WOODMANCOTE NEIGHBOURHOOD DEVELOPMENT PLAN 2020 -2031

Referendum Version

March 2023

Chairman's introduction

Where we live, in Woodmancote, we hear the sounds of Steam Trains on the GWR heritage railway, the distant sounds of races when events take place at Cheltenham Race Course, the sounds of "Howzat" from Village Cricket matches and horses hooves on the lanes that climb our valued Cotswold escarpment. All this reflects the unique charm & character of what is special about Woodmancote.

Since the 1950's Woodmancote has expanded extensively. Additional housing developments have changed the character of the village, introducing modern style development into what was a traditional agricultural area. Despite this, the strong sense of community has endured and Woodmancote has welcomed new residents who have lived in those new developments. I have lived here since 1997 and what has struck me is that my determination to put down deep roots here is far from unique – it's the norm and frequently becomes intergenerational.

Acting as chairman of the Neighbourhood Development Plan's Steering Group has allowed me and the rest of the group to objectively explore not only the reasons why we have made those decisions – but also to discover that the strong sense of community which exists, is built on a shared love of the parish and its residents. Whilst the principal purpose of this document is to allow the professionals involved with planning and other disciplines in design and construction of the built environment to understand how new development could "fit in", it also provides us with an opportunity to explain what it is about Woodmancote that its residents love and why it's worth protecting for generations of residents to come.

Like so many "English villages", Woodmancote has evolved from its traditional agricultural roots : Woodmancote's residents originally "served" the Delabere and Haymes estates. It then became an apple orchard and cider making hub. Its latest incarnation is as a home to many professionals working in nearby Gloucestershire town centres as well as supporting a significant number of retired residents that maintain their health and happiness through the enjoyment of the many footpaths that give Woodmancote its access to the Cotswold Area of Outstanding Natural Beauty.

The planning process in our country is systematic and needs to be seen to follow a particular sequence of considerations. This is because developers want to build where demand is highest, but planners want houses that are where they are most needed and affordable. Planning judgement is therefore required to consider the constraints and make those difficult decisions in a structured way. Woodmancote was originally a village of 100 dwellings. It now has 1250 dwellings and the built environment is only separated from Bishops Cleeve by a railway line and it is now pressing hard up against "Protected Land" as defined in the Planning for the Future White Paper of August 2020 comprising: (1)the Cotswold Area of Outstanding Natural Beauty, (2)Green Belt Land which was designated in 1981 to maintain the separation of Cheltenham from Bishops Cleeve (including a large part that is also designated as Special Landscape Area and (3) Special Landscape Area.

Woodmancote also sits on the Cotswold escarpment's lower slopes; under Cleeve Hill, which is the Cotswold's highest point. As it also sits on a spring line, it is hardly surprising that it has been notorious for its surface water flooding locally as well as the source of much of the swelling of rivers further downstream that have wreaked havoc with people's lives in Tewkesbury in particular. It has therefore become apparent that seeking to build more houses in Woodmancote parish would contribute little to the local district or Joint Core Strategy area's housing need but would significantly harm the land that the proposed new planning system is seeking to "Protect" for future generations. Therefore, the preference is to focus development in the established settlement areas and use the protected land constructively to improve biodiversity and reduce flood risk for the benefit of the whole County.

James Nicholson Smith

Glossary of acronyms and terms

AONB	Area of Outstanding Natural Beauty
Fluvial flooding	River (fluvial) flooding A watercourse is a flowing body of water including rivers, streams and brooks. During times of heavy rainfall watercourses' capacity can be exceeded resulting in flooding to land, infrastructure and homes.
JCS	Joint Core Strategy
Minor Development for a WMS	"Minor Development" is defined in the SPD as non-residential extensions with a footprint less than 250 square metres; alterations to a building that does not increase its size; householder development.
NDP	Neighbourhood Development Plan
Pluvial flooding	Pluvial flooding is when rainfall is not absorbed into the ground forcing the water to flow overland. The area will remain flooded until water has drained away through stormwater systems or waterways
SPD	Supplementary Planning Document
SuDS	Sustainable Urban Drainage System
SWMP	Surface Water Management Plan
WMS	Water Management Statement
WNDP	Woodmancote Neighbourhood Development Plan
WPC	Woodmancote Parish Council

