

Standish Neighbourhood Development Plan

2026–2040

**Pre-Submission Draft
(Regulation 14)**

**Locally Significant
Heritage Assets
Evidence Paper 3**

June 2026

**Standish
Parish
Council**





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This document sets out the justification for Policy 3 – Locally Significant Heritage Assets, which is part of the Standish Neighbourhood Development Plan 2026–2040.

1. Introduction: The Rationale for a Localised Heritage Policy

National heritage designation (Listing, Scheduling) operates on a threshold of *national* significance, inevitably creating a policy vacuum for assets of lesser geographical scale or historical significance but of profound *local* importance. These undesignated assets are the everyday fabric of local identity – in Standish, they are the field boundaries, vernacular buildings, and historic landscape features that collectively define the character of the parish.

Policy 3 is not a duplication of higher-tier policy; it is a necessary and strategic *localisation* of national and district policy. It provides the missing mechanism to identify, assess, and conserve the heritage that matters most to the local community, fulfilling the core neighbourhood planning principle of giving communities direct power to shape their place.



Stile at junction of Ash Lane in Standish Wood

2. The National and Local Policy Context: A Mandate for Local Action

The policy is firmly grounded in a hierarchy of planning policy that explicitly calls for this type of intervention:

■ National Planning Policy Framework (NPPF):

Paragraph 202 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. It explicitly encourages communities to identify such assets through neighbourhood plans.

- ### ■ Stroud District Local Plan Policy ES10 – Valuing our historic environment and assets:
- This policy sets the requirement but lacks the specific, place-based data to be effectively implemented at a parish level. Standish Neighbourhood Development Plan 2026–2040 Policy 3 provides that essential, granular evidence, “easing the application” of ES10 by doing the identification work the District Council cannot feasibly do for every parish.

■ Stroud District Council’s Heritage Strategy (2018):

This strategy explicitly endorses the approach taken, highlighting Neighbourhood Development Plans as a key vehicle for defining “local listing” criteria.

Therefore, Policy 3 is not an invention but a *direct and logical implementation* of established policy direction. It brings national strategy down to the parish level, as it should in its role as part of a Neighbourhood Development Plan.

3. The Evidence-Gathering Process: A Community-Led Methodology

The identification of assets in Appendix 1 is the result of a structured, community-led evidence-gathering process, which lends Policy 3 its legitimacy and robustness. This process involves:

- **Historic landscape characterisation:** Analysis of historical maps (e.g. Ordnance Survey editions) to identify persistent historic features that shape the parish's form, such as ancient routeways, field patterns and orchards.
- **Built environment audit:** A visual audit of the parish's building stock to identify structures of local architectural merit or historic interest that fall below the threshold for statutory listing.
- **Community engagement and local knowledge harvesting:** Utilising parish history, public meetings, and local knowledge to capture intangible heritage and local significance that would not be apparent from desk-based study alone (e.g. the story behind the oak trees commemorating Edward II).
- **Expert input:** Consultation with county archaeologists, local historians, and ecologists to validate findings and ensure significance is properly understood (e.g. confirming the importance of the World War II airfield beyond living memory).

This multi-faceted approach ensures the list is not arbitrary but is based on a defensible assessment of heritage value.



Standish Junction, 1951.



A line up of Javelins at Standish Airfield, 1955.



A Standish oak thought to commemorate Edward II.

4. The Policy Mechanism: From List to Material Consideration

Policy 3's power lies in its operational clarity:

- **Creating a material consideration:** Formally identifying assets in the NDP, which is part of the statutory development plan, means their significance becomes a formal **material consideration** in planning decisions. This gives practical weight to the policy and elevates these assets above general references to “local character”.
- **The Heritage Statement requirement:** Mandating a proportionate Heritage Statement for proposals affecting these assets ensures that the burden of proof shifts to the developer to understand and mitigate harm. This is a standard and well-established planning tool that forces a considered approach.
- **The “balanced judgement” framework:** The policy does not impose a blanket prohibition on development. Instead, it creates a framework for a “balanced judgement”, as required by the NPPF. It demands “clear and convincing justification” for any harm, raising the bar for proposals that would damage local heritage and ensuring decisions are made on an informed basis.

5. Addressing The Critiques: A Defensible and Flexible Approach

A potential critique is that the list is not exhaustive. The policy pre-empts this by:

- **Being proactive, not exclusive:** Appendix 1 is a “starting point”, a core list of agreed-upon assets. It does not imply that unlisted assets are insignificant.
- **Establishing a live process:** Appendix 2 is a critical component. It provides a transparent, criteria-based mechanism for the list to evolve, ensuring the policy remains a dynamic community tool long after the plan's adoption. This future-proofs the policy.
- **Synergy with other policies:** The policy explicitly links to other planning concerns, such as the protection of veteran trees under Stroud District Local Plan Policy ES8, demonstrating a joined-up approach to place-making where natural and historic environment are seen as intertwined.

