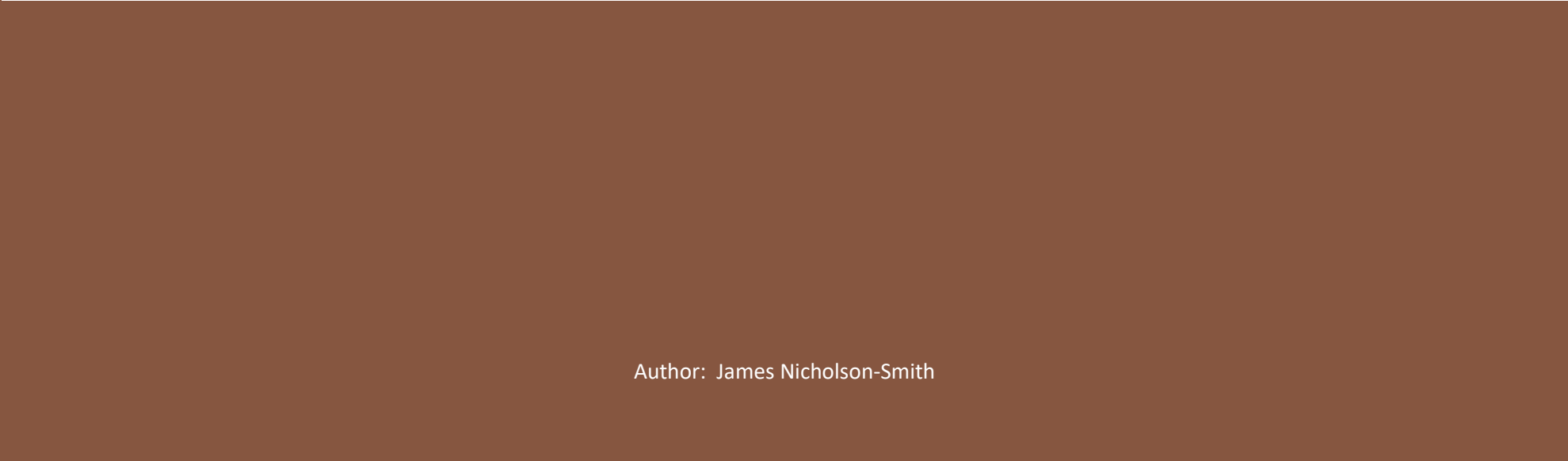




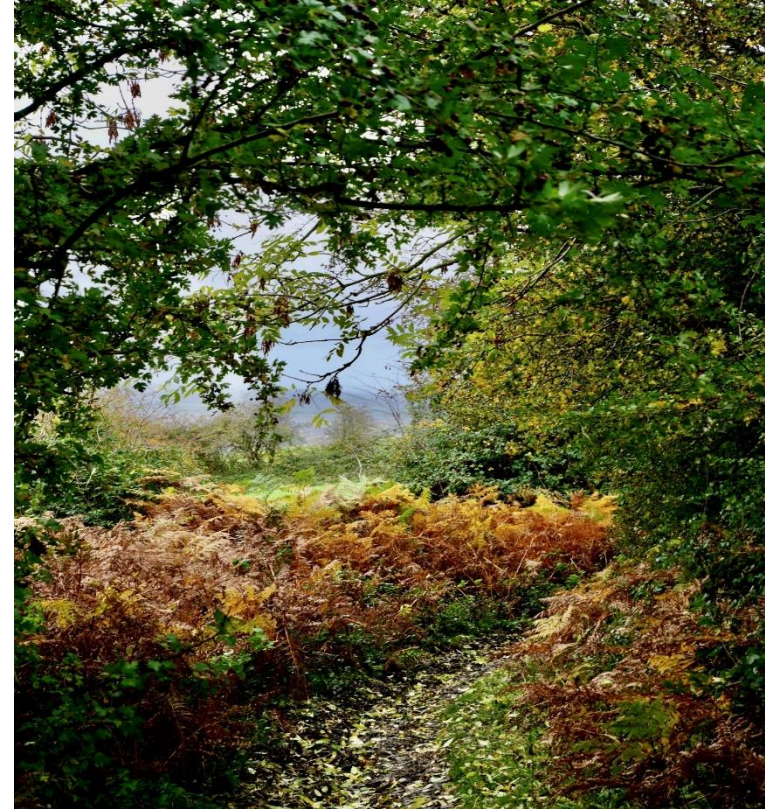
WOODMANCOTE NEIGHBOURHOOD DEVELOPMENT PLAN 2020 -2031

Appendix 5: Woodmancote Character Assessment

Referendum Version, March 2023



Author: James Nicholson-Smith



Woodmancote Views - Photographic Competition Winners 2020

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Introduction

Woodmancote lies slightly to the North East of Cheltenham at the foot of the Cotswolds escarpment.

Whilst settlements in the immediate area date back to 100AD the first evidence of Woodmancote itself starts around 1170AD when it was designated as a separate tithing. Traditionally the village has agricultural routes serving the Delabere and Haymes estates in neighbouring Southam. This evolved into large apple orchards and cider making. More recently Cleeve Hill became a health “Resort” for the middle classes at the turn of the 20th century. Today, the village is more elderly and better educated than in previous generations but the enduring influence over the whole community is how the residents feel part of the dramatic landscape around them.

Cheltenham is roughly 6 miles distant, so is for some within walking or cycling distance but easily accessible by car or bus. The M5 is to the North West of Woodmancote. It can be accessed via Junction 9, 10 and 11 (although junction 10 is a Northbound access only). Winchcombe lies just over 4 miles away in a vaguely Easterly direction.

The primary routes out of Woodmancote are via

- Station Road under the Railway Bridge through Bishops Cleeve
- Two Hedges Road over the Railway through Bishops Cleeve
- New Road to the B4632 Winchcombe to Cheltenham

The roads and lanes that link Woodmancote to these neighbouring places can be very congested especially at peak times which are exacerbated by the locations of Woodmancote Primary School next to the Railway Bridge on Station Road and Cleeve Secondary school just over the bridge on Two Hedges Road

Secondary routes are classic Hollow-Way Lanes on the Cotswold Escarpment:-

- Bushcombe Lane
- Stockwell Lane
- Gambles Lane

These lanes have no pavements, are steep, sometimes contentious and in places dangerous.

Since the 1950's the village has grown dramatically. Each new development has added changes to the character of the village, each has attracted criticism. Each development has flourished and nurtured generations through the local schools. Each development has found a place in this character assessment and as such adds to the sum total of the character of the village. There are many houses of character in Woodmancote, houses of interest and of note architecturally and historically. However, they can only be lived in by one family at a time while being looked on by many from the outside. The character of the village is as much down to the population as it is to the built and natural environments.

History

The following Section is taken from the local historical record and Hugh Denham's "The Woodmancote Book" and DH Aldred's "A History of Bishops Cleeve and Woodmancote".

The boundaries of Woodmancote have moved over the millennia and so this historic statement covers what is now Woodmancote and areas that might have once been considered Woodmancote to all intents and purposes.

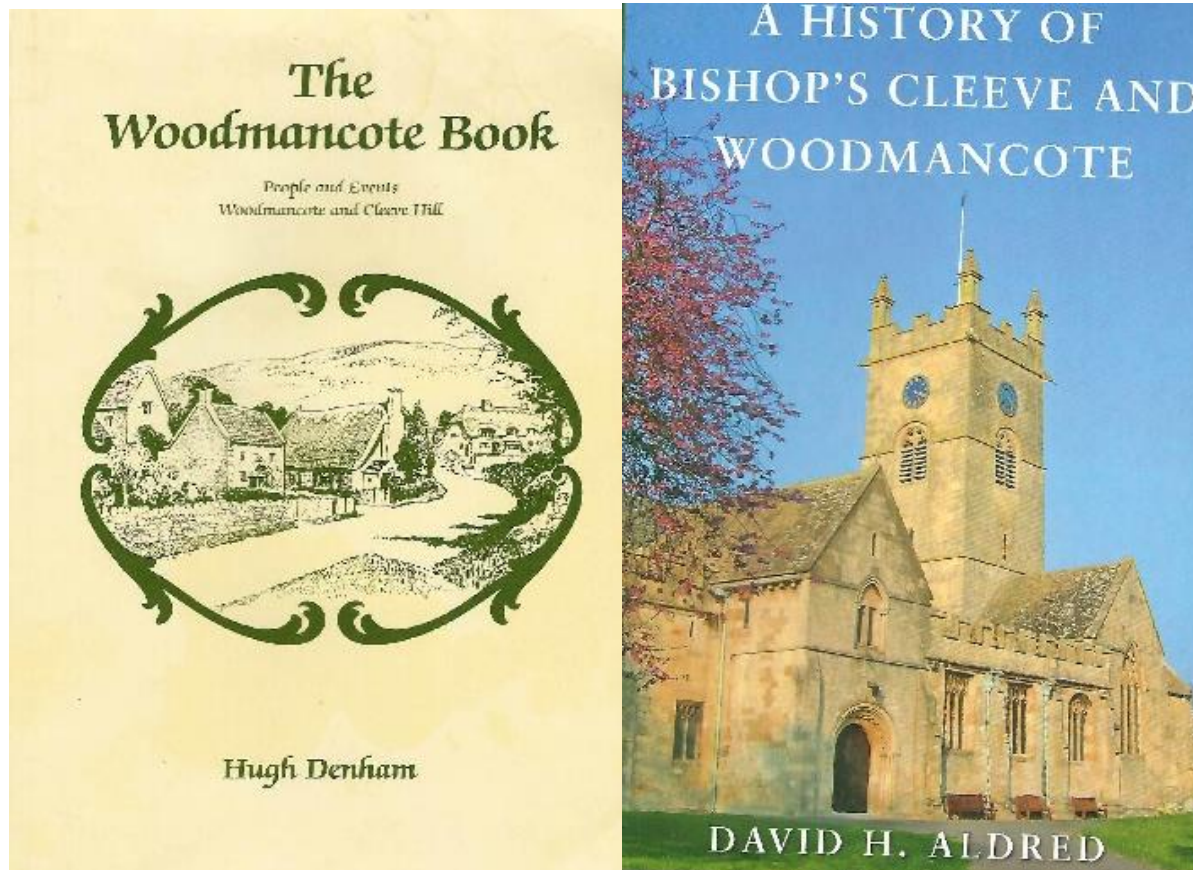
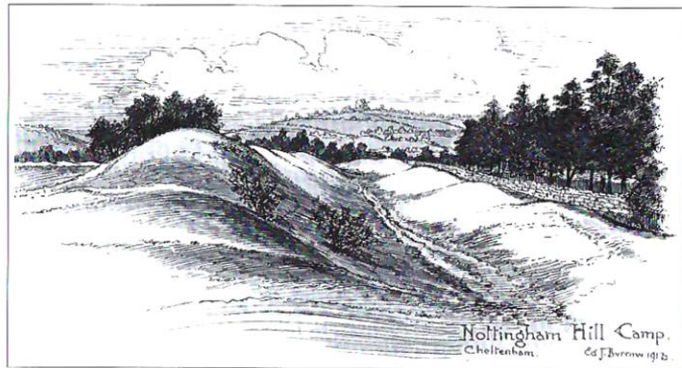


Figure 1: Front Cover of *The Woodmancote Book* by Hugh Denham and *A History of Bishops Cleeve and Woodmancote* by David H Aldred

The earliest evidence of a settlement is Roman from 100AD-400AD on the field known as Wiremead between Gambles Lane and Haymes. There was an archaeological excavation at this site which revealed rural life, some infant bones and 6 iron brooches. The work concludes that these artefacts may have slipped down the hill. Therefore, precise locations cannot be revealed.

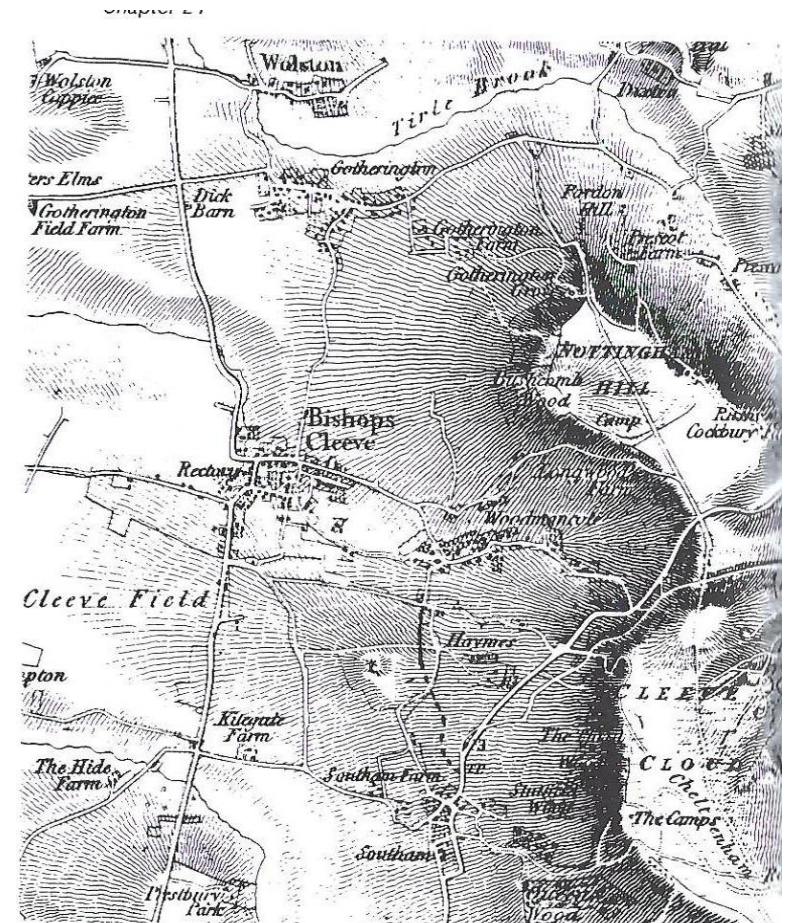
Nottingham Hill Fort also known as Cocca's Fort is another key feature for Woodmancote despite the fact, that technically it may sit outside the boundaries. It dates back to Bronze Age / Iron Age and therefore pre-Roman. Excavations have been very limited but there have still been some material artefacts discovered and reported.



