many have foliage, with shafts of light illuminating the space. A fine Georgian building flanking Silver Street has railings around its narrow garden fronting the street, and another is set back with a stone wall on its boundary.

2.1.5 Cotswold stone walling on boundaries is more prevalent in the West Street and Cotton lane areas of Old Town. Lighting is low key in Old Town and well designed, fixed to buildings at a high level.



The Cotswold Style

### 2.1.6 ISSUES.

- The uniqueness of the historic environment of Tetbury is under pressure from construction of inappropriate infill development, potentially despoiling the opportunities to conserve courtyards or larger open space.
- Construction traffic with heavy haulage may damage the foundations of buildings, and emissions from current and increased traffic flow could increase deterioration of the facades of historic buildings.
- Other inappropriate minor additions and repairs, such as close-boarded fencing, spoil the visual unity of the historic core.

### 2.1.7 GUIDELINES

- ✓ New development should be fitted within the fine grain block layout of the old town and should provide safe and secure passages giving glimpses of courtyards.
- ✓ Boundaries should take example and precedence from existing Old Town plans and design in Cotswold stone, replacing timber closeboard fencing which is inappropriate.
- ✓ Owners and tenants of property when making repairs and other alterations that do not need planning permission should still be encouraged to adhere to guidance in the Cotswold Design Guide.



**Chipping Steps (left) and the Market Hall in the Old Town and Conservation Area**



## **2.2 Victorian and more Recent Settlement of Tetbury**

2.2.1 The pattern of growth for the town in the Victorian period is not apparent on most major routes into the town, mainly being visible from the old Cirencester Road south of its junction with the A433 and lying to the west. Two or three storey Villas with older cottages set amongst them provide a fine residential area, in the setting alongside the wide road of Northfield, plots with long front gardens set back from the road and rear spaces. Semi-detached and detached houses are widely spaced, with limited plots that are subdivided for new dwelling infill.

2.2.2 The 20th century saw the growth of suburbs with airier buildings for growing families than their predecessor dwellings in the core of Old Town. New development offered more internal light and larger gardens to front and rear, and garaging. It was set within new street patterns of quiet roads and cul de sacs, whilst outer fringes butt up to the rural agricultural landscape of open fields, offering the residents open views, allowing a green lung to each community.

2.2.3 Leafy and pleasant 19th and 20th century estates are now being enlarged with further estates of proposed dwellings along the old Cirencester Road, replacing open fields and old industrial buildings with 21st century buildings. These offer new clusters of dwellings built to higher densities and with a higher person to m<sup>2</sup> internal space.

2.2.4 The development of London Road (previously known as Back Lane) bypassing the unique Chipping Street/Cirencester Road at the fringe of the town, brought infill of settlements in 1970's to either side of it, infilling to Hampton Street to its North and West. To the South East, 19th, 20<sup>th</sup> and 21<sup>st</sup> Century houses now abutt the pavement, their linear quality broken up by the Priory hotel, the Superstore and industrial estate.

2.2.5 Vistas travelling from the West include a 1970's estate on Tetbury's northern fringe principally screened by the rolling hills, and semi mature tree and shrub screen planting. On its southern side are a series of mature oaks providing a green entry to the town.

2.2.6 Vistas across level ground from Chavenage Lane entering from the North West onto Hampton Street show a strong estate presence, both of 20th and 21st century growth. Previous earlier views when entering from the North along Hampton Street would have included allotments later to be built over.

### **2.2.7 ISSUES.**

- Spread of suburbia that does not reflect the character of Tetbury or its location within the AONB and a traditional rural location.
- Loss of views of the countryside and pastoral ambience.

### **2.2.8 GUIDELINES**

- ✓ Greater attention should be paid to the Cotswold Design Code, particularly as discussed below along the primary routes into Tetbury and generally where historic features can still be found.
- ✓ Development should provide green lungs of open space for informal recreation within or at the edge of settlement, and allow for movement through the development to link parts of the central area of the town with the country.
- ✓ The development of allotments and orchards is encouraged and new developments are required to provide play and other open space and allotments in line with policies in the Neighbourhood Plan. They should link well to movement networks within the town, particularly for pedestrians and cyclists.