6. Conclusion: The Strategic Value of Policy 3

Policy 3 is a model of effective neighbourhood planning. It takes a broad national ambition and turns it into a precise, actionable, and legally sound local policy. It is justified by:

1. **National and local policy:** It is a direct response to a clear policy mandate.
 2. **Robust evidence:** It is underpinned by a community-led and structured evidence base.
 3. **Practical application:** It provides a clear, fair, and operational mechanism for protecting local distinctiveness.
 4. **Community agency:** It empowers the community to define and conserve what it values, ensuring that development in Standish parish is sensitive to the historic and cultural legacy that makes it unique.
- In essence, the policy ensures that the story of Standish parish, written in its landscape, buildings, and features, continues to be legible for future generations.

Appendix 1: Standish Local Heritage Assets (not Listed)

Name	Location	Description	Criteria
Airfield Meadow	Grid Ref SO7948110169 Standish, Moreton Valence	A World War II military airfield, which opened in 1939 and closed in 1962. The airfield was situated between the A38 and B4008 roads east of Moreton Valence. It was also known as Haresfield airfield. During World War II it was equipped with three concrete runways and a range of aircraft hangars including A1, blister, B1 and B2 types. It was a satellite of Staverton Airfield and was used by an Advanced Flying Unit of Royal Air Force Flying Training Command. It also hosted secret tests of the Armstrong Whitworth Albermarle bomber. In the post-war period, it was used by the Gloster Aircraft Company for testing Meteor jet aircraft. The airfield site has been subsequently bisected by the M5 motorway and some areas are used for industrial “parks”. The airfield is visible on aerial photographs taken in 1944, 1946 and 1958, and has been mapped for the Frampton Aggregate Levy Sustainability Fund and Severn Vale NMP project. Standish airfield meadow has naturally developed into a species-diverse area that should be conserved. The meadow is recognised as being an important feature of Standish and is listed on DEFRA MAGIC Priority Habitat Inventory Lowland Meadows (England). Lowland meadows are defined by Natural England as semi-natural, neutral grasslands defined by a characteristic species-rich flora, which exceptionally may exceed 40 species per 4 m² and may often include a few uncommon species. Lowland meadows are associated with low-input agriculture and tend to be managed as hay meadows or permanent pastures. Sixty-seven plants were recorded by naturalist Juliet Bailey in this meadow from 2004 to 2020. Standish Airfield Meadow Natural England UID: PHID37925883_020947447 approximately 8 hectares.	Historic interest Rarity Environmental importance
Green Walk/ Standish House	Grid Ref: SO8166106730 SO 81695 06815	There are two unlisted rare survivals of local authority-built sanatorium ward blocks (now converted to apartments) in the curtilage of Standish House on the Green Walk housing site. Standish House itself (Listed Building number 471792) was originally built as a hunting lodge for Lord Sherborne in 1830. It was later tenanted by the Potter family, whose daughter Beatrice Webb found fame as co-founder of the Fabian Society and the London School of Economics. For most of the twentieth century, Standish House was the main block of a hospital. It was used as a Red Cross Hospital during World War I. In 1921, it became a sanatorium for the treatment of tuberculosis patients, expanding to a hospital for orthopaedics, rheumatology and respiratory care in 1967, with 269 beds. The increase in population in Standish from 353 in 1921 to 646 in 1961 was largely due to the expansion of the sanatorium. It continued to be used as a hospital until c.2004, when it was closed by the NHS.	Historic interest Rarity
Standish House Arboretum	As above	Specimen trees were planted in the grounds of Standish House and many are still there. The cork oak (ID 75771-Notable tree) is thought to be the largest in the UK. A pedunculate oak (ID 1397810 – Ancient tree) and three other pedunculate oaks (Venerable trees) are classified in the Woodland Trust Ancient Tree Inventory. Tree Search - Ancient Tree Inventory (woodlandtrust.org.uk)	Historic interest Environmental importance