11 The ramparts on Nottingham Hill in 1913. Today the undergrowth masks their shape. Edward J. Burrows in his book *The Ancient Entrenchments and Camps of Gloucestershire* refers to an excavation here in 1863 – another lost investigation

More substantial evidence is collected from 1170AD onwards after Woodmancote was designated as a separate Tithing. There are records of Tithe payment to the Bishop for Woodland activities and other small holdings.

It seems clear that significant agriculture took place around Woodmancote and this is clearly evidenced by extensive Ridges and Furrows which can be seen on aerial photographs. Unlike Southam which was dominated by Haymes and Delebere estates, Woodmancote was principally a village of small holdings.

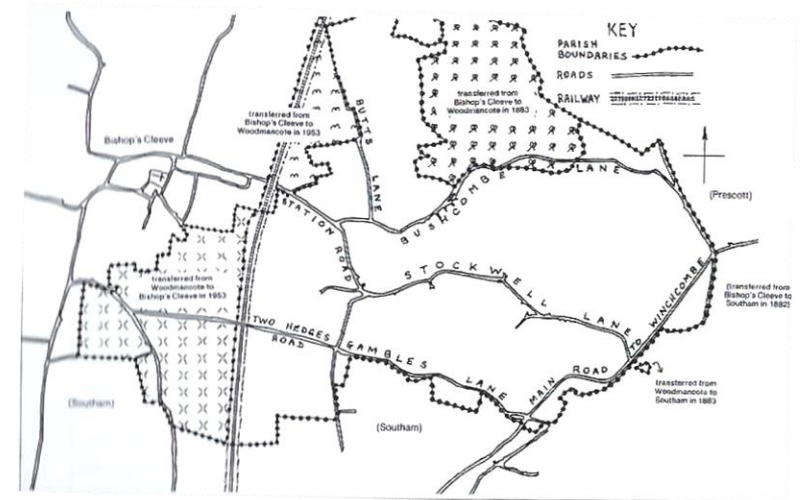


— New Road part 1
--- New Road part 2

From the 1828 Ordnance Survey map (enlarged)

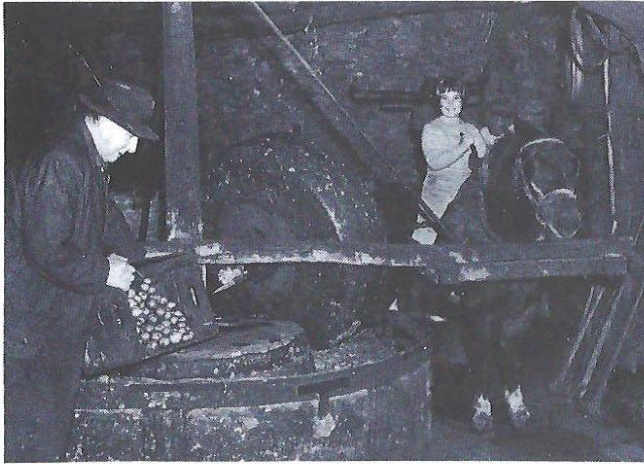
It also suggested that the amount of agriculture suggests a larger population around this time although it is believed that a third could have been wiped out during the Black Death during the 14th century.

Until the 1930s much of Woodmancote was apple orchards and most of the time was spent making and drinking cider. Such was its dominance that in 1919 Dr JH Garrett in his book “From A Cotswold Height” highlights the scent of the apple blossom in spring from the succession of orchards.



Key cider farms were located at Manor Farm on Stockwell Lane, Bottomley Farm on Gambles Lane and Kings Farm on The Green. Old horse powered mills are still in evidence at Bottomley and Kings Farm.

CIDER



John Denley at the Bottomley Farm cider mill, with grand-daughter Linda

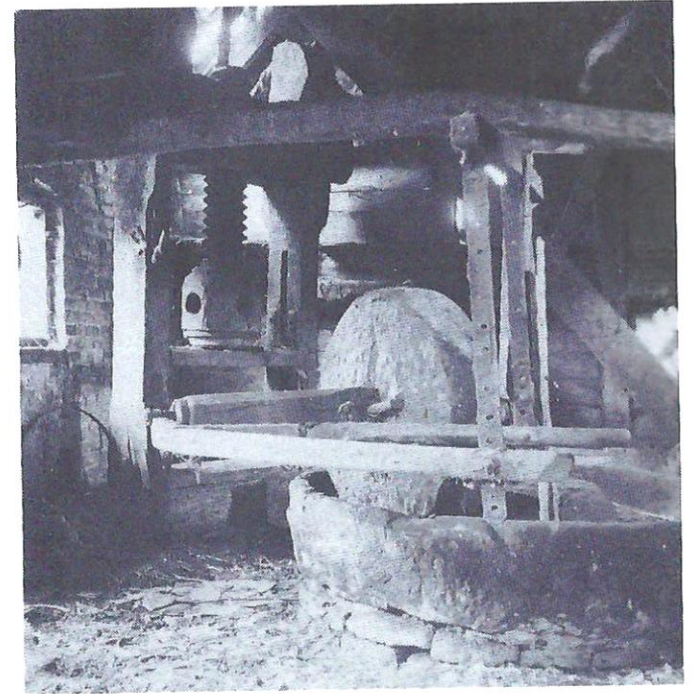


Barbara Denley prepares a 'cheese'

Whilst it may not quite sit on the same page as Stonehenge the central area of Woodmancote is also a conservation area with houses (or parts of houses) dating back to the 16th century, many of which are inextricably linked to these agricultural roots e.g. Kings Farm with the Cider Mill in its front garden.



Kings Farm - 1966



Cider mill and press at Kings Farm

A number of residents have shown extensive interest in the village's history e.g. Hugh Denham and whilst that history may not be of huge significance nationally, it seems to have a firm role to play in maintaining the sense of community that is so strong in Woodmancote. Those traditions may have evolved from carthorse racing in "Potters Field" into what we see today e.g. the May Day fete, Cricket on the recreational field or Scouts. So many of village life will have its roots back in those bygone years.



Carthorse race in Potters Field, Alec Denley in the lead. The horses were ridden barebacked, and were not accustomed to being controlled by a rider, so it was not easy to keep them on course. Lots of splashing on a muddy day. The races were discontinued when it became impossible to insure them. Photograph by courtesy of Mr Dennis Denley.

Until 1953 Woodmancote was a small historic village that is now the conservation area stretching from Poplar Farm up past the Apple Tree Inn. However, from the moment Woodmancote's boundary moved that year, there was a surge in residential building. Between 1955 and 1965, Greenway, Bushcombe Close, Beverley Gardens, Hillside Gardens and New Road all became residential housing.

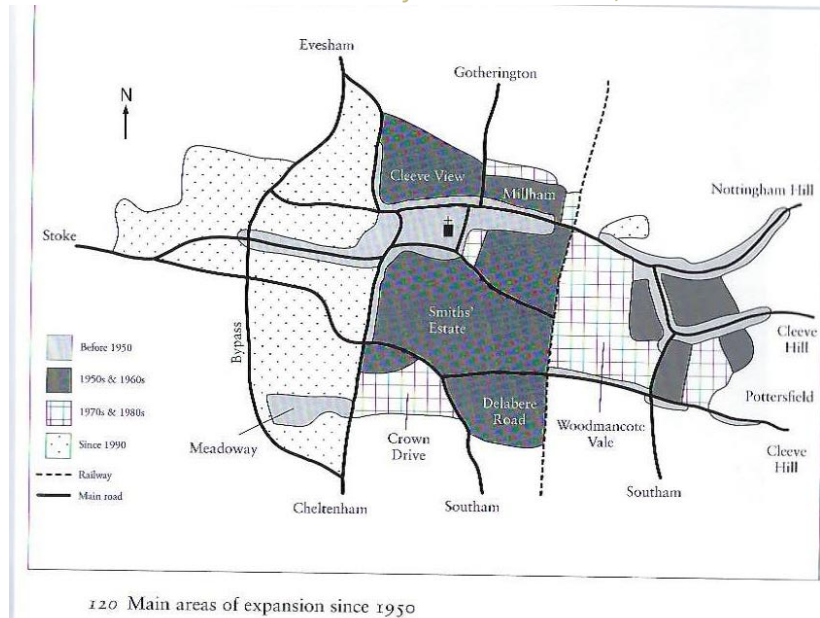
In 1966, Cleeve Hill and the escarpment that forms such a large part of Woodmancote by area was designated as part of the Cotswold Area of Outstanding Natural Beauty. This was very important to Woodmancote because this established the need for present and future generations to enhance and conserve Cleeve Hill and Nottingham Hill, its escarpment and areas of land in close proximity to this AONB.

This was then tested in 1967, when Bottomley Farm's owner John Denley put his apple orchards on the market which were immediately adjacent to the newly designated Cotswold AONB. This created a furore like no other because this scale of residential expansion threatened to dramatically change the character of the village and its rural feel. At that time there were approximately 465 dwellings

within the current Parish boundaries including 83 on Cleeve Hill itself and a growing number of permanent caravans on Oxbutts. Pottersfield was due to add 152 houses and fill the gap between Stockwell and Gambles Lane. Clearly the opponents of this development were outvoted.

At the time the local community were very upset but unfortunately worse was to come because Woodmancote was now on the map in terms of the "Local Plan". Woodmancote was not alone, Bishops Cleeve also saw a great expansion at this time. The next 8 years saw the emergence of a massive planned residential expansion which today we know as Britannia Way. The key issue was that the "Green Belt" between Bishops Cleeve and Woodmancote would effectively be lost. However, the

demand for more housing was seen to be more important than maintaining this gap. With the bridge over the railway line on Two Hedges Road this gave access to Cleeve School which had opened in 1956. In all, 53 acres of what had previously been called Woodmancote Vale had been lost. Council documentation reveals that the application to build 400 houses had originally been refused and when it was resubmitted with a reduced density, the council narrowly agreed to the revised plan for fear of losing the appeal on the original application. As it was, the developers requested an increase in the density, and this was granted later anyway. This was how Bishops Cleeve and Woodmancote coalesced.



The last piece of the current planning puzzle came in 1981. The Gloucester/Cheltenham Green Belt was first designated in 1968 through the County of Gloucestershire Development Plan, First Quinquennial Review. The primary purposes of the Green Belt in this location were to prevent Cheltenham and Gloucester from merging and to preserve the open character of the land between the towns. The first Gloucestershire County Structure Plan in 1981 extended the Green Belt to include an area north of Cheltenham in order to protect the gap between Cheltenham and Bishop's Cleeve. When coupled with the Cotswold AONB, the objective was to create a ring around Cheltenham. The basic principles of Green Belt are set out below.

In practical terms this would:-

Prevent Cheltenham spreading outwards towards Bishops Cleeve and Woodmancote and prevent Bishops Cleeve and Woodmancote spreading inwards towards Cheltenham.