### 3. TOWNSCAPE OF OLD TETBURY.

3.1 The medieval town of Tetbury, is a market town once an important centre for the profitable wool trade. The Medieval core of dwellings, the old Market Hall, hotels, public houses and hostelries, and artisan shops are sited around St Mary the Virgin and St Mary Magdalen Church and now lie principally to the South and South-West of the town.

3.2 The growth of buildings of the 16<sup>th</sup> and 17<sup>th</sup> century further extended along the principle streets that radiate out from the Market Hall. Built in traditional Cotswold design, the austere gable elevations of sandstone are distinctive and aristocratic, grand within a domestic scale: there are glimpses along narrow pathways to courtyards and earlier settlements lying behind these and Georgian facades. Sometimes these are used as private space, or for public use as cafe or hotel seating.

3.3 There are some important landmark buildings in the historic core (figure 3 below), but they do not define Tetbury. Rather it is the overall continuity of historic built form, use of traditional materials and references to its previous industrial uses that gives the town its charm and distinctiveness.

3.4 Generally there are active frontages of shops- in particular essential food supplies, hotels, cafes and banks along Long Street, upper length of the Chipping, Bath Road/ Church Street and Market Place. The unenclosed but canopied seating area of the Snooty Fox is always a busy gathering place where it overlooks the Market, particularly on regular Market Days which are currently held on Wednesdays and Saturdays.

3.5 The rhythm of elevations form a strong linear perspective to Long Street, whilst stone slated roofs create a varied and uneven skyline. The scarp slope is cut into and drops away steeply to the Avon valley, with fine Georgian buildings set back from the Chippings/ Cirencester road, with elevations and roofs set at different heights beyond them.

3.6 Earlier dwellings of Chipping Steps descend in a more uniform rhythm from what once was the local market for household and agricultural staff, now replaced by a large car park, downwards past an open greenspace with a fine treescape of mature copper beech.

3.7 Market Place and Gumstool Hill have fine examples of Medieval dwellings and hotels, and the former workhouse, now a care home. Most of these hug the steeply descending street of Gumstool Hill with little or no space between the dwellings and the road. Small groups of houses of 1980's-2015 are located along Gumstool Hill but have been sensitively designed to follow the stepped rooflines.



**Housing on Chipping Steps with mature landmark Beech and public open space**



3.8 The fine grain of the old town settlement has blocks of closely interwoven houses with generally small courtyards behind them. West Street and Cottons Lane similarly are dwellings and former retail outlets which butt up closely. Unusually they tend to have larger gardens and views out, compared to other parts of old town whose views are enclosed. The southern side of West Street have limited openings- windows are small and doorways are accessed via paths to the southern side of the buildings. Cutwell's current dwellings are set close to the road with narrow pavements, with several cottages owning land as gardens or storage space on the opposite side of the road.

3.9 There are a number of small open spaces within the old town that provide pleasurable breathing spaces for residents and are a visual foil to the dominant characteristic of dense, closely linked built form. Figure 3 shows the location of these spaces. Narrow pathways, lined by stone walling are typical, sometimes leading past green private spaces surrounding historic and more recent public buildings. In the Cutwell Valley green swards with trees provide wildlife corridors whilst enhancing the pedestrian experience and visually defining the setting of the historic town.

3.10 Where Silver Street meets The Green there is an open green sward, fine landmark trees and flower beds. Leading on along this medieval street the Churchyard at St Marys' is reached, which is tree lined with cherries on both sides, offering quiet open space for contemplation. Anniversary Gardens provide a place to rest in a courtyard style garden tucked behind busy Long Street accessible via an alleyway off The Chipping.

3.11 Recent landscape treatment of the railway land of the former sidings, goods shed and cattle market is a sensitive response to its heritage. Stone setts and engineering blue brick has been appropriately used to recreate an ambience of its previous industrial heritage around the Goods Shed and Gumstool Hill.