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PART 1

Introduction

The role of the neighbourhood plans

1. Neighbourhood Development Plans (NDPs) were introduced by the Localism Act 2011 and enacted in the Neighbourhood Plan Regulations 2012. NDPs are prepared by parish councils for a designated area – in this case, Woodmancote Parish Council (WPC) prepared this NDP for Woodmancote Parish. Once the NDP is "made", i.e. has been adopted, it becomes part of the planning decision-making framework for Woodmancote. This means that when this NDP successfully passes its referendum with a majority vote in favour of adopting it, every planning application and decision that is submitted and considered in the parish must pay regard to the policies in this NDP.

2. There are several stages in the preparation of an NDP and this version is only part-way through that process. As the draft plan progresses, the policies and proposals will be tested to ensure that they are suitable as a planning tool when finally adopted.

3. Neighbourhood plans must meet certain "basic conditions" and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.[1]Neighbourhood plans must be in general conformity with the strategic policies contained in the development plan that covers their area[2]. Neighbourhood plans should not promote less development than set out in the strategic policies of the Tewkesbury Borough Local Plan or undermine those strategic policies. [3] The preparation of planning policies should be underpinned by relevant and up-to-date evidence.[4]

4. This current stage of the NDP's preparation is being submitted to a NDP Examiner to consider whether it is compliant with the Joint Core Strategy and the Tewkesbury Borough Plan and other wise meets its "basic conditions"[5]. The Planning Authority will then make any necessary changes suggested by the Examiner and the NDP will be put out for a referendum.

5. At the referendum, the Woodmancote community can decide whether it wishes to adopt the NDP as its local planning policy. If there is a majority result, the plan will be "made" and it will be used in planning decisions immediately.

6. The planning authority prepares the Borough Plan and is party to the preparation of the Joint Core Strategy. These documents set out strategic policies that are applicable across the entire Tewkesbury District. The Woodmancote NDP works within those policies and adds local detail. Neighbourhood planning gives communities the power to develop a shared vision for their area.

7. Once the NDP has been brought into force, the policies it contains take precedence over existing non-strategic policies in the local plan for Woodmancote Parish where

[1] National Planning Policy Framework 2019, 37.
[2] National Planning Policy Framework 2019, footnote 16.
[3] National Planning Policy Framework 2019, 29.
[4] National Planning Policy Framework 2019, 31.
[5] Section 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)

they are in conflict, unless they are superseded by strategic or non-strategic policies that are adopted subsequently[6].

Document structure

8. The Woodmancote NDP (WNDP) is the main document but each policy is based on evidence such as the results of the community survey, consideration of the Local Plan policies and other information collected by the steering group who have overseen the WNDP's preparation. The survey was undertaken in June and July 2020, with a 38% return rate.

9. The WNDP is organised in a series of chapters and documents shown in **Box 1.**

Box 1: How the NDP is organised

The Woodmancote Neighbourhood Development Plan 2020 – 2031
Introduction Background information about Woodmancote Parish Policies
Appendixes
Appendix 1: Planning Policy Context Appendix 2: Open ended responses from the Community Survey (July 2020) Appendix 3: Survey responses from the Community Survey (July 2020) Appendix 4: Cotswolds AONB Appendix 5: Character Assessments • Settlement • Conservation Areas • Heritage Areas • Views to and from the Cotswolds AONB Appendix 6: Quantum of development outside the settlement boundary

Neighbourhood Plan Period

10. The WNDP covers the period 2020 to 2031. The Joint Core Strategy (JCS) period extends to 2031 as does the Tewkesbury Borough Plan.