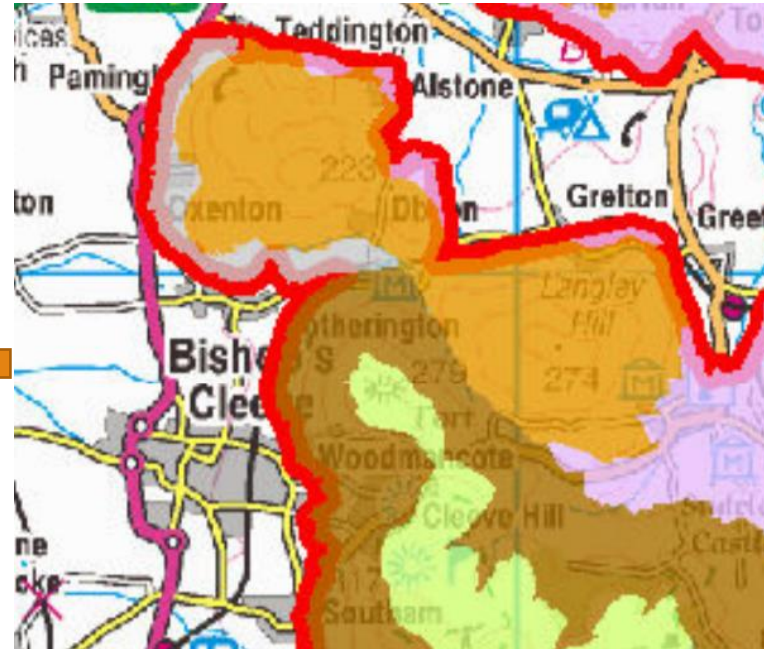
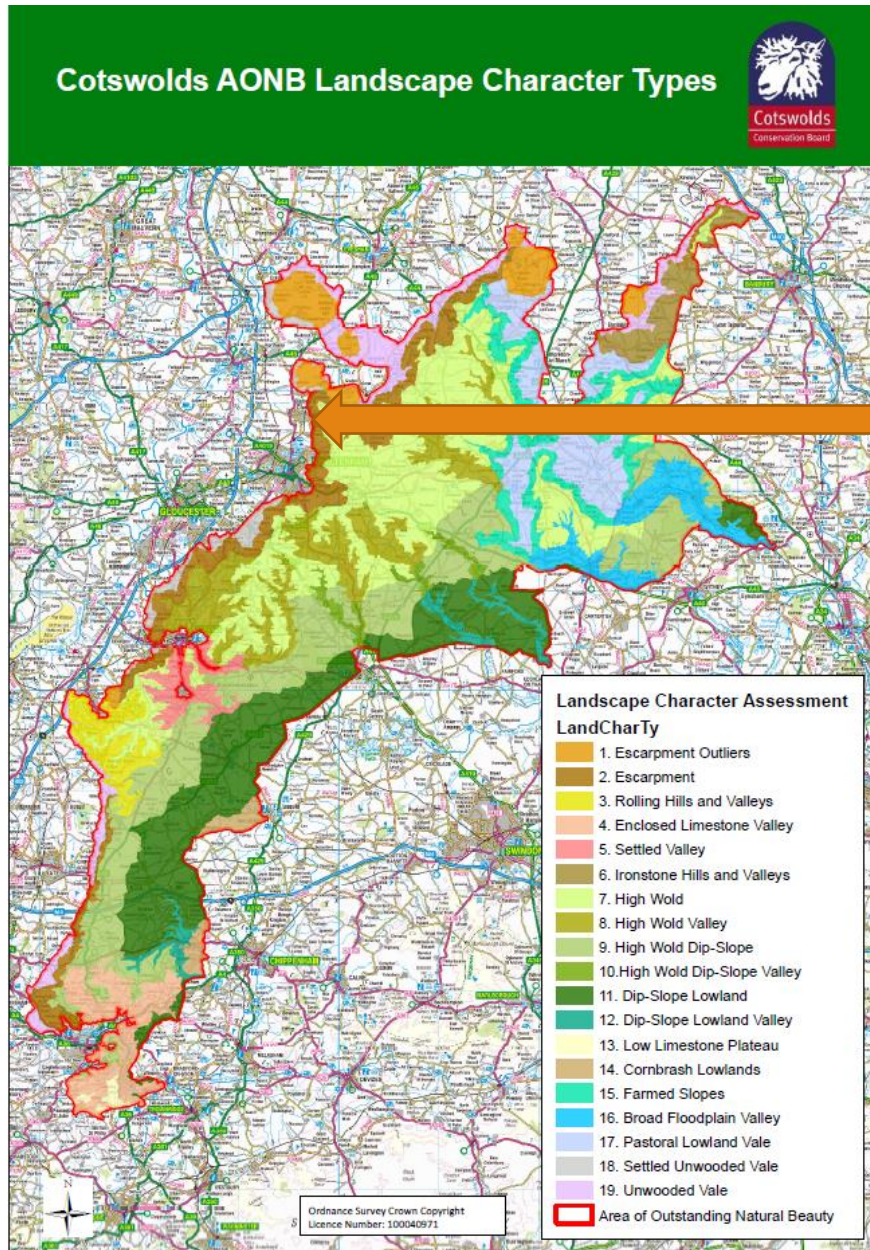
Box 2.1: The purposes of Green Belt

1. To check the unrestricted sprawl of large built-up areas.
2. To prevent neighbouring towns merging into one another.
3. To assist in safeguarding the countryside from encroachment.
4. To preserve the setting and special character of historic towns.
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

After Bishops Cleeve and Woodmancote had effectively coalesced, the Green Belt would serve to prevent Woodmancote from merging with Southam.

Landscape Setting

Woodmancote is dominated by the Cotswold Area of Outstanding Natural Beauty



This area is dramatic. It is dominated by views of the top of the escarpment, including views of Limestone outcrops, and views of the Vale. The views from the hill are simply stunning and on a good day encompass the edge of Wales, the Severn, the Malverns and beyond.

The topography of the rural aspects of Woodmancote is steep escarpment leading up to the Dip Slope that is Cleeve Common, Nottingham Hill and the more gently sloping land leading down to the railway on the North side of Woodmancote.

If you were to leave Woodmancote on foot and prefer short sharp pain compared to less steep but more prolonged exertion you might elect to walk up Gambles Lane. This route very quickly

takes you up the escarpment and onto “Cleeve Hill”. Cleeve Common itself is largely outside of the Parish of Woodmancote.

Turn left onto the Cleeve Hill Road, continue and after a while turn down Bushcombe Lane. To your right is Nottingham Hill.

Beyond the scope of Woodmancote but within the realm of interest, Cleeve Hill climbs to a height of 330m. The Common is mainly grassland on Oolitic Limestone. It is a spectacularly open landscape offering views of a rolling green hill and big skies. Turn around and you see for miles, certainly beyond the Severn and the Malverns.



Whilst lying outside the Woodmancote designated area, Nottingham Hill which rises to 280m above Woodmancote, is more of a “button” and to the West and North West is skirted by woods.

Key features of the rural aspects of Woodmancote are the sparsely populated hill areas, the grassland, the woods and the pasture. Also of importance are the drystone walls and the hedges, not only as boundaries but as a reminder of our history.



Architecture is a key feature with steeply pitched roofs of tile or thatch, Cotswold stone walls and stone mullioned windows.

Character Areas of Woodmancote

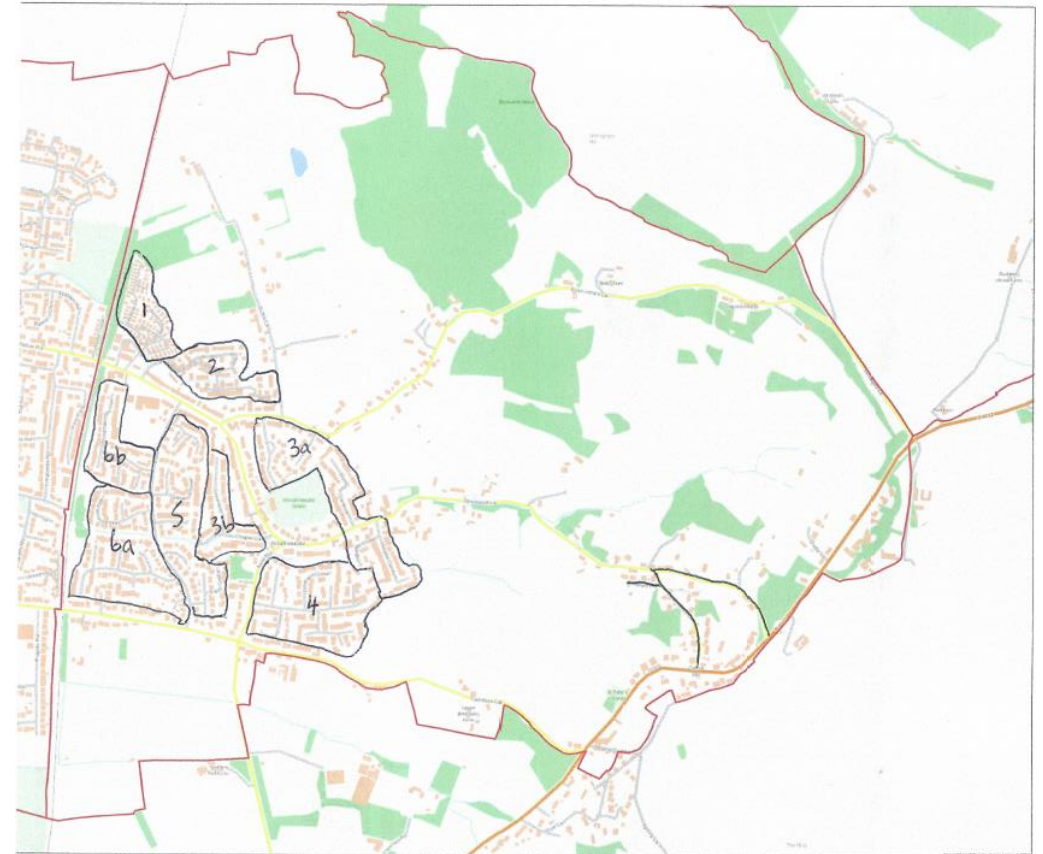
The following areas of Woodmancote have been identified and studied.

Area

- a) Historic – conservation Area
- b) Cleeve Hill “Resort”
- c) The Green and Perrin Terrace
- d) Bushcombe, Stockwell and Gambles Lanes
- e) Rising Sun Lane
- f) B4632 – Southam Road

Residential Areas

- 1. Oxbutts Caravan Park
- 2. Collyberry Road Estate
- 3. Beverly Gardens, Hillside Gardens, Aesops Orchard, Chapel Lane and Greenway
- 4. Pottersfield Road
- 5. East of Britannia Way
- 6. West of Britannia Way
- 7. Station Road
- 8. New Road
- 9. Two Hedges Road



Executive Summary of Character Assessment

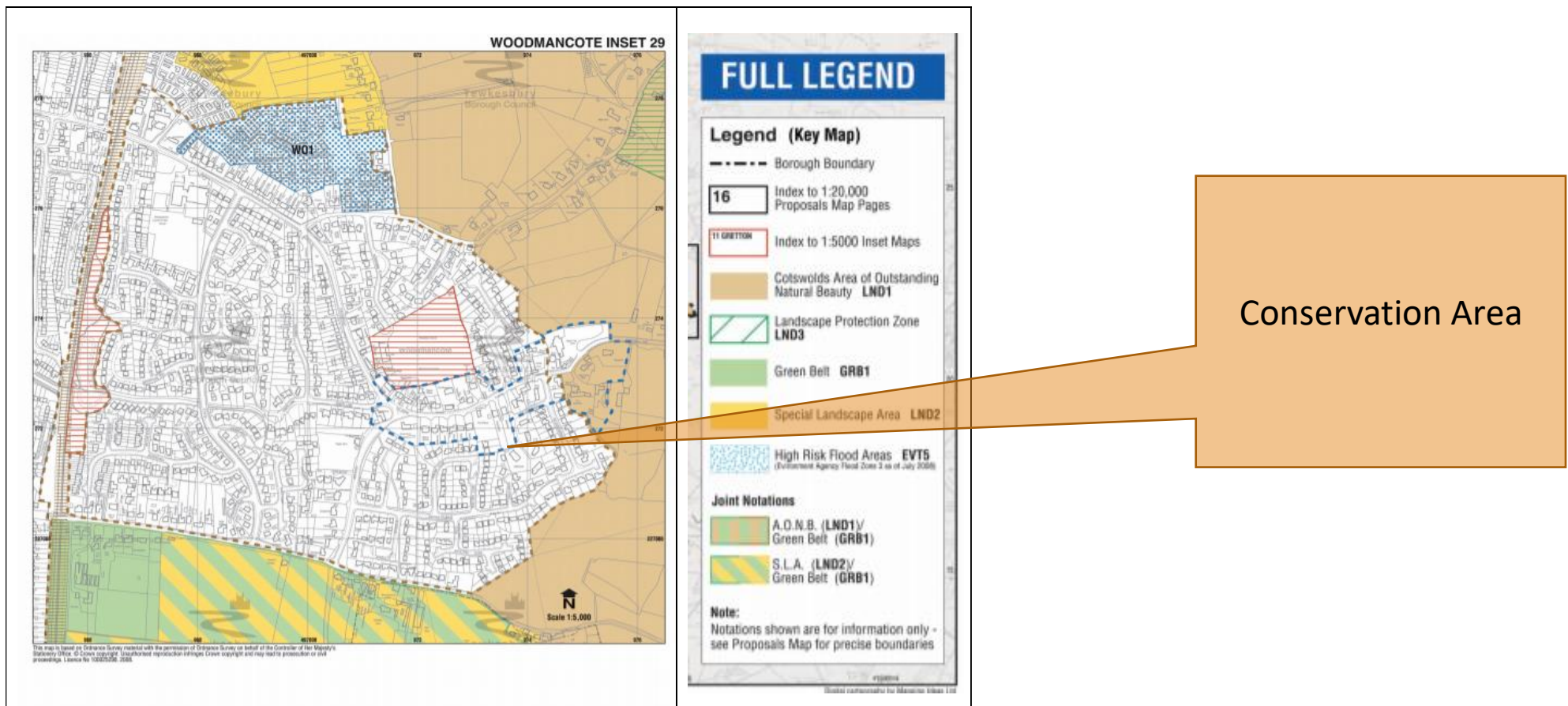
Woodmancote Village's history has a strong bearing on its current character which provides it with its unique identity. This is associated with:

- The built environment is subservient to the natural environment which in turn is dominated by the Cotswold escarpment.
- Agricultural ties and in particular, woodland management, game keeping, apple orchards, cider making.
 - Thatched cottages, stone farm cottages, farmhouses, mills, barns, and stables
 - Rural road network of lanes with sporadic development and agricultural gaps
- The Cotswold Health Resort located on Cleeve Hill
 - The Resort Area itself between High Roost and The Convalescent Home
 - Cleeve Hill community located between Post Office Lane and Stockwell Lane
 - Arthur Yiend design resort houses mixed with thatched cottages, New England (American) accents which are tucked away and not in prominent escarpment positions with a focus on enjoying the views from gardens rather than modern large window frontages and balconies.
 - Subservience to the AONB and the similar colour palette means nothing “sticks out”
 - Cotswold Stone, pitched roofs and avoiding large glass frontages that could cause glint.
- The housing estates built from the 1950 to 1990s that that now make up 85% of the housing stock
 - Open and Green feeling- that gives a rural feel consistent with the setting. This is supported by covenants in the deeds of many properties restricting the use of fences and hedges as well as preventing plots being sub-divided.
 - Low profile housing which allows views from the AONB across to the Forest of Dean and Malverns right down to the village boundary
 - Safe, welcoming and accessible layouts which encourage walking across the village and towards the AONB
 - Colour palette uniformity has allowed people to enjoy the views from the AONB without being distracted by buildings that intrude negatively into the landscape