3.12 Existing pavement materials vary throughout the streets of Old Town and are of concrete- pavers and flags.



**View East from St Marys' Spire showing traditional form and materials of the Old Town**

### 3.13 ISSUES

- Potential decline of high value street scene as traffic increases if inappropriate street repairs and traffic management are implemented.
- Renovation of buildings of stature can lead to them losing their original identity. This is a particular threat where the original use is changed to apartments, such as those on Market Place and Hampton Street.
- Infill contemporary buildings are being built behind listed buildings without reference to the traditional urban form, thus reducing a distinctive characteristic of Tetbury.
- A number of buildings of historic note are as yet not listed or on a local list. There has been no detailed appraisal produced yet of the outstanding conservation area.
- Active frontage is often interrupted temporarily on shopping streets, leading to a reduction in positive ambience, especially where the vacant units have gathered clutter and dust.
- Pressures to build can lead to the loss of trees and open space which on a traditional small scale are important within Tetbury old town.
- Paving materials are in need of review and generally the predominance of traffic and its needs has led to the historic and visual strengths of the street scene being obscured. The commissioned Atkins Town Study has begun to address this issue.



**View West from Church Spire – Cutwell Valley defines the Old Town, and there is a pleasing transition between the town and rural hinterland with fields, green areas and trees coming into the town.**





Figure 3: Publicly Accessible Green Spaces and other Landscape Features in Tetbury

### 3.14 GUIDELINES

- ✓ Development proposals and their design must maintain the character and strengthen the sense of Place of Tetbury. This includes reference to its historic economic and industrial past, particularly in the Old Town.
- ✓ The promotion of active frontages of shops on key commercial streets is encouraged, and the implementation of innovative ways of disguising vacant units. This could include encouraging the enhancement of shop windows between lettings or sales by appropriate historically referenced window displays.
- ✓ Development proposals should retain and enhance the fabric of the old Town's special qualities of secret glimpses down alleyways and passages to small courtyards.
- ✓ The retention of appropriate small-scale open spaces for quiet reflection for pedestrians and the less ambulant is encouraged, and street furniture that allows for seating and meeting. The siting of any new trees should not endanger the foundations of historic buildings.
- ✓ Conservation Area requirements and the Cotswold Design Guide should be followed carefully.



**Small Green Open Space characteristic of the Old Town – The Knap**





**Northern Gateway – London road from Cirencester direction**



**Southern Gateway – Bath Road**

#### **4. GATEWAYS AND STREETScape APPROACHES IN WIDER TETBURY**

4.1 Analysis of the character of the town outside of the historic core showed the continuation of historic features particularly along the principle, historic routes into town. The stone walls and vegetation patterns found here extend the uniqueness of Tetbury, as shown in figure 4 below.

4.2 Suburban Tetbury sits quietly with few landmark buildings, but it is not dissimilar to the old town in this regard, as discussed above. The increased variety of dwellings both in size and age in the Northfield area to the east of London Road has a distinct character of variety and informality.

4.3 In the North East of Tetbury, the St Mary's and Magdallen areas of mainly 1970's suburban housing are more enclosed with fewer views out, an effect of streets built to the cul-de-sac model. In the Romney Road area to the West of Hampton Street the streets align better with views out, giving a more rural feel.

4.4 The Gateways on the approach roads to Tetbury from the north and west are generally underwhelming and the transition from countryside to housing, or commercial development just happens suddenly and abruptly.

4.5 This is not true of access from the east, where wise Victorians planned for access by constructing the Wiltshire bridge in the 1890's, (formerly 'The long bridge' 1838.) This offers distinctive views of the town on the approach, with semi-pastoral vistas to either side of the bridge and the spire of St Mary Magdalen rising ahead. From the south, Bath bridge and viaduct over the earlier winding road and steep incline, similarly provides awesome vistas of the town and spire. Views from Bath Bridge over the Cutwell Valley give a green setting to the town.



**Boundary Stone Walls on Principal routes – this and following picture**

#### **4.6 BOUNDARIES**

Dry stone walling has been carried out for centuries, with local quarries providing materials. They provide a sustainable and durable solution to animal husbandry, allowing the animals to be protected yet visible over the low walls. Low boundary stone walls are dominant in the farmland, coping simply with horizontal stone. Estates often have high walls flanking the lanes e.g. Doughton. These may have capping stones set vertically on edge. High estate walls are distinctive to Tetbury and environs, as shown in figure 4 below.

