

Tockington Conservation Area Character Appraisal and Management Plan

Olveston Parish Council notes on South Glos draft document published for consultation in November 2024

Olveston Parish Council have, in conjunction with Olveston Parish Historical Society, studied the draft issued in November and note the following ;-

Conservation Area Boundary – South Glos has reassessed the boundary for the conservation area using the following parameters ;-

- Architectural character and form,
- Street pattern and layout,
- Improved understanding of the historic significance and development of the settlement, including items of archaeological interest and
- Natural and designed landscape features.

The Parish Council are pleased to see a reference to their adopted Parish Design Statement and confirm an updated version of this is due for publication early in 2025. This statement seeks to conserve and enhance the character of the area which might be bolstered by additional conservation area coverage.

The Parish Council also have an adopted Local Climate and nature Action Plan with initiatives in hand to increase biodiversity and tree cover. Again, further increases to the conservation area will serve to assist the Parish Council in their endeavours.

The draft South Glos document goes on to say this process revealed that additional parts of Tockington contribute to the wider appreciation and understanding of its special historic or architectural interest. Accordingly South Glos considered a number of additional areas worthy of inclusion within a revised conservation area boundary and continues to say ;-

- The current boundary does not fully capture areas of historic value and character associated with the wider surroundings including historic plot form or areas of associated historic landscape.
- Features such as rhines and footpaths, green spaces and tree planting, views and vistas or areas of archaeological interest have been found to be important in collectively demonstrating the impact of Tockington's history on its current character and appearance.

Olveston Parish Council appreciate the proposed areas of inclusion covered by this review process and as shown on their MAP 1 DRAFT attached to the consultation. The areas proposed include ;-

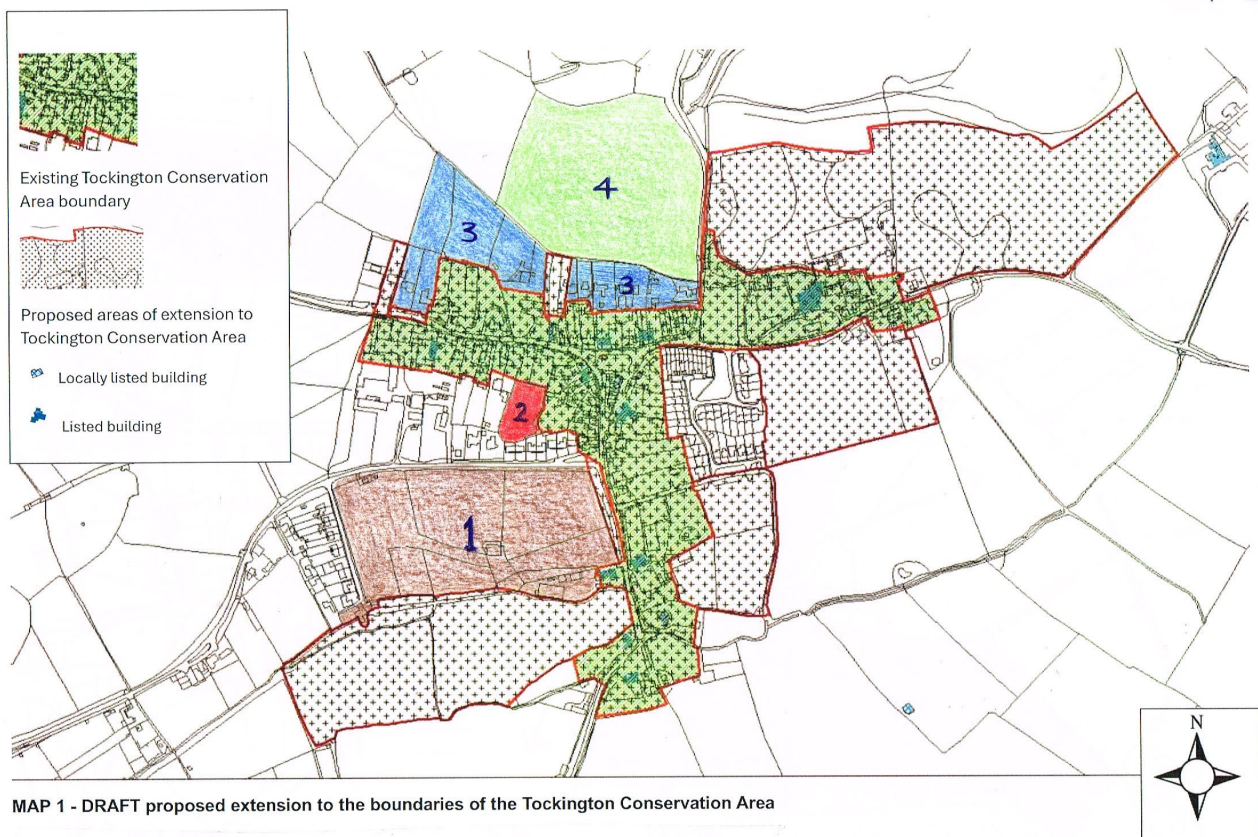
- An extensive area of parkland to the north and east of Tockington Manor School to highlight the heritage and landscape importance of this area and the views it affords as well as contributing to the setting of the listed manor house and associated historic structures. Also land to the south of the school, east of the playing field – it is reported that this area contains medieval ridge and furrow, reflecting the earliest phase of cultivation and settlement and is of high archaeological interest.
- Land to the south of Manor Close comprising the historic grounds of Grove House which forms part of the broad landscape vista from Tockington Manor.
- On Upper Tockington Road the historic rear plots to Greenways, South View and Lindum Cottage and including the belt of trees within the garden of Tockington House. The Parish Hall and a short length of roadside verge is also shown to be included within this revision. Collectively these areas provide amenity value in views both into and within the conservation area.
- The roadside verge and bank on the western side of Lower Tockington Road as it approaches the junction with Hardy Lane.
- Fields directly to the north and north west of Little Brobury Farm stretching towards Mill lane and including the rhine. These fields are historically significant as well as being important in the landscape.