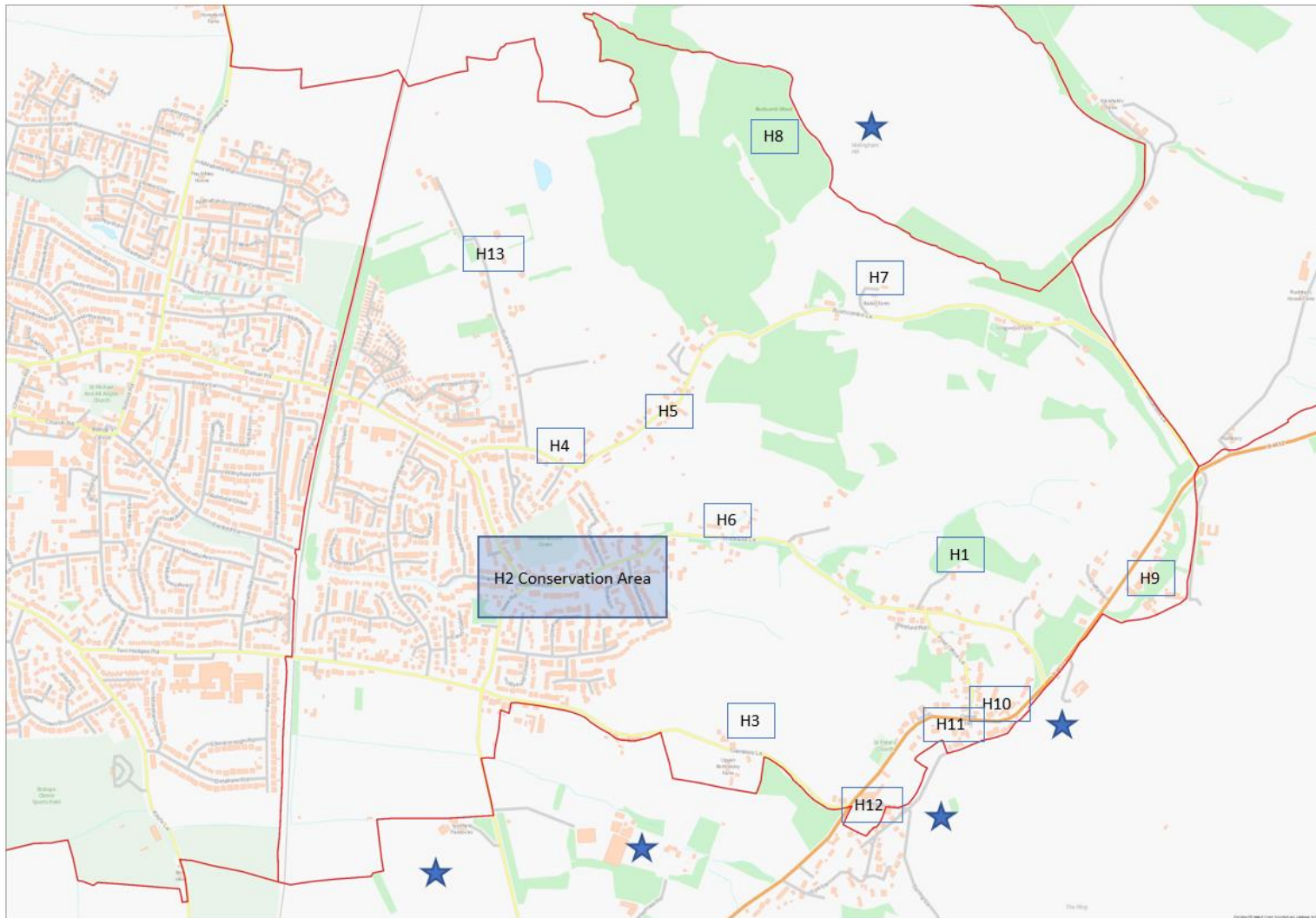
Historic Conservation Area

The Original Village of Woodmancote was located between Poplar Farm and stretched up Stockwell Lane to the Apple Tree Inn. See below.

Figure 9: Tewkesbury Borough Local Plan Saved Proposals Map showing Woodmancote



This is not the full extent of the Listed buildings in and around the designated area because there are further heritage assets on the hollow way lanes on the escarpment.
See below:-



Furthermore there are a significant number of non-designated heritage assets that sit in the plan area. Full details of this assessment can be found in the evidence base but below is a summary of the character that these buildings portray and the influence that they have on the character of the village.

Agricultural Heritage

Many of the designated and non-designated heritage buildings refer back to the days of an agricultural reliance and cider making. Therefore, Cotswold stone cottages, Cotswold stone tiles, thatched roofs, cottage windows, barns, mills, and cider presses are features that give Woodmancote its unique character. Whilst there is a concentration in the conservation area, this character spreads up the lanes to the escarpment.

These building are typically well detached from neighbouring properties giving them a strong setting in which to portray their character.

H6 – Washpool

Previously a 57 acre thriving farm.
Formerly a thatch and now stone tiles

Name derives form the ancient
Sheep dip in the adjoining field

Extended and restored from near
dereliction in 1938



Listed Building 36546 – Poplar Farm

- According to The Woodmancote Book:
 - Formerly owned by the Game Keeper of the De la Bere Estate – Robert Ely
 - Dates from 1841 but could be earlier
 - Very unusual varieties of apple were grown in the orchard – for cider made at



H4-Brooke Cottage and Barn/Stable near Yew Tree Farm

Brooke Cottage

- Square-panelled timber framing partly faced in coursed squared and dressed limestone; thatched roof with painted brick stack.
- Flat-roofed C20 extension to the west gable end not of special interest.
- Four-light canted oriel window to the ground floor; single-light eyebrow dormer with C20 plastic casement.
- Narrow C20 part-glazed door off-centre left.
- Interior not inspected.

Barn/stable.

- C17. Square-panelled timber-framing and coursed rubble; slate roof.
- Rectangular plan to timber-framed part; stone-built extension to the south-west gable end.
- Single-storey extension to the north-east gable end not of special interest.
- Double plank door to the north-facing elevation; high stable door to the left.
- Pitching window and stable door to the stone-built part.
- Interior: 4 bays with the original roof timbers with queen struts; timber-framed former gable end wall retained where stone-built extension was added.



Listed Building 36547 – Kings Farm

- Part of the Delabere Estate
- Name Kings Farm is quite recent
- The old wing is believed to date back to 1600s
- A 18 century element is now hidden by the 1970s extension by Mike Cannon.
- Cider press in the garden is a reminder of old cider making days at Kings Farm



H3 Gambles Cottage and Gambles House
& The Thatched Cottage

Thatched Cottage and Old Stone Cottage

The Gambel family lived in Gambles House and the
Lane is named after them according to The
Woodmancote Book. This was a Donkey Sanctuary

Further down the lane is The Thatched Cottage



Listed Building 15433 – Manor Farm

- Originally a 5 bay timber hall dating back to 1300s but first official records date 1534
- Woodmancote House actually dates from 1657 when the Sewells owned it but sold it to the Cocks family
- From approximately 1780 it was occupied by tenants
- In the 1930s it was a guest house by T J Organ.
- He sold it with 40 acres in 1985 when it was split into 3 residences, The Manor and Hillcroft and Dovecote – the latter 2 not being listed



Hillcroft



The Historic House of Cleeve Hill Settlement



Photo - The Junction of Post Office Lane and Stockwell Lane – Paunceford is last house on left and Horses Green is last house on the right.

H10 – Arthur Yiend Houses

The Original Dwelling in the Cleeve “Resort” built around 1900. These define a lot of Woodmancote “built” character.

Built as the first 20 houses around 1900 by Arthur Yiend from Cleeve Hill Stone.

Houses include Inglecroft, Ivydene, Glendale, Fernleigh, Westbourne, Stonecroft, Clovelly, Brookfield, Homeside, Barnfield, and Paunceford.

Arthur Yiend is most well known for Cheltenham Ladies College and Besford College but he lived in Glendale



H11 – Cleeve Hill Hotel, Green Mount and Neighbour Tea House

Part of the “Resort”

Originally opened by John Petty as a Geisha Tea House on premises next door that no longer exist.

John Petty and family built and moved into the current Cleeve Hill Hotel in 1926

They made their own electricity and used the local spring for water.



Layout and Spacing



The Cleeve Hill settlement is located between Post Office Lane and Stockwell Lane and including Besford Road. It is surrounded by sporadic ribbon development winding its way up the face of the escarpment and along the B4632 (the key route between Cheltenham, Prestbury and Winchcombe).

Defining the precise boundary of the Settlement

It is accepted that there will be pressure on land and property in the settlement for further development, but the nature and scope of this development must acknowledge the non-designated historical aspects and its setting within the AONB.

Rather than provide a map, this assessment has looked at the properties along some roads which are included within the settlement. However, it is important to note that many of these have large gardens where there is no clear delineation between the more agricultural land, e.g. an orchard or paddock, and the more easily identified residential curtilage characterized by gardens and paved areas.

Southam Road B4632 between Southam and Winchcombe -

- Above Southam Road – Properties - 1 Cleeve Hill to Hill Crest



End of Cleeve Hill Settlement – above the B4632 - Hilcrest



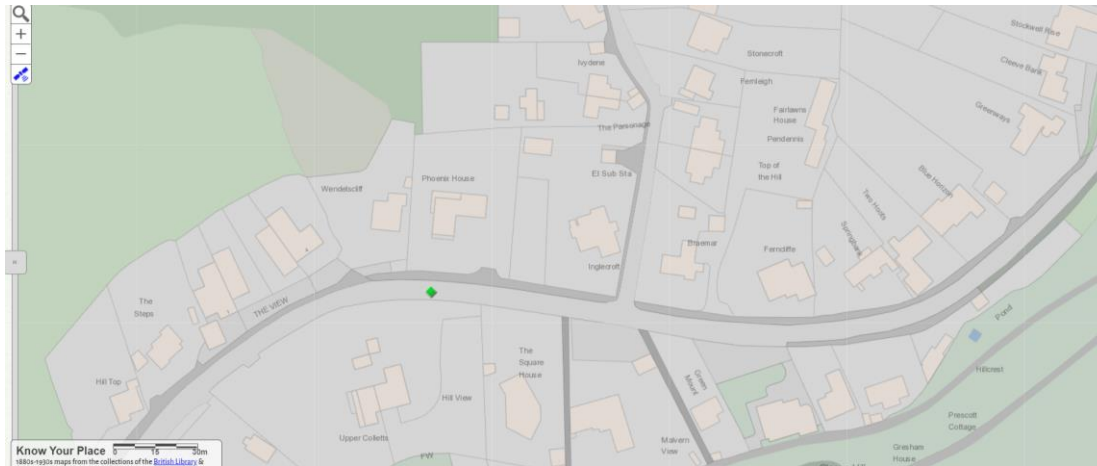
- Below Southam Road – Properties - Hill Top to Stockwell Rise



Photos - Start of Cleeve Hill settlement – Hill Top



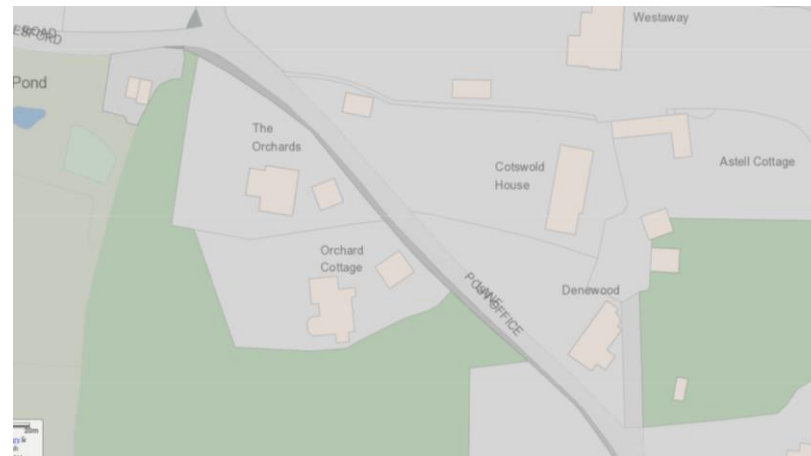
Photo – Stockwell Rise – tucked under B4632 before start of Stockwell Common