Within the townscape boundaries are usually dry stone walls, over a metre in height, abutting pavements. High enclosure of gardens and footpaths within the town is of particular note. The former Close Estate still retains high walls and gateways along its boundary. The Priory Nursing home is among those whose boundary abuts a narrow but well used alleyway with traditional high boundary walls.

## 4.7 ISSUES

- Poor gateway treatment to the north and west of the town do not signal that people are entering a historic town with a proud past.
- The layout of housing in Suburban Tetbury has sometimes been designed with little thought for introducing views of the wider context, whether the town or countryside, and links between them are not always strong.
- The Northfields area is poorly provided with public open space or significant stands of mature trees.
- The design of housing in suburban Tetbury does not show clear references to its Cotswolds location, although this could be improving as the CDG influences more recent residential development (Longtree Close for example).

## 4.8 GUIDELINES

- ✓ The stone wall boundaries so typical of Tetbury should be included in developments wherever possible. Repairs of sub-standard walls should be required where possible, and the removal of close-boarded fencing encouraged. This is particularly important on the principal routes into and within Tetbury, where historic features are commonly found and within the Old Town and Conservation Area. The principal routes into and within Tetbury are: London Road; Cirencester Road; Northfield Road; Hampton Street; Chavenage Lane; Bath Road; Cutwell; New Church Street and Newton Road (boundary walls not a strong feature on this road).
- ✓ Where the current gateway into Tetbury is detrimental to the image of the town, on London road in particular, every effort shall be made to provide screening to existing non-traditional and out of scale development such as industrial estates. New development should include screening and the enhancement and repair of traditional hedgerows.
- ✓ The layout of new development should encourage non-motorised transport links between the development, the old town and the countryside.
- ✓ Layout of streets should pay regard to views that may be possible, both out to the countryside, and to the town and particularly the iconic Spire of St Mary's.
- ✓ The Cotswolds Design Guide should be generally applied to development.







Figure 4: Stone boundary treatments and buildings built straight onto the street in Tetbury



## 5. LANDSCAPE

5.1 The whole of the Neighbourhood Plan Area (NPA) is in the Cotswolds Area of Outstanding Natural Beauty (AONB), which washes completely over the town as well. Most of the Area is in the County landscape area 11A – the South and Mid Cotswolds Lowlands, but a corner of the Neighbourhood Plan Area is in landscape area 9D, the Cotswolds High Wold Dip Slope. The Cotswolds Conservation Board who oversee the AONB have produced guidance for Neighbourhood Plans, which emphasises the legal duty of the Plan to conserve and enhance the natural beauty of the AONB.

5.2 The special qualities of the Cotswolds include:

- the unifying character of the limestone geology – its visible presence as natural outcrops, its use as a building material and the plant and animal communities it supports;
- the Cotswold escarpment, including views to and from it;
- river valleys;
- dry stone walls, which give the AONB its essential character in many areas;
- variations in the colour of the stone from one part of the AONB to another which add a vital element of local distinctiveness;
- the tranquillity of the area;
- well-managed arable and livestock farms;
- distinctive settlements, developed in the Cotswold vernacular, high architectural quality and integrity;
- accessible landscape for quiet recreation;'
- 'historic associations.'

5.3 There are several routes out to the surrounding countryside from Tetbury, as shown in figure 5. These offer the potential for informal recreation and exercise in the countryside enjoyment of the beauty and tranquillity of the AONB. Existing links between the town and countryside include the disused railway line and the path along the River Avon, an attractive valley walk with fields rising to the East and Tetbury town stepping up the hillside to its West. The Cutwell in particular provides clear unique vista of the old town buildings that rise up the south facing hillside.