South Glos propose to include these although there is a question as to whether the historic Tockington Mill should also be included.

-Following this latest consultation the Parish Council have received (at the time of writing) 9 queries specifically relating to land south of Hardy Lane and 1 query regarding land between Hardy Lane and Upper Tockington Road. The authors of these comments have been urged to submit same directly to South Glos so these might be taken into account.

The Parish Council acknowledge and appreciate all the additional parcels of land proposed for inclusion by South Glos. Following a Parish Council meeting on December 3rd the following areas of land were identified as areas we felt may benefit from being included for the reasons stated;-

- Land south of Hardy Lane and bounded by Lower Tockington Road to the east and Mill Lane to the west, including Tockington Mill. This area identified number 1 and coloured brown on the plan below. This addition would link to that area already proposed (north and west of Little Brobury Farm) safeguarding a generous rural buffer, forming a substantial area of strong visual amenity and maintain important views from the conservation area as identified within the review document.
- Land behind 5, 6 and 7 Hardy Lane up to The Laurels and The Cottage on Upper Tockington Road including significant historic stone walling and an ancient pond. This area is identified number 2 and coloured red on the plan below.
- The areas numbered 3 and coloured blue on the plan below include for the rounding-off of property curtilages to the north side of Upper Tockington Road strengthening and protecting the extreme perimeter of the conservation area and using the public footpaths to define matters at this location whilst linking in with the following land.....
-field to the west side of Old Down Hill, numbered 4 and coloured green on the plan below. Maintaining this area as open ground in conjunction with areas 3 will preserve long distance views across this swathe of hillside. Enhancing the vistas both out from and back into the conservation area.



SUGGESTED ADDITIONAL AREAS FOR CONSIDERATION 2024
READ IN CONJUNCTION WITH OLVESTON P.C. EMAIL DECEMBER 24