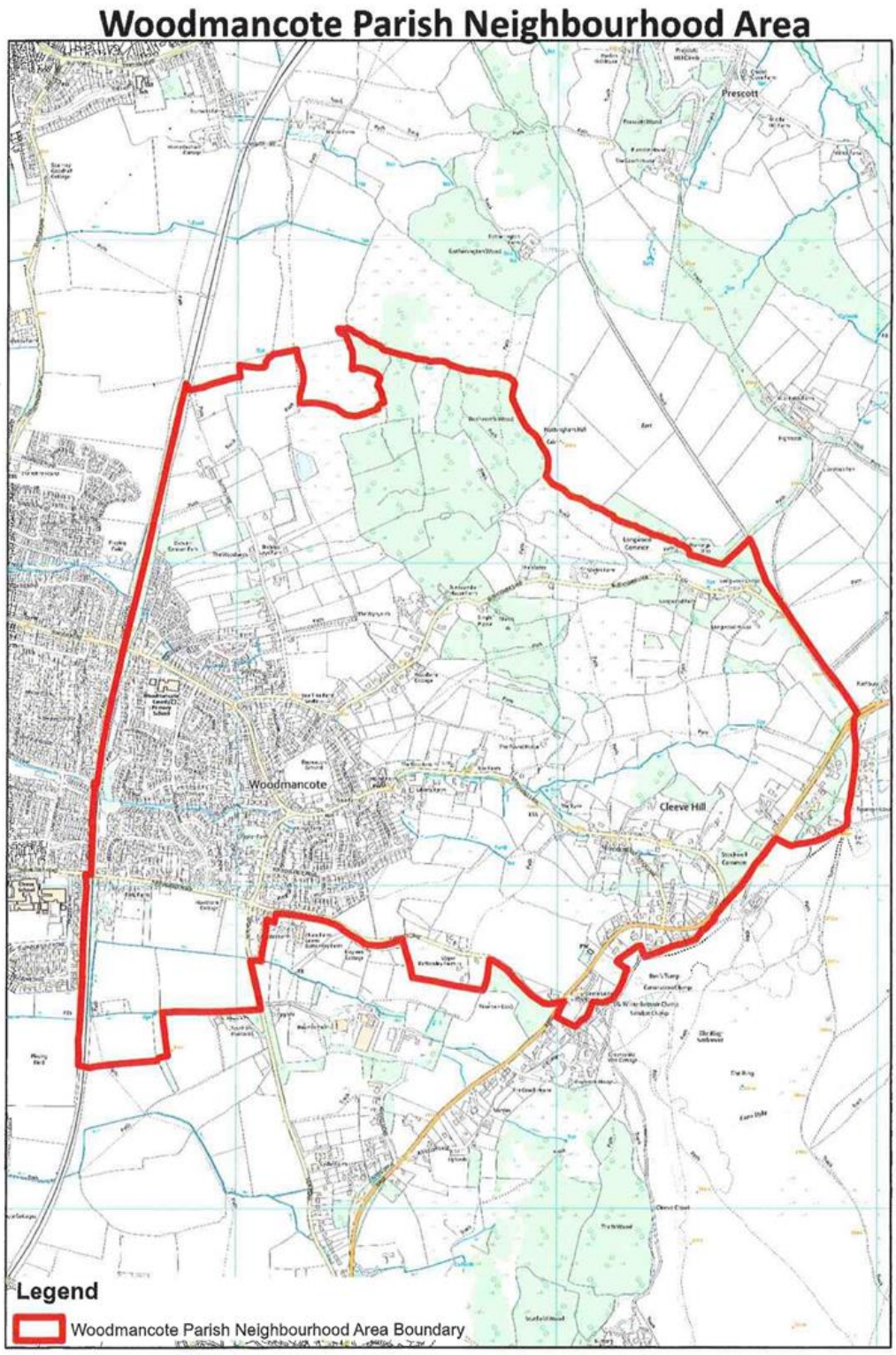
[6] National Planning Policy Framework 2019, para. 30.