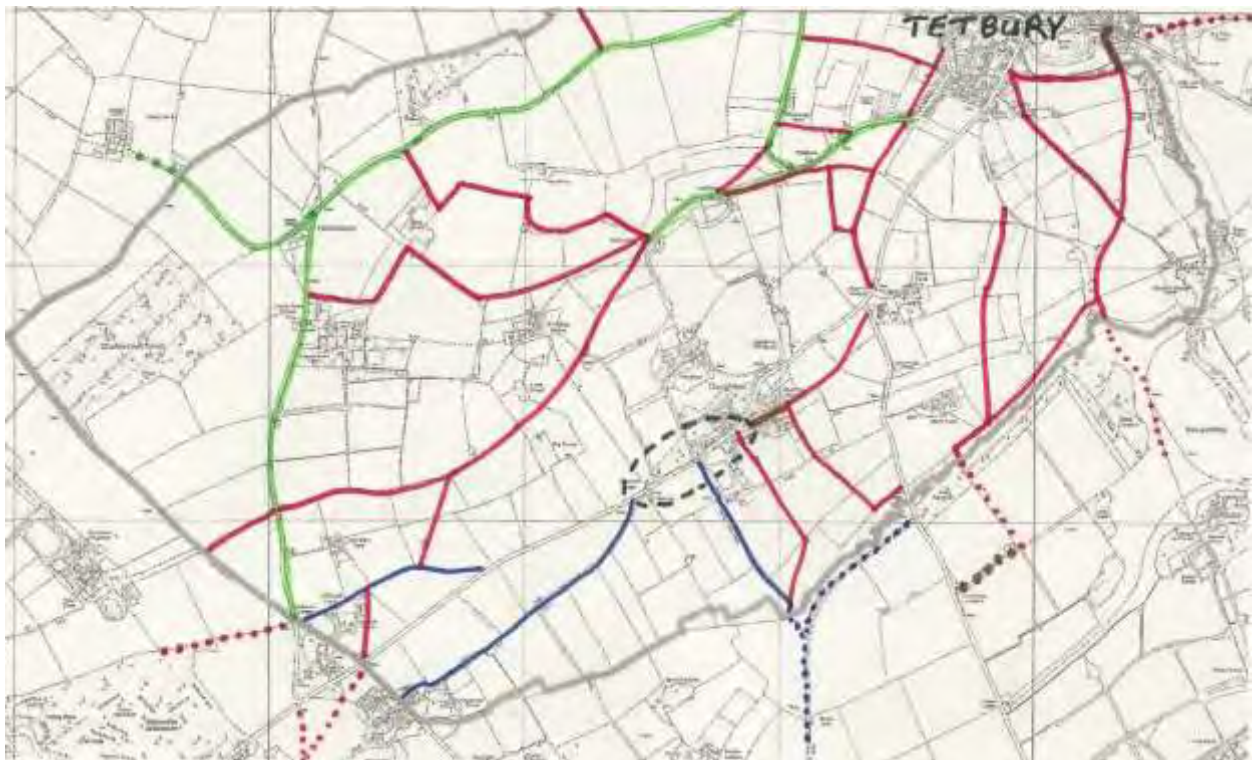
5.4 Mellow Cotswold farmsteads, barns, and linear settlements line a network of small lanes or are sometimes glimpsed from paths and lanes. They are key characteristics of this landscape. Native hedgerows rich in woodland fringe plants and umbellifers line the lanes, running alongside small scale fields. Other local features in the landscape include Veizey's Quarry and areas of woodland characteristic of the Cotswolds Lowlands.

### 5.5 Traditional Skills, meadows and organic farming

5.5.1 Tetbury and Tetbury Upton embody the Cotswold character: local oolitic sandstone is used throughout and has required specialist skills applied over many years:-dry stone walling; rough rubble walling with lime wash, and rough hewn stone of early domestic and agricultural buildings. Roofers laying the stone 'slates' in specialist format, with smaller tiles at the ridge to larger 'slates at the gutter. Stone masons traditionally supplied the mullion windows. These trades have formed an essential part of this South Cotswold area. The Cotswold Design Code details the use of local stone in restoration and new build.



**Figure 5: Rights of way in Tetbury and Tetbury Upton (North above; South below).** Quiet Lanes are green, Restricted Byways brown, Public Footpaths red and Bridleways blue. Missing links and desire lines are also shown.