Name	Location	Description	Criteria
Standish Court	SO 80 NW 7/268 Standish Court 10.1.55 GV II	https://historicengland.org.uk/listing/the-list/list-entry/1002097 Listing NGR: SO8003508376. Although several buildings in Standish Court are Listed, others are not.	Historic interest Architectural interest Age
Standish Court pond	As above	Mill pond for the Court Upper and Lower Mills	Historic interest Age
1923 farm cottages		When GCC acquired the Standish estate after World War I, much of the land became smallholdings and farms. Three small homesteads were built in 1923.	Historic interest Age
Standish Wood Named as Rushcombe Woods on Natural England's Inventory	S0830075	The site of a Romano-British hillfort and occupying a prominent position on three spurs of the Cotswold escarpment. The views from Standish Wood extend across the Severn Estuary towards the Forest of Dean and Bannau Brycheiniog (Brecon Beacons). A wealth of archaeological features includes long and round barrows and a cross dyke. X 382894 Y 207477 Classified as (ASNW) Ancient Woodland.	Archaeological interest Environmental importance
Edward II oaks		A line of oak trees is thought to have been planted in 1327 to mark the route of Edward II's cortege. It is thought his body lay in Standish Church overnight on the journey from Berkeley Castle to Gloucester Cathedral. (Research is currently being undertaken to see if the trees are genetically linked which may support the idea that they were all planted at the same time.) These trees are classified in the Ancient Tree Inventory as follows: Pedunculate Oaks (ID 53633 – Veteran, 28043 – Ancient, 28042 – Ancient, 53634 – Veteran), Oaks (53636 – Veteran, 53632 – Veteran, 53634 – Veteran, 53635 – Veteran). Tree Search - Ancient Tree Inventory (woodlandtrust.org.uk). Three of the oaks were made subject to Tree Preservation Order TPO/0609 on 15/09/2025.	Historic interest Landmark status Environmental importance
Old Road off Standish Lane	POP838155		Historic interest
Old Road off Horsemaring Lane	POP838155		Historic interest
Old Road off Roddy Lane	POP838155		Historic interest
Standish Railway Junction		Standish Railway Junction: The Bristol Gloucester Railway (opened in 1844) and the Gloucestershire branch of the Great Western (opened in 1845) meet at Standish Junction. Before the opening of the Severn Tunnel (1886), all traffic from the West of England was invoiced as "via Standish".	Historic interest
The Malthouse		A coaching inn in Stroud Green, The Malthouse, lost its licence as a result of the ducking of a clergyman who attempted to stop the cock-fighting taking place on Sundays.	Historic interest
Mile posts	tbc		

Name	Location	Description	Criteria
Probable Romano-British site west of Vinegar Hill, Standish	NGR: SO 81 08 Monument No: 3572	HER 3572 DESCRIPTION: confirmed during 2018–19 evaluation and excavation for the Stroud Resilience Scheme. Probable Romano-British site, initially identified by presence of pottery sherds. 2018 evaluation also identified features containing Romano-British dating evidence. 1972 – Small abraded sherds of 5 or 6 Romano-British pots were found in the upturned soil of a 1m wide waterpipe trench at Standish. Reported by B. Rawes. ¹ Information similar to the above. Also, several pieces of red sandstone tile were found nearby, suggesting the possibility of a building not far away. ² Site as described – visited by the Rawes in 1972. ³	Historic interest Age Archaeological interest
Stile, junction with Ash Lane, Standish	SO 8066	Stile (Post-mediaeval to early 20th C – 1540 AD to 1901 AD): HER/SMR Reference (External): 16022. A stile formed from limestone monoliths measuring c.0.94m high by 0.36m by 0.2m thick, set at the junction of Ash Lane and footpath 71323*0. The routes are first depicted together on the OS map of 1885. On footpath EST55 NT Heritage Records Online.	Historic interest Age Archaeological interest
Stone boundary marker		Little Haresfield	Historic interest Age Archaeological interest
Cross Dyke	SO 8270 0706 [10m precision] WGS84: 51:45.7171N 2:15.1241W	The cross dyke along the ridge of Standish Hill is an earthwork, running across the path. Called the Cross Dyke, it is a short length of a straight ditch, close to several tumuli and associated remains.	Historic interest Age Archaeological interest

1. *Historic England Local Heritage Listing: Identifying and Conserving Local Heritage*, Historic England Advice Note 7 (second edition), 3669.

2. *Historic England Local Heritage Listing*, 862.

3. *Historic England Local Heritage Listing*, 902.

Appendix 2

1. Criteria for defining locally significant heritage assets

The preparation of local heritage lists is a way for communities, neighbourhood plan-making bodies and local planning authorities to identify, celebrate and protect the historic buildings, places and spaces, archaeological sites and historic parks, gardens and other designed landscapes which enrich and enliven their area. The local heritage list in Appendix 1 has been prepared as part of the Standish Neighbourhood Plan and is a starting point for a more comprehensive list of locally significant heritage assets.

The table below sets out commonly applied selection criteria, adapted from those used for national designations, for assessing the suitability of assets for inclusion in a local heritage list. These criteria have been adopted by the Parish Council as appropriate for the development of a list of heritage assets in Standish.

Public nomination forms a key element of the process and is supported by a nomination form to guide those who wish to put forward a building or other heritage asset for consideration (see section 2 below).

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes, may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural or artistic interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the Planning Policy Guidance: Historic Environment: “Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.” It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the “collective memory” of a place.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

2. Nomination form

Standish Parish Council welcomes nominations for inclusion in the local heritage list. All proposals should be on the form below and should explain how the proposal meets one or more of the criteria set out in section 1 of this appendix. Nominations should be sent to the Clerk of the Parish Council at clerk@standishpc.org.uk who will arrange for them to be considered by the Parish Council.

Nominations should include the following:

- **Location details:** Ordnance Survey (OS) grid references and street address.
- **Administrative information:** may include Parish, District and County details.
- **Local significance:** identification of the significance of the asset in the local context.
- **Photographs:** visual recording of the asset from the public realm, concentrating on significant elements.

Standish Local Heritage Assets (Not Listed)

Map reference	Address	Description	Criteria	Nominated by