All of Post Office Lane's Properties



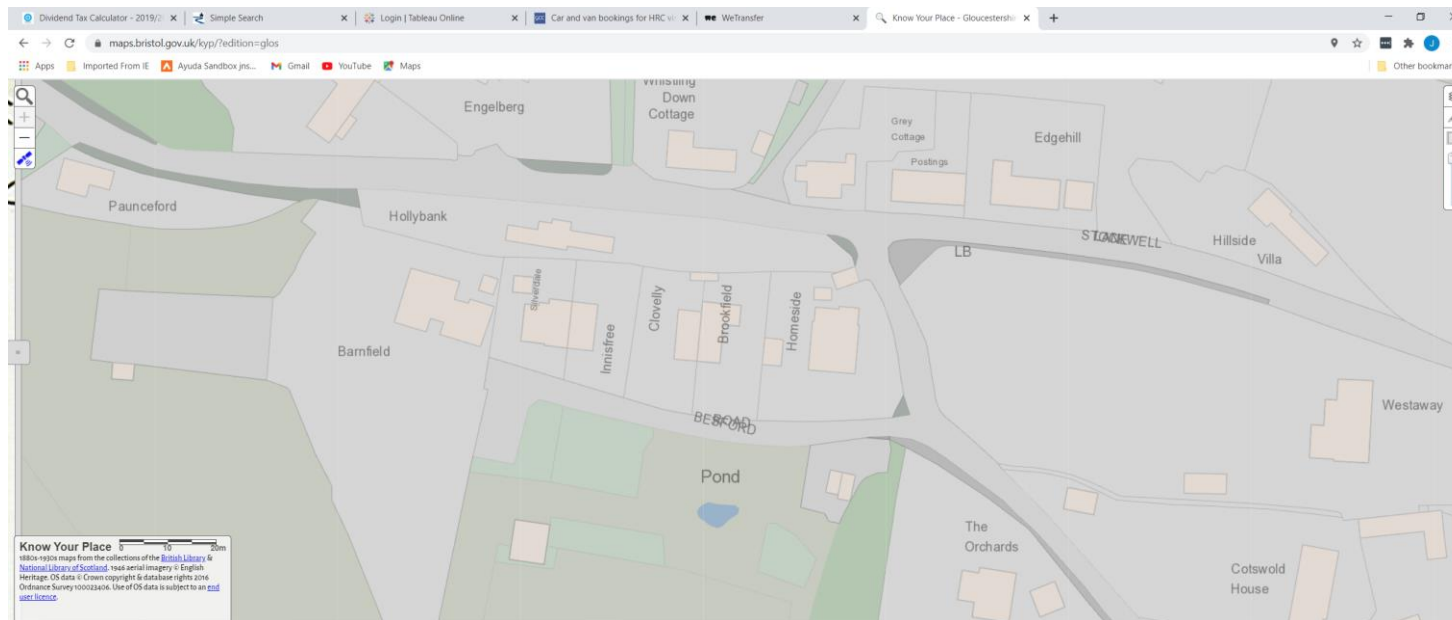
All of Besford Road Properties





Stockwell Lane -

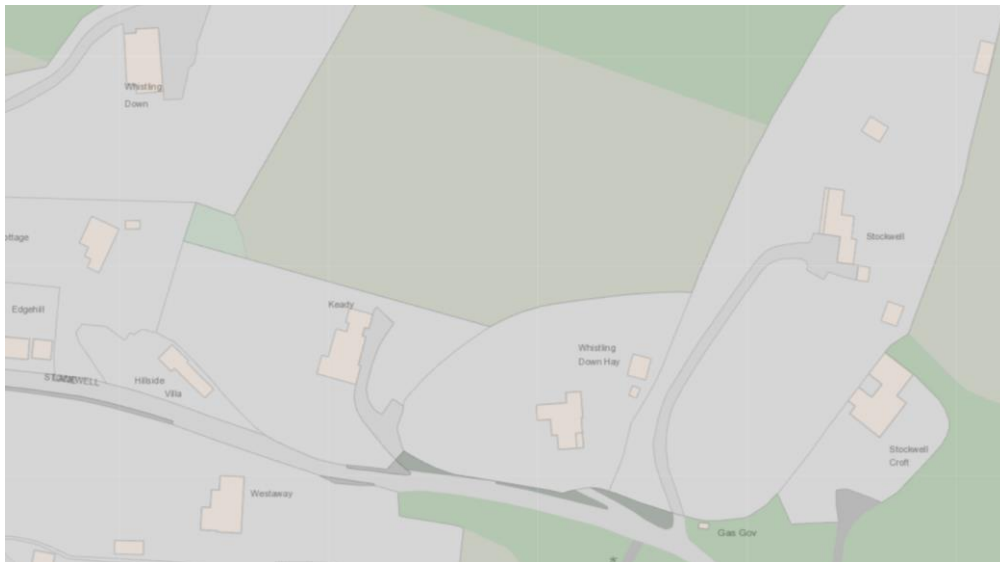
- Pounceford, Barnfield, Holly Bank and Westaway on right hand side going up



- Horses Green to Hillside Villa on the left



It is considered locally that Whistling Down and Hillside Cottage and Keady are outside the settlement although their entrances are on Stockwell Lane. Whistling Down Hay, Stockwell, Stockwell Croft, Emblem Cottage and Sheepway are not part of Cleeve Hill Settlement but surround Stockwell Common instead.





Emblem Cottage and Sheepway : Separated from Cleeve Hill settlement by Agricultural field. Stockwell Croft in the Background on the edge of Stockwell Common.



Stockwell Common

Houses and street scene

The initial development of houses on the hill was undertaken by A. Yiend as has been documented elsewhere. Houses here have the “Cotswold Health Resort” a “resort” feel about them. The houses in Cleeve Hill Settlement have a “traditional presence” in their own right but also a collective presence in their uniformity of design coupled with an irregular layout whilst also close to their respective Lanes. The houses have traditional pitched roof lines, Cleeve Hill Stone, extensive use of Stone lintels, jambs and sills around wooden windows and Quoins. They are very clearly detached by modern standards, and most are set into large plots. Other houses are generally both elevated and well set back from the road, giving an air of obvious seclusion. Some development has taken place off the road and is accessed via lanes leading from the main road.

The pre- A. Yiend houses here are constructed mainly of Cotswold stone and sport individual features e.g. The Orchards, Orchard Cottage, Whistling Down Cottage and Grey Cottage. These houses tell the story of Woodmancote’s agricultural history, and some contain the last remnants of the vast orchards that supplied the fruit for cider making. Gardens are beautifully landscaped and sitting outside is the preferred way to enjoy the views rather than large glass balconies or glazed frontages. Because of the nature of the road, it is difficult to properly look at the houses unless you are travelling on foot. The way these houses fit into the AONB landscape without intruding negatively is seen from below.

There is some modern development which is both contemporary and controversial given the strong sense of identity with residents and the desire for this part of the escarpment to conserve and enhance its own historic roots rather than provide contrasting detractors which dilute the character which is rooted in this history of agriculture and the Cleeve Hill resort.

B4632 Southam Road – Outside Cleeve Hill Settlement

H9 – Cleeve Hill Resort Area Now - Nursing Home

- Formally the Convalescent home
- Later became the Hotel for Courtaulds Executives for 59 years before becoming a nursing home
- The start of the “Cotswold Health Resort”
- High Roost and the new House
- The Pines



Southam Road is the B4632 connecting Cheltenham with Winchcombe. Whilst it is a B road, it is wide, and cars often travel at speed both up and down the hill.

Below the Woodmancote section of the road lies Southam Parish. The upslope sections of the road have a continuous development all the way to the Rising Sun and have various lanes with more residential development. After Haymes Drive which leads to Haymes House, the downslope sections are generally open escarpment until you reach Gambles Lane where there are 2 houses at the top of Gambles Lane. Opposite the Rising Sun, the vista opens out again into wide open countryside giving views across the valley to Nottingham Hill fort.



Photo – Footpath opposite the Rising Sun on the B4632 where the vista opens up to reveal Nottingham Hill Fort

After St Peters Church, which is now being converted into a residential property, is the property Hill Top which has consent to be demolished and replaced with a low profile 5000 sq ft dwelling. From here to Stockwell Rise sits the upper section of Cleeve Hill Settlement.

Emblem Cottage and Sheepway are not considered to be part of the Settlement, and neither are the properties on the Stockwell Common side of the Lane i.e. Stockwell Croft, Stockwell and down to Keady.



Photo (Left) of B4632 with Stockwell Common on the left which is followed by Petty Lane and then this opens out to the vista to Nottingham Hill (Right)

From Stockwell Lane onwards and separated by Stockwell Common, the downslope section of Cleeve Hill Road returns to the general open nature with sporadic development down Petty Lane and then Wilcote before reaching the crest of Southam Road at the crossroads with Wickfield Lane and Bushcombe Lane. This junction, in particular, becomes extremely congested on weekends with fine weather and periods of snow when the lack of parking on Cleeve Hill causes visitors to the AONB to park their cars wherever they can, and this often means dangerously.

The house styles on the Woodmancote section of Southam Road are all detached and varied along the road but in general the Woodmancote stretch has a strong “Cotswold Health Resort” character that defines the Woodmancote escarpment. Existing accents to that style appear to have influences from New England and colonial American style houses as shown in Stonyfields and Wendelscliff and Phoenix House.

More recent developments have sought to replicate the Resort theme for example the new house in the grounds of the old High Roost pub (now converted to a residential property).

Other developments are more contrasting like the Square House and The View and do stand out in the landscape. The Cleeve Hill settlement has a strong sense of community and history despite the fact that it has lost its church (St Peters) and its pub (High Roost). Their attachment is clearly driven by the Resort feel, gardening and appreciating the views from the AONB from the many footpaths that criss-cross the escarpment and their landscaped gardens.

As a result, the character for the area would lean strongly towards maintaining this identity and association rather than seeing it diluted with more modern designs based around sitting inside and on balconies looking at the view through large, glazed structures.



Other Heritage Assets

There are other features in the Village which are historic. Notably this would include Perrin Terrace and the Oak Tree at the Green.

Layout and Spacing

The area known as the Green is a small area at the bottom of Stockwell Lane at the junction with Station Road and New Road. This area is the Conservation area within Woodmancote. There is a variety of building ages and styles here. Some date back to the agricultural beginnings of the village e.g. Pear Tree Cottage, The Old Thatched Cottage and Kings Farm.

Houses and Street scene

Perspective might lead an observer to think that the houses are quite close to each other. They are well detached and, in some cases quite secluded. Over the years development has taken place to include more modern property and different styles for example bungalows on Stockwell Lane.

Listed Building 8406 – Perrin Terrace

- Comprising 3 cottages dating back to 1907 when built by Joseph Bass of Cardiff who then owned the Old Thatched Cottage
- Names after the house he previously owned in Cardiff – Perrin House
- Central place in the village



The Green – Maps and photographs



The Lanes

The Houses along the Bushcombe Lane, Stockwell Lane and Gambles Lane are a sporadic ribbon development. The gaps between the dwellings are crucial to maintaining the rural character of these traditional Cotswold Lanes.

The history of the lanes is as hollow way tracks that ascend and descend the escarpment. Whilst the traditional sunken element may have been lost to facilitate road traffic, the trees arching over maintain the feel.



These tracks are extremely steep in places (25%) and without footpaths, pedestrians face a dangerous journey. Many cyclists also use these Lanes as a challenge to their fitness as well as to gain access to Cleeve Hill itself. Black ice in winter is particularly hazardous which is exacerbated by the failure of navigation systems to identify these lanes as residents only. This attracts traffic that is looking to cut through from Winchcombe to the A435 without appreciating the perils of steep single tracks with deep storm gullies and no passing places.

There have been 2 officially reported accidents on these lanes in the last 2 years involving personal injury on the Gloucester Highways accident report. However, many more incidents are reported to the police but as they do not cause personal injury, they are not collected on the database. There are many more incidents typically involving 2 vehicles approaching one another with no passing place which cause conflict, and this increases dramatically when any development takes place and larger lorries delivering building materials descend the Lanes from the top in ignorance.

Ref	Date	Time	Severity	Description
205396	10-Aug-11	19:27	SERIOUS	V1 HAS TRAVELLED DOWN STEEP HILL AND LOST CONTROL VEERING INTO V2 TRAVELLING IN OPPOSITE DIRECTION

213881	14-Feb-20	18:06	SLIGHT	PEDESTRIAN HAS BEEN WALKING ACROSS THE CAR PARK NEAR THE ENTRANCE, WHEN V1 HAS TURNED LEFT INTO THE CAR PARK, AND STRUCK PEDESTRIAN, KNOCKING HIM TO THE GROUND, AND GOING OVER LEGS WITH REAR WHEEL.
213816	18-Jan-20	11:03	SLIGHT	V1 HAS BEEN TRAVELLING DOWN THE HILL AND V2 UP IT. IT IS A SINGLE TRACK LANE ON A STEEP HILL. V2 HAS SLOWED BUT V1 HAS BEEN UNABLE TO SLOW AS IT SKIDDED ON ICE CAUSING COLLISION.
213350	20-Jul-19	23:21	SLIGHT	V1 TRAV UP HILL SINGLE TRACK LANE (STEEP INCLINE) and STOPPED FOR A VEH COMING DOWN THE HILL. AS DRIVER MOVED OFF, V1 ROLLED BACK and COULDN'T BE STOPPED BY BRAKES OR HANDBRAKE, POSSIBLY DUE TO INCLINE. V1 CLIPPED VERGE AND OVERTURNED.

The built environment is dominated by the “Resort” houses typical of Arthur Yiend within Cleeve Hill Settlement area and elsewhere the character is agricultural farmsteads like Washpool, Sheepway, Yew Tree Farm barn.



However, there are more modern additions to the lanes that seem to conserve and enhance both the landscape and the built environment. These examples can be found at Whistling Down and Heron Haye.



Rising Sun Lane

This lane sits beside the Rising Sun Hotel and is part of the extended ribbon development along the B4632 – Southam Road (although locally known as Cleeve Hill Road).

The castle has a special building and should be classified as a non-designated heritage asset.

A38 Rising Sun Lane

Short lane marking the boundary between Woodmancote and Southam



A40 Rising Sun Lane Castle

Local stories suggest that this was actually built at the same time as the Health Resort for the owner to watch the racing at Cheltenham from this look out



A39- Rising Sun Lane

The view down the escarpment from this point is special



Views to and from the AONB

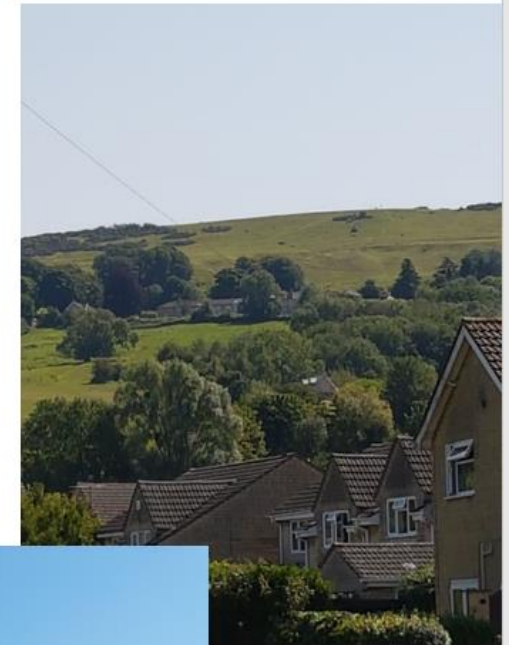
Views from the AONB



Large grey GRP roof structures detract from the view across the top of the roofline to views of the horizon



Views of the AONB from Woodmancote



Views of the AONB from within AONB



NB prominent new builds that are out of character and detract from views of AONB



Views of the Special Landscape area above the Caravan Park from Butts lane



Oxbutts Caravan Park Area



Collyberry Road Estate

Area

Bounded by Station Road, Bushcombe Lane, Butts Lane and farmland.