5.5.2 Gloucestershire Wildlife Trust have a register of protected species and their habitats, there are no known protected habitats in the neighbourhood plan area. The Save our Magnificent Meadows Project aims to restore wildflower-rich limestone grasslands in the AONB, generally only 2% of the meadows that existed at the time of the second world war remain nationally. This could aid the restoration of Tetbury's river valleys of unimproved grassland and may allow landowners and tenant farmers to set aside or create areas for grazing and lowland meadow plant diversity.

5.5.3 Highgrove in Tetbury Upton is known nationally for farming organically and successfully marketing the produce, it is something the Neighbourhood Plan would like to see promoted more generally.



**The Church Spire of St Marys' Tetbury is visible from the surrounding countryside**

## **5.6 Views and Vistas**

5.6.1 The iconic and unique settlement of Tetbury forms a compact townscape of medieval to 18th century buildings rising up the steep escarpment, and is presented in an outstanding vista when seen on entry from the South and East. The landmark spire of the 18<sup>th</sup> century rebuilt Church of St Mary the Virgin and Mary Magdalen completes the visual feast.

5.6.2 The Cistercian monastery of Tette is believed to lie at its heart set on a rise, where the Anglican church of Saint Marys' with its prominent steeple now stands. The ramparts to the immediate south, can be seen from the water meadows. These continue to flank the start of the Avon and its tributary that extend and circuit the foot of the hill on its south west, and east sides. Vistas towards the town from these low areas and public footpaths are stunning, peaceful and afford glimpses of the rear of dwellings and their 'secret' gardens as they descend towards the river.

5.6.3 Further out, the landmark of St Marys' steeple can be seen as one approaches Tetbury on the surrounding lanes that meet at the top of Long Street. As a market town these drover roads have retained their quiet ambience of wooded copses, untamed hedgerow trees and long vistas across the fields towards the spire and the layered streets, stone flag roof tops, mellow paint and mullions, which together give the character to this medieval 'hilltop' town. The Spire can be glimpsed at several places within the town, views that if sought in new development would help reinforce the sense of history in the wider town.

5.6.4 Within the town there are views out to the countryside, and views towards the Old Town and its picturesque urban form. The character assessment survey considered both panoramic and glimpsed views available within the town, and these are detailed in figure 6.

## 5.7 ISSUES – Landscape and Views

- Proposed extension of residential estates to the north of the town need to respect and reflect the distinctive character of the town and vistas and views into the town on its approaches.
- There has been previous neglect of the need to protect the AONB within the urban area, and design. This includes a neglect of the traditional merging of town and surrounding countryside.
- Diversity rich hedgerows, mown verges and other natural vegetation are threatened by encroaching suburbanisation and lack of management for biodiversity and wildlife.
- Construction traffic access threatens use of lanes for sustainable travel and recreation and roadside biodiversity of flora rich vegetation.
- Maintaining traditional farming practices so essential to the Cotswold landscape character can be difficult and costly.

## 5.8 GUIDELINES

- ✓ Retain and protect long vistas of the Church spire of St Mary the Virgin and Mary Magdalen, from roads, footpaths and bridleways. Preserve the distinctive skyline view of the town from its hinterland.
- ✓ Protect existing views taken from within the town, and look for opportunities to create new views in development, that may also help link town to field on Tetbury's new edges.
- ✓ Use Local Green Space designation to protect the Green Spaces framing and defining the historic town, and the iconic views of the Old Town.
- ✓ Manage vegetation on roadside and other open spaces for native wildflowers and grassland whenever possible. Promote the correct season cutting of hedgerows and grassland to allow for natural and native seeding of species.
- ✓ Protect the settings of historic houses including Highgrove and Upton Grove and retain the appearance in the landscape of clustered farm and estate outbuildings.
- ✓ Protect and manage footpaths so that views from them are retained and the network and access to the countryside maintained.
- ✓ Engage with Construction Method Statements on major developments in order to protect narrow lanes from construction traffic and its ill-effects.
- ✓ Where a Design and Access Statement is required for a new development, that Statement should consider the impact of the development proposal on views and vistas, and whether there is potential to create new views. The Statement should also consider the impact on the AONB of the development, and how it may contribute to enhancing the AONB including softening the urban edges.
- ✓ Construction Companies working in the town are encouraged to consider the visual impact of cranes and other equipment engaged on site for a significant part of the construction process.