Neighbourhood planning area

11. Woodmancote Parish Council applied to Tewkesbury Borough Council to designate the whole of the Parish of Woodmancote as a Neighbourhood Area on 14 June 2019. The application was assessed against the requirements set out in the legislation and is considered to meet the requirements to enable the designation of the Neighbourhood Area. Tewkesbury Borough Council approved the designation of the Woodmancote Neighbourhood Area, on 27 June 2019 under the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016.

12. The Woodmancote Neighbourhood Development Plan area is shown in **Figure 1**.

Figure 1: Woodmancote Neighbourhood Plan Area



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Sustainable Development

13. The purpose of the planning system is to contribute to the achievement of sustainable development.[7] Achieving sustainable development means that the planning system has three overarching objectives: economic; social; environmental.

14. The Woodmancote NDP has been prepared to deliver sustainable development as part of the Development Plan for the area. The policies in this NDP contribute to meeting these the objectives individually and in combination, shown in **Box 2**.

Box 2: How policies in this neighbourhood plan contribute to sustainable development.

The economic objective:	Policy 5: Water Management Statements Policy 6: Design of Sustainable Urban Drainage Systems
The social objective:	Policy 3: Residential development outside the Settlement Boundary Policy 4: Protected View Over the Special Landscape Area Policy 8: Flooding on Roads in the AONB Policy 9: Design
The environmental objective:	Policy 1: Cotswolds Area of Outstanding Natural Beauty Policy 2: Green Belt Policy 5: Water Management Statements Policy 6: Design of Sustainable Urban Drainage Systems Policy 7: Natural Flood Management Policy 10: Oxbutts Caravan Park

[7] National Planning Policy Framework para. 7.

Consultation with the community

15. The WNDP has been prepared by a steering group composed of Parish Councillors and members of the community. The steering group was supported by Andrea Pellegram MRTPI who advised on planning matters. The steering group also received significant support from Gloucestershire County Council as the Lead Local Flood Authority who provided advice and discussed how to approach policies, Tewkesbury Borough Council who offered advice on policies and the AONB Management Board who advised specifically on how the WNDP should approach policies for the AONB.

16. On 23 January 2020, the WNDP steering group held a public consultation event. The event was advertised by notices in the Woodmancote News and the distribution of leaflets around the village. The event started at 7.00 pm and ended at 9.00 pm. It was held in the village hall and was so popular that attendees were standing in the hallways. In total, it was estimated that around 100 local people attended, **Figure 2**.

Figure 2: photos of community consultation event

17. The event was introduced by the WNDP steering group Chairman, James Nicholson-Smith and supported by other members of the steering group. The interactive portion of the event was led by planning consultant, Dr Andrea Pellegram.

18. The event was split into three parts:

    - A Strengths/Weaknesses/Opportunities/Threats (SWOT) analysis of Woodmancote Parish;
    - A Vision exercise looking to 2031;
    - A discussion of policy themes for the WNDP.

19. Since the event, further work was done by the steering group who have asked for input from people who were not able to attend. As a result, further comments were received and have been considered.

20. A community survey was undertaken in July 2020 with support from Gloucestershire Rural Community Council. The survey had 486 responses and whilst this is impressive, the age profile and percentage "not working" responders indicates that the more elderly elements of the community were more responsive. 69% of respondents have also lived in the village for more than 10 years and reflect owners of largely detached and owned houses. The survey may therefore be slightly biased towards the elderly, but every effort was made, including contacting the local school, to encourage all sectors of the community to participate.

21. The survey contained two types of questions:

    a. The main survey was based on standard questions and the results are summarised in **Appendix 2**.

    b. There were also a number of open ended (free text) questions that were included in order to understand resident's concerns expressed in their own words. This is summarised in **Appendix 3**.

22. A summary of the survey responses is set out in **Box 3** here:

Box 3: Main outputs from the July 2020 Woodmancote community survey

Some of the key points for the purposes of the NDP are
• 98% registered both a) peace and tranquillity of environment and b) surrounding countryside as important and very important to living in Woodmancote • 82% considered the separation of Woodmancote and Southam was important and very important • 81.9% of respondents wanted to see improvements in Net Biodiversity in the Parish • 90% considered the separation of Woodmancote and Cheltenham was important and very important • If new homes were required 31% wanted detached houses and 14% wanted bungalows • 92% want any new development to be in line with the existing character of the village and 65% thought building in back gardens changed the character of the village – ie maintain the current density, openness and low profile nature of village. • 89% believed that all development should have a back garden • 96% believed that any new development should only have off street parking and 92% want unobtrusive rubbish bin areas • On every question – Traffic and on street parking relating to school parking is a major concern and scored very high % scores • 51.4% of respondents said that they had personal experience of flooding and of those the areas of most concern were the 3 Lanes (Bushcombe, Stockwell and Gambles Lane) and the resulting flooding at The Green, Chapel Lane and flowing down Two Hedges Road. • 80.2% wanted to see the local history of the parish preserved to help maintain a sense of identity and cultural heritage. • 85% felt that the green spaces were very important to the parish with a further 12% saying it was important. • All questions relating to Woodmancote doing its bit to combat climate change were substantially important or very important • 75% wanted to see improvements in walking and cycling provision
The character of life in Woodmancote is
• Peace and tranquillity • A comfortable, safe, beautiful environment • Beautiful and idyllic countryside especially in the AONB • Friendly neighbourly community
The best things about living in the parish are
• Enjoyment and access to Views/countryside • Community and friendliness • Tranquillity and peace • Local shop and access to Cleeve services and proximity to Cheltenham
The worst things about living in Woodmancote are
• Traffic volumes and speed • Inconsiderate parking • Overdevelopment leading to strains on local infrastructure • A shortage of local facilities such as doctors, shops, restaurants, pubs, post office..
Public transport would be better if
• There were more frequent bus services • Bus routes were more direct • Bus use was less expensive • The timetable extended into evenings and early morning

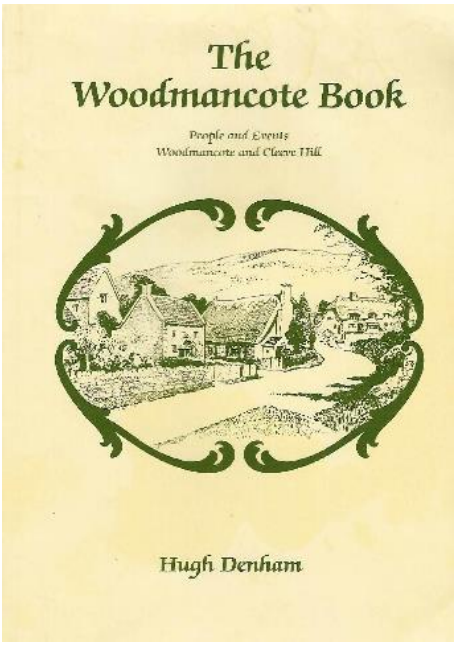
PART 2

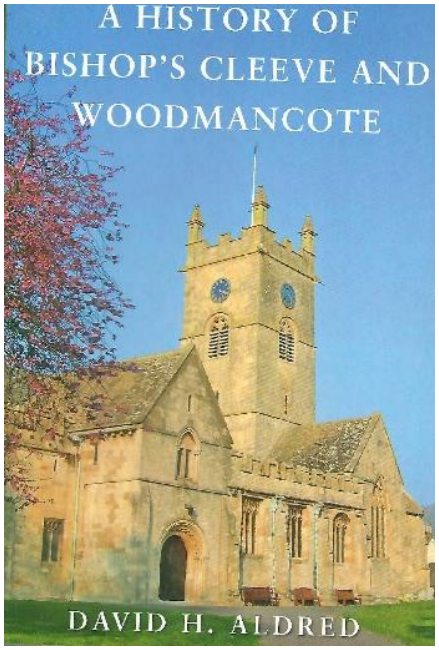
Background information about Woodmancote Parish

History of the Parish

23. This short history 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", **Figure 3**.

Figure 3: Main historical references for the history of Woodmancote