Layout

A self-contained estate, looping uphill.

Topography

The Collyberry Road estate is built on the lower slopes of the hill, behind and to the side of the Park Homes development.

Spaces

The estate has a number of green areas including a large open area on the lower slopes with an adjacent children's play area. This area is in keeping with Woodmancote character.

Roads, Streets and routes and houses

Built by Crest Nicholson in the 2000's. The roads loop around the development and are interconnected by footpaths. The style of housing on this development is very different when compared to the older estates. It is different in terms of architecture, materials, colour and density. A characteristic of the area is that houses generally have no front gardens, pavements are narrow and there is a lack of off-street parking. It is not as generous as elsewhere. The estate also has a variety of house styles, sizes and a variety of tenures. Housing density on this estate is much higher than in other areas of Woodmancote. Windows and doors are generally as fitted by the developer, some replacement has taken place. Roads and footpaths are of Tarmacadam.

Layout and Spacing

The layout loops around a spine road on the side of the hill. Cul-de-sacs lead off the spine road. Density here is more than in other parts of Woodmancote. Semi-detached and Terraced houses are in evidence with far fewer detached houses. Front gardens are not as generous as elsewhere. Parking is also not as generous.

Houses

A variety of sizes and styles including some three storey houses. Some are of stone appearance, brick and white rendering are also utilized. Windows are generally white although grey green windows are also noticeable.

Minor developments comprise Extension work and conservatories.

Whilst Collyberry Road contains a number of Cotswold features its overall style and feel is inconsistent with the rest of Woodmancote largely because of its density and roof heights. The more classic suburban style right up to the edge of the residential boundary does not conform with the strategic guidelines of the Cotswold AONB management plan.

The development also contains styles and street scenes that are not present elsewhere in the village and would therefore detract from the character of the village.

Green and Natural features

Front gardens are small or non-existent which means that the value of green areas is all the greater.

Land Use

Solely residential uses.

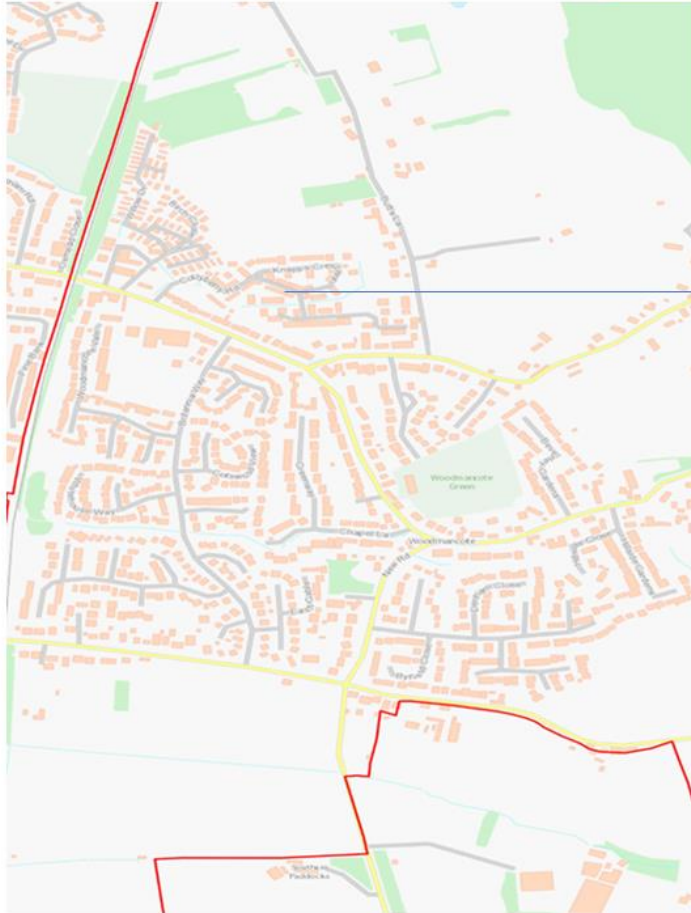
Land marks

Views into the estate are from Station Road, Butts Lane and the edge of Bushcombe Lane and are generally of houses.

Views out

Due to the density of the estate many households will have a view of other houses. From the perimeter of the development, you will glimpse a view of pastureland and of the hill.

Colleyberry Estate map and photographs



Subject Area



No front gardens is
conspicuously out
of character for
Woodmancote



Area more in keeping with Woodmancote



Beverley Gardens, Hillside Gardens, Bushcombe Close, Chapel Lane, Greenway

Area

These cul-de-sacs generally issue from Bushcombe Lane and Stockwell Lane, lanes that give access to Woodmancote.
from Cleeve Hill.

Layout

Generally, cul-de-sacs of varying lengths. Butts Lane has a more rural feel to it than the others. They all have properties on both sides as a common feature.

Topography

Although off steep lanes, these Cul-de-Sacs generally contour the hill.

Spaces

Roads, Streets and routes and houses

Until 1953 Woodmancote was a small historic village that is now the conservation area stretching from Poplar Farm up past the Apple Tree Inn. However, from the moment Woodmancote's boundary moved that year, there was a surge in residential building.

Between 1955 and 1965, Greenway, Bushcombe Close, Beverley Gardens, Hillside Gardens and New Road all became residential housing. Properties are generally constructed of reconstituted Cotswold stone with windows and doors complimentary to the age of the properties.

Houses are widely spaced and predominantly low-profile bungalows some of which have dormer rooms upstairs now – 2-3 bedroom max.

Positive enhancements – wooden windows as opposed to uPVC.

Negative detractors – 2 storey dwellings plus a roof – do not fit the character and feel – extensions that significantly close the gap between houses.

Roads and footpaths are of tarmacadam.

Green and Natural features

Beverly Gardens and Bushcombe close have sizeable green areas and a feeling of space.

Land Use

Solely residential

Land marks

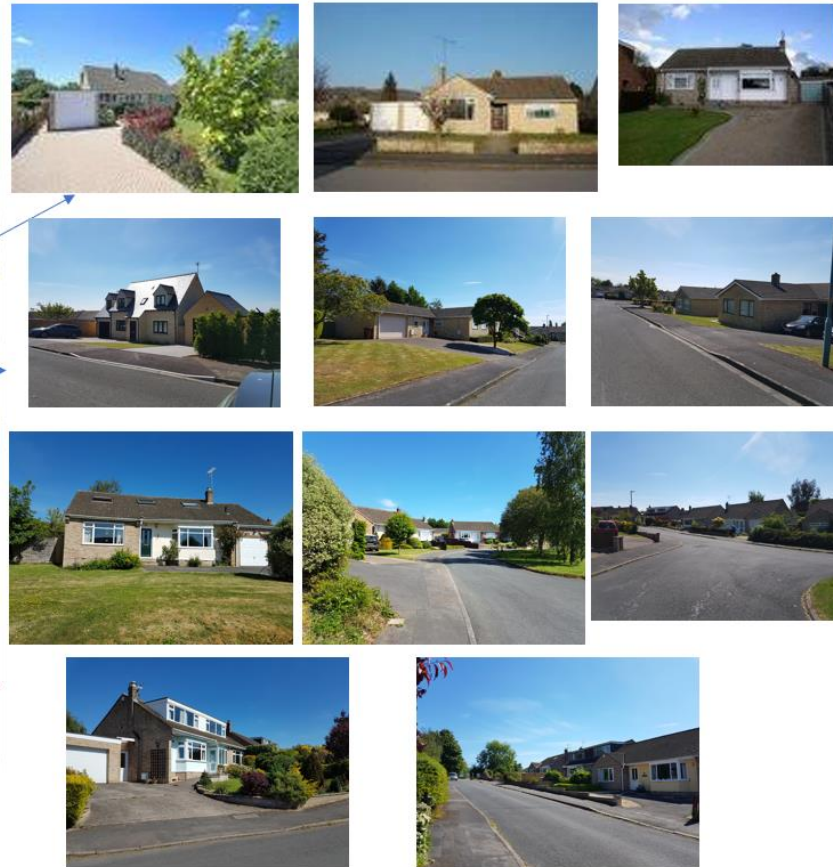
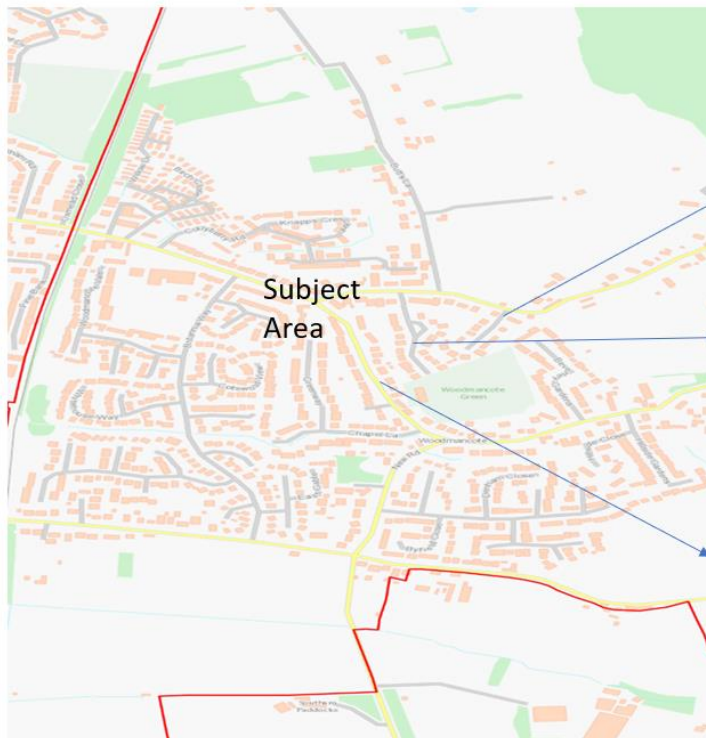
Views in

Generally of properties and gardens.

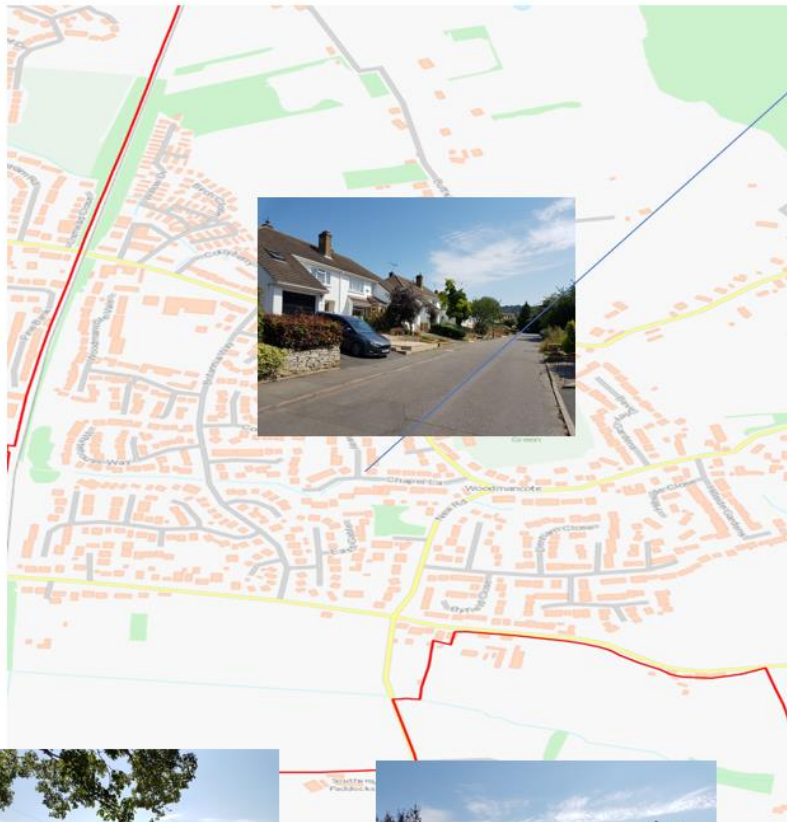
Views out

Cleeve Hill is a feature that can be observed.

Bushcombe Close, Aesops Close and Beverley Gardens Maps and photographs



Subject Area – Chapel Lane and Greenway



Pottersfield

Area

Access is gained off New Road. The area is bounded by Cleeve Hill to the East, by New Road and by Gambles Lane.

Layout

Built in the late 1960's. The Estate around Pottersfield Road comprises mainly detached houses and bungalows and a few semi-detached houses.

Topography

This area is built on the lower slopes of the hill and rises gently towards it.

Spaces

The whole estate has an “open and green” airy feel. Roads give a sense of width and space, Byfield Close has a green area with trees. Trees and greenery are a feature of this estate with grass verges to the road, many of which are planted with daffodils.

Layout and Spacing

Pottersfield Road is the spine road to the development with cul-de-sacs off to the left and right. The top end of Pottersfield Road links to another area of Woodmancote via a footpath to Hillside Close. Byfield Close is an example of a cul-de-sac with a green area with trees. This enhances the feeling of space. The estate has footpaths connecting it to other parts of the village for pedestrians which encourages more walking and further adds to the airy feel. Front gardens are an important feature as this adds to both the openness and greenness of the area.

Houses

Houses are generally detached with some semi-detached houses and a few bungalows especially at the lower end of Pottersfield Road and on Byfield Close. The use of reconstituted Bradstone (the alternative to Cotswold Dale) is a colour consistent with building in the adjacent AONB. The estate when built in the 1960s had white window casings. If windows have been replaced, white double-glazed units have been used. Garages are generally integral to houses on this development. Minor developments include conservatories, extensions and some loft conversions which add to the amenity of the housing.

The area is 100% residential.

Minor developments comprise the handful of houses built by Bob Chick at Lords Green during the late 1980s. These properties are detached and are different in design to the original houses on the estate. They incorporate the use of tile hanging to front elevations and brown wood. This could be viewed as being different from those typical features of the AONB.

A very small number of roof extensions have been permitted which have involved lifting the roof line. This is inconsistent with the low-profile nature of the development especially on the AONB- facing side.

Building materials used for extensions have generally been of a colour palette concordant with the area and sympathetic to the views from the AONB over this area of the village which is particularly sensitive.

Views in

Views into the estate are of Pottersfield Road leading up the hill with views of the hill.

Views out

Towards Cleeve Hill or downhill towards New Road.

Pottersfield Road Estate



Subject Area



Britannia Way

The history behind the development of Britannia Way has played a large role in defining its character.

When permission was finally granted for the 53 acre site the planning authority imposed a notice of planning restriction which states '*Notwithstanding the provisions of Article 3(1) and of the First Schedule to the Town and Country Planning General Development Order, 1973, no private car garages, extensions, garden sheds, gates, fences, walls, other means of enclosure, or structures of any kind shall be erected or constructed on this site without the prior express permission of the Local Planning Authority*'.

Furthermore, the developers of the area imposed the following covenants on landowners.

THE THIRD SCHEDULE

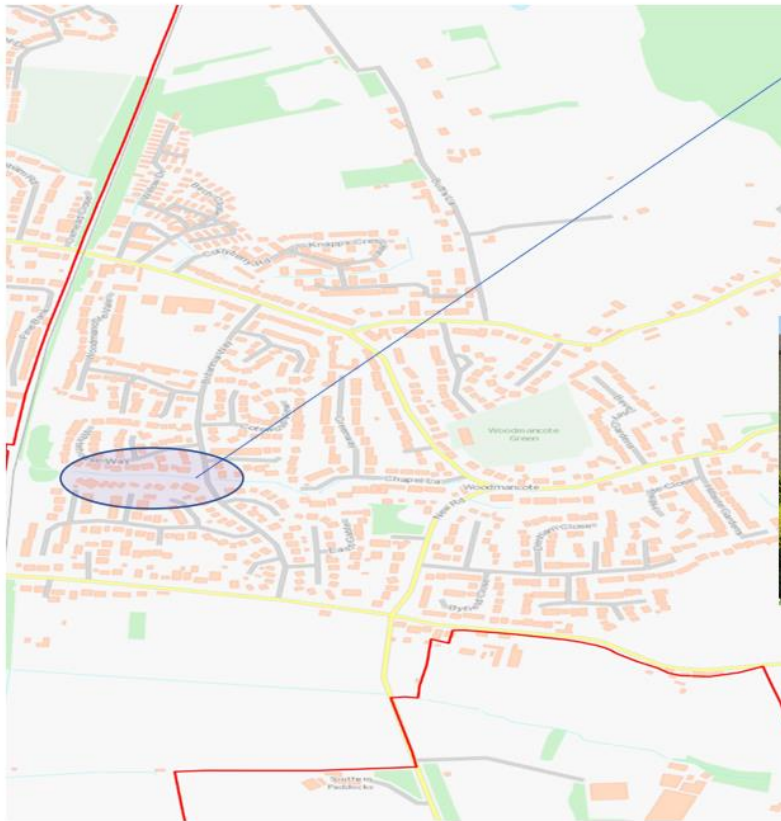
1. Not to erect or permit to be erected upon the Land more than one dwellinghouse together with a proprietary garage garden shed and/or greenhouse
2. Not to use or allow the use of such dwellinghouse for any purpose other than for private residence nor do or suffer to be done upon the Land or any part thereof anything which shall be or become a nuisance or annoyance to adjoining occupiers or to the neighbourhood
3. To pay and contribute a fair proportion with others using the same of the expense from time to time of keeping in repair and renewing and making good damage caused to property of others by all sewers drains channels gutters pipes watercourses wires cables and mains in respect of which the Transferee enjoys the rights specified in this Transfer and to indemnify the Transferor against such expense
4. Not to allow the wall hedge or fence along those boundaries of the Land to fall into disrepair but to maintain the same in good condition and in accordance with any subsisting Planning Permission (but so far as such wall hedge or fence abuts any other building plot on the Estate jointly with the owners or occupiers for the time being of such plot) nor erect any additional wall hedge or fence on the Land in front of the said dwellinghouse

THE COMMON SEAL of DETOUR LIMITED)
was hereunto Affixed in the presence)



This has significantly contributed to the open nature of the Britannia Way area and the lack of front garden walls fences and hedges. The restriction on infill in the covenant further restricts the opportunities for increased density in the area.

Subject Area – Britannia Way and Path to Honeybourne Meadow



East of Britannia Way

Area

This area is situated to the east of Britannia Way. The area is defined by Britannia Way, Two Hedges Road to the South and Station Road to the North.

Layout

The area is self-contained. Most cul-de-sacs are accessed off Britannia Way, the exceptions being Chapel Lane and Greenway which are accessed off Station Road.

Topography

This area is generally flat, maybe undulating. The topography is influenced by the stream as it descends from Cleeve Hill.

Spaces

This side of Britannia Way has fewer large open spaces. The cul-de-sacs that make up the estate have the appearance of wide front gardens being generous with an open design. There are a few large open grassy areas, although the estate does have small grassy areas dispersed throughout the development. Chapel Lane and Greenway are of older construction and follow the stream as it emerges from under Station Road and as it flows towards Honeybourne Meadow.

Roads, Streets and routes and houses

Characterised by cul-de sacs constructed by a number of developers at different times. This area is predominantly detached homes in reconstructed Cotswold stone with bungalows. Windows and doors are in keeping with the age and style of the properties. Footpaths and roads are constructed of tarmacadam.

Off Britannia Way one finds a layout of cul-de-sacs off cul-de-sacs. Properties are detached and have the benefit of front gardens. This contributes to the “open and green” spacious feel of the estate. Footpaths along roadsides are a feature as are the footpaths that link cul-de-sacs together. A particularly nice feature of this side of Britannia Way is the stream that runs from Station Road to Honeybourne Meadow and the stream-side footpaths. Spacing between houses on this development is more generous than elsewhere. The positioning of garages adds to this feel.

Houses

Houses comprise detached houses, bungalows and in the case of Greenway semi-detached houses. The majority are constructed of Cotswold stone or reconstituted Cotswold stone with examples of rendering and some brick construction (Chapel Lane and Greenway). This gives a “low profile” feel to its character.

Minor developments comprise conservatories and extensions which increase the amenity of houses.

Given the age of the estate with the styles and building materials prevalent at the time of construction then the character of this area seems to fit in with the setting of the AONB which dominates the landscape of the village.

Maintaining the street scene should be an important element of development design going forward and densely packed 3-storey townhouses that are more typical of suburban developments which the Cotswold AONB Management plan guidelines are keen to avoid.

Green and Natural features

Trees are a characteristic of this estate.

Land Use

Land use is solely residential dwellings.

Land marks

Views in

Views into the estate are generally of cul-de-sacs lined with houses and bungalows with Cleeve Hill as the backdrop.

Views out

Houses facing in a right direction have views of Nottingham Hill.



Subject Area



West of Britannia Way

Area

Historically known as “Woodmancote Vale”, this area used to be the green buffer that separated Woodmancote from Bishops Cleeve.

It is bounded by Britannia Way, Two Hedges Road, Station Road and the Railway.

Layout

It is characterised by cul-de-sacs leading off Britannia Way. Whitehouse Way and Woodmancote Vale are linked by a footpath as is Cowslip Meadow. The older cul-de-sacs are more self-contained. Central to the area is Honeybourne Meadow.

Topography

Is generally flat, with a gentle slope down to the stream.

Spaces

The most important space here is Honeybourne Meadow. It was created by Bovis Homes as a flood defence and green space. A grassy knoll with trees leads to the lagoon. The lagoon has a number of trees including a cracked willow, a self-seeded birch and other willows. The area is dissected by a stream which flows from the hill towards Bishops Cleeve. Across the stream there is a second lagoon area, again with trees, mainly willows. The area then rises slowly to a grassed space punctuated with more trees, mainly oaks with some birches and wild cherry.

The area is bordered by the GWSR. Their metal fence was softened in 2003 when a local initiative led by WPC Tree warden aided by BTCV planted saplings procured from the Woodland Trust. Species planted include hawthorn, field maple and dog rose.

Roads, Streets and routes and houses

This area of homes built between 1970 and 1985 has Britannia Way to the East and the railway to the West. To the South is Two Hedges Road, the North Border is Woodmancote School. The key Roads namely Woodmancote Vale, Whitehouse Way and Keepers Mill in turn have cul-de-sacs off them and are accessed from Britannia Way. Footpaths provide links between the key roads and offer traffic- free opportunities for traversing the development. Windows and doors are in keeping with the age of the housing. Many have been replaced, with UPVC instead of wooden units. Front doors and garage doors have also been changed. Garden shrubs and hedging have matured which has taken away the initial open plan concept of the design. Footpaths and roads are of Tarmacadam.

There are footpaths between the houses to encourage walking e.g. between Whitehouse Way and Linden Close/ Woodmancote Vale.

Windows were originally of brown wood double glazed units and have been replaced by Brown UPVC double glazed units, with exceptions. Generally, houses are detached with examples of terraced and semi-detached houses in Woodmancote Vale. Cowslip Meadow has examples of 1970's terraced housing. Keepers Mill and the area towards Two Hedges Road comprises predominantly detached bungalows.

Street scenes are softened by the maturation of planting taking place in gardens over the last 30 years.

Minor developments include wrap around and side extensions and conservatories which increase the amenity of houses. Conservatories are predominantly brown in colour and so match the windows. A few woodburning stoves have been installed with the proviso that external flues are matt black and not polished metal in colour making them less intrusive and preventing glare.

This area does not generally have permitted development rights which has mitigated negative aspects of minor development. The only development that has introduced new levels of density and different housing styles is an extension of Woodmancote Vale which comprises detached, semi-detached and some terraced houses of which some are social housing.

Green and Natural features

Britannia Way is a wide road with wide pavements and front gardens mainly without high fences or hedges. These deep grass verges have been planted with daffodil and crocus bulbs which make a fine display each spring. During Autumn 2019 the verges were planted with rowan and whitebeam trees by Woodmancote School and the Parish Council. This layout and density are a critical part of the "open and green" character of the area.

Honeybourne Meadow lies between the Railway and Cowslip Meadow, Whitehouse Way and Woodmancote Vale. This area was modified by Bovis Homes and now forms an effective soft flood defence protecting Bishops Cleeve. The stream used to meander across fields in a broad boggy fashion. It has been channelled and leaves the meadow via a short culvert passing under the railway line. The point of Honeybourne Meadow is that it is allowed to flood during periods of heavy rain. The little stream is quite flashy and rises quickly, as the meadow fills up, the flow into Bishops Cleeve is slowed meaning that the flood risk is mitigated. The area has been colonised by stands of willow with the odd birch along with other species. It is common to see many varieties of bird along the stream and amongst the trees. One of the most extraordinary is Grey Wagtails (which are yellow with grey wings).

Land Use

The predominant land use of this area is housing with a Primary School. Cowslip Meadow is an area of 1970's terraced houses built in the 1970's by Robert Hitchins. Keepers Mill and adjacent roads are roads predominantly made of bungalows. Britannia Way itself was constructed by Britannia Homes and comprises detached houses with parking to the rear. Whitehouse Way and Woodmancote Vale are detached houses built by Bovis Homes. Built during the 1980s these homes are built of reconstituted Cotswold stone under tiled roofs. External Windows and doors are generally a dark brown. Houses are served by driveways and garages with modest gardens to front and rear. Whitehouse Way and Woodmancote Vale have an open aspect as part of their design. Trees and hedges planted at the inception of the estate are now nearly fully grown and add a note of maturity to the scene. Woodmancote Vale hosts homes of more modern design built by Britannia Homes and more recently newer private and social housing.

Land marks

In future the trees along Britannia Way will be a landmark. Presently the school, Honeybourne Meadow and the railway serve this purpose.

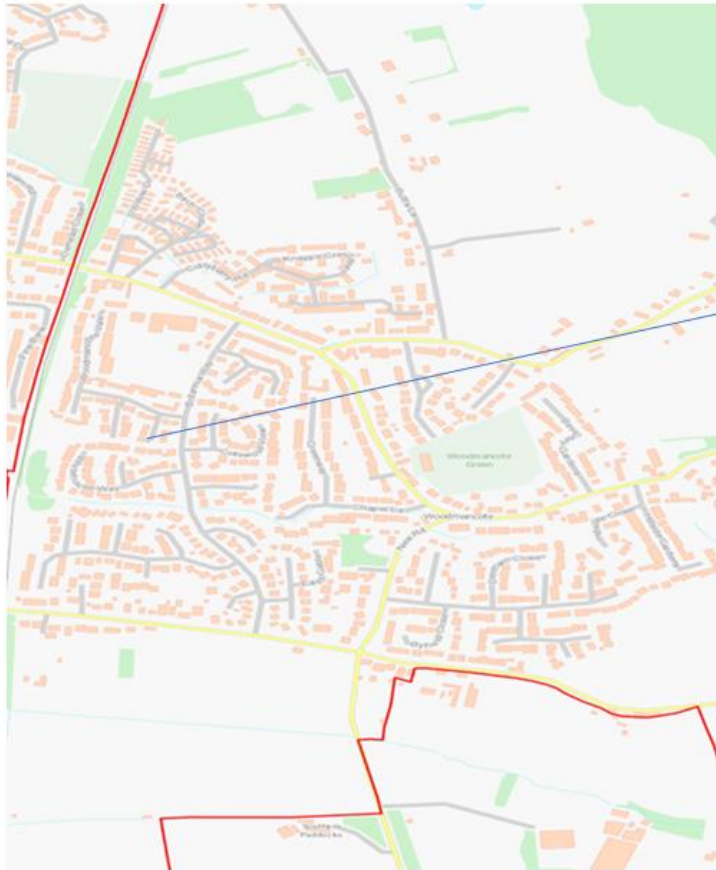
Views in

Views into this development are generally of modern cream coloured houses with modest gardens and some trees. Cars are mainly kept on driveways with only a few examples of on-street parking. Gardens are generally neat. Cowslip Meadow gives the impression of on-road parking.

Views out

Views out to the East will include glimpses of Cleeve Hill. Some homes enjoy views to the rear across Honeybourne Meadow, an open space with trees.

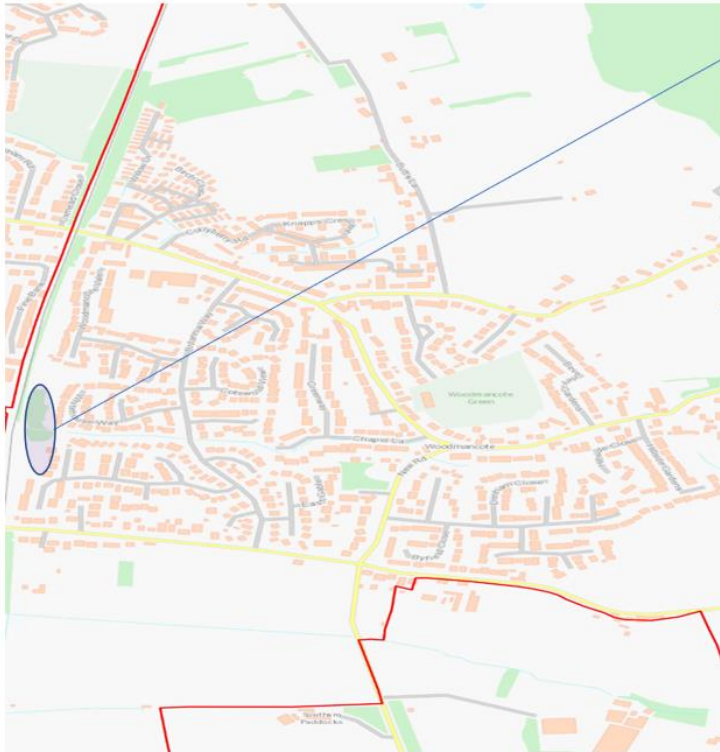
Map showing Brittannia Way and area to the West



Subject area



Subject Area –Honeybourne Meadow Balancing Pond



Station Road

Station Road is one of the main routes through the village and is bounded by Bishops Cleeve at the railway bridge and New Road.

Layout

Station Road is very much linear and developed as a ribbon over time as evidenced by the variety of ages and styles of the houses.

Topography

Station Road climbs steadily but not steeply from the bridge towards New Road.

Spaces

Access to the recreation and cricket pitch is off Station Road and Bushcombe Lane. This represents a major open space in the village and is used by Woodmancote cricket club, dog walkers, children, and young people. It is the location of the Village Hall.

Roads, Streets and routes and houses

Station Road is the primary connecting access road in this area linking Woodmancote to Bishops Cleeve under the railway bridge. It is also important as it gives access to Bushcombe Lane and Stockwell Lane with their cul-de-sacs off. Collyberry Road is also off Station Road.



Station Road has a great variety of houses from Victorian semi-detached cottages to more recently constructed houses. Sizes vary from two bedrooms upwards. A variety of construction materials are used. Properties generally have front gardens. Windows and doors are generally in keeping with the age of the properties. There are examples of red brick, rendered brick and reconstituted Cotswold stone. Road and footpath surfaces are of tarmac.

The Primary School is a key feature and provides a welcome openness at the junctions with Oxbutts, Collyberry Road, and the railway bridge.

Layout and Spacing

Houses are spaced enough to enable detachment. The development of houses on the sites of previous properties or those developed on garden land has put the notion of detachment under pressure. Most houses have front gardens. Due to the nature of Station Road developing as a ribbon, garden size is not uniform.

Station road has standard width pavement on both sides of the road along its length.

Houses

Built between the turn of last century and the present day. Station road has a mixture of housing, including some semi- detached housing, some bungalows and some detached houses. Building materials vary greatly, examples of Cotswold stone (natural and reconstituted), brick and rendered walls can all be seen. Windows would probably have originally been wooden, maybe even aluminium in some cases. Recent replacements or those fitted to new builds are likely to be UPVC.

Minor developments comprise new build houses (infill), Extensions, Dormer extensions and conservatories. All add to the variety of the road.

Street scene.

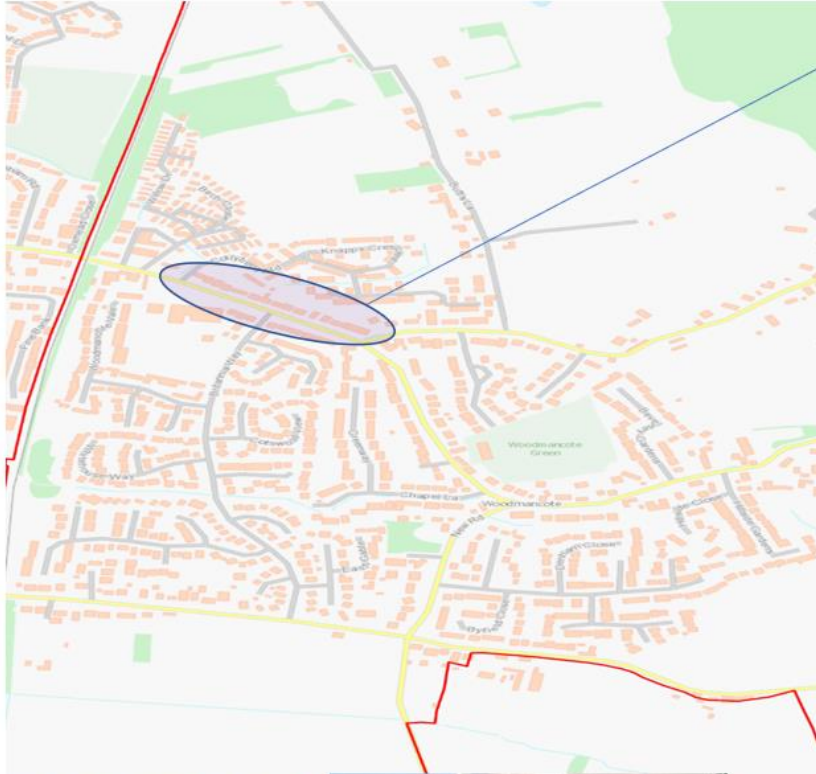
Unique to Woodmancote, Station Road is a ribbon linking Woodmancote to Bishops Cleeve. ttThere are houses of different ages and styles and designs.

Trees and greenery are a positive feature. Collectively, Station Road houses maintain the “open and green” and “low profile” character of the village. The more frequent use of red-brick and render is different but does not detract from the overall feel.

Dormer extensions in recent years have maintained the low profile feel and new builds have generally been in Cotswold stone which has maintained the colour palette of the village.

New builds which have increased the housing density of the road are detracting from the open and green feel of the village.

Subject Area –Station Road





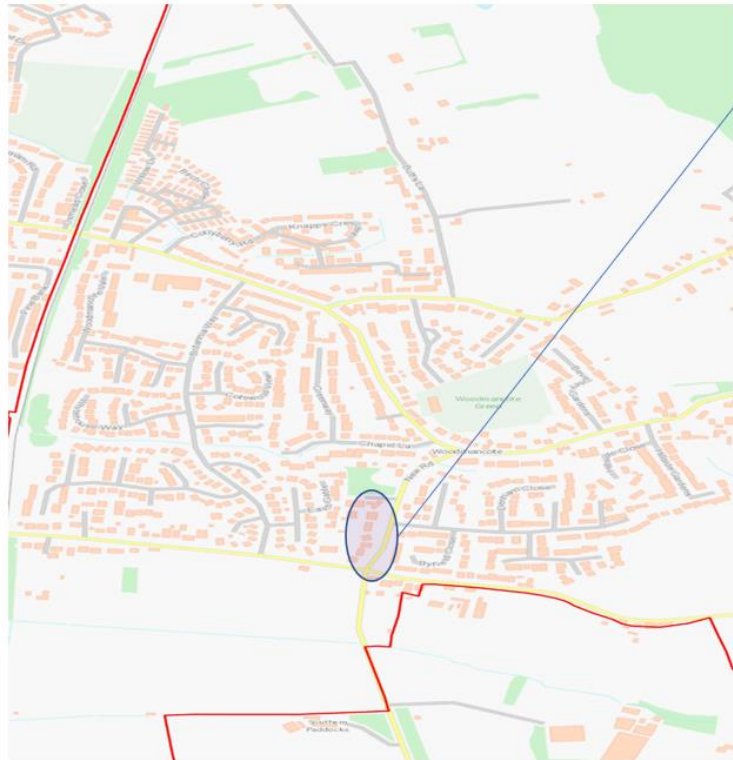
New Road

New Road was developed in the 1950s as fields from Poplar Farm were sold off. Poplar Dive is a collection of bungalows that are hidden further back from New Road. Bon Accord has recently been permitted to erect a 2m fence on its front boundary. This looks out of place on the street scene.

The street is dominated by its spectacular views of the escarpment.



The remainder of New Road is made up of 2 storey 1950s Bradstone properties with extensions. These are generally on the West Side of New Road between Poplar Drive and Two Hedges Road. On the corner is No1 which is actually in the same style as Britannia Way and the top of Two Hedges Road.



Subject Area –New Road



Two Hedges Road

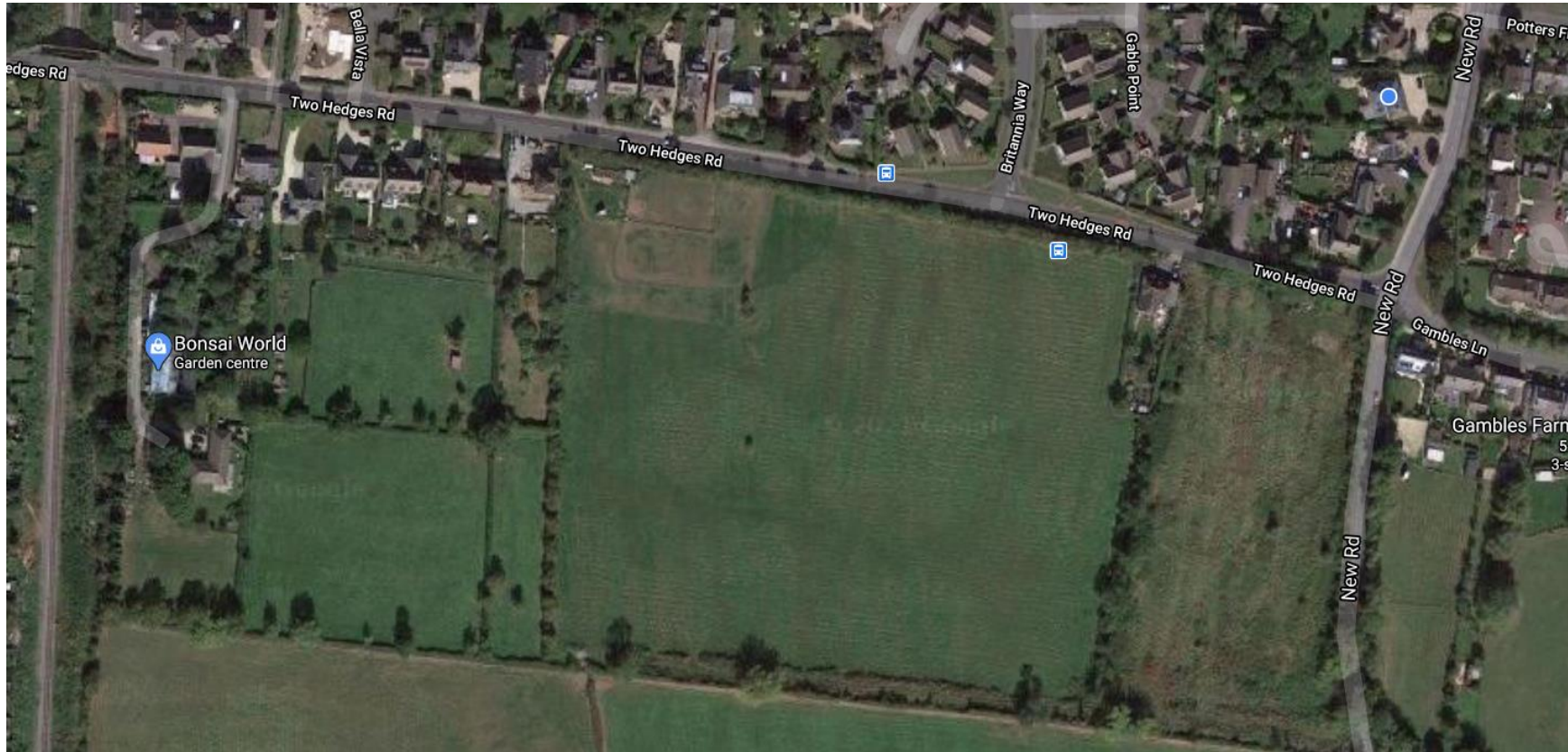
Two Hedges Road marks the clear settlement boundary of Woodmancote Village.

The top half of the road (approaching New Road) is essentially part of the Britannia Way estate on one side and open green belt countryside on the other.



The lower half is more built up on both sides of the road. This part ends with the Steam Railway Line.

The housing stock is generally 2 storey detached houses with generous gardens. Bella Vista is a cul de sac with a few more 2 storey detached houses.



At the western end is Bonsai World which is semi agricultural.

The fields in the green belt are prone to surface water flooding especially at the western end.

There is a footpath along the railway line and Southam is a short walk across the open fields.