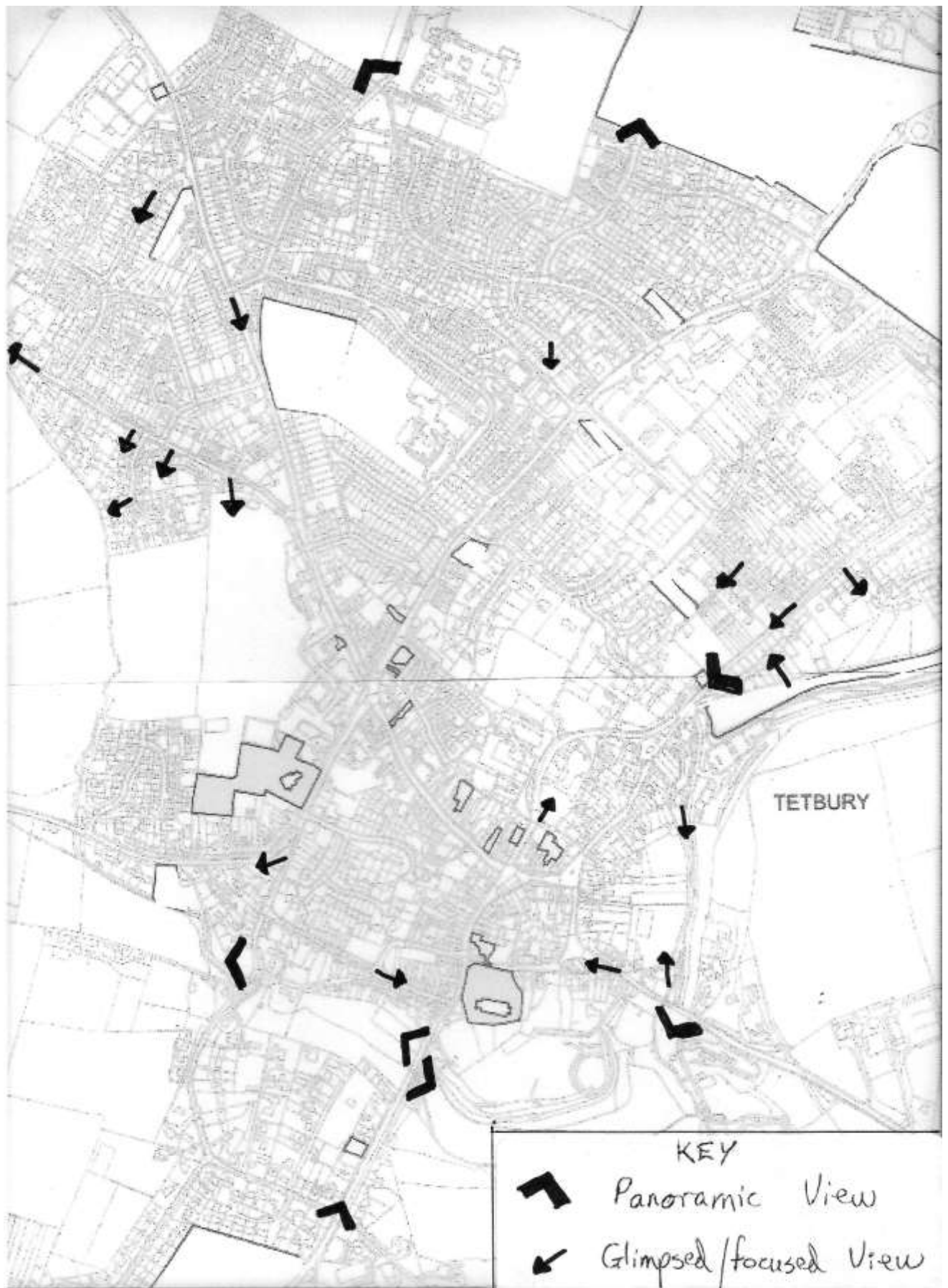


Figure 6: Key Views within and out from Tetbury



**Above: Glimpsed View of St Mary's Spire within the Town (West Street)**



**The Spire is visible in the distance from the surrounding countryside and lanes**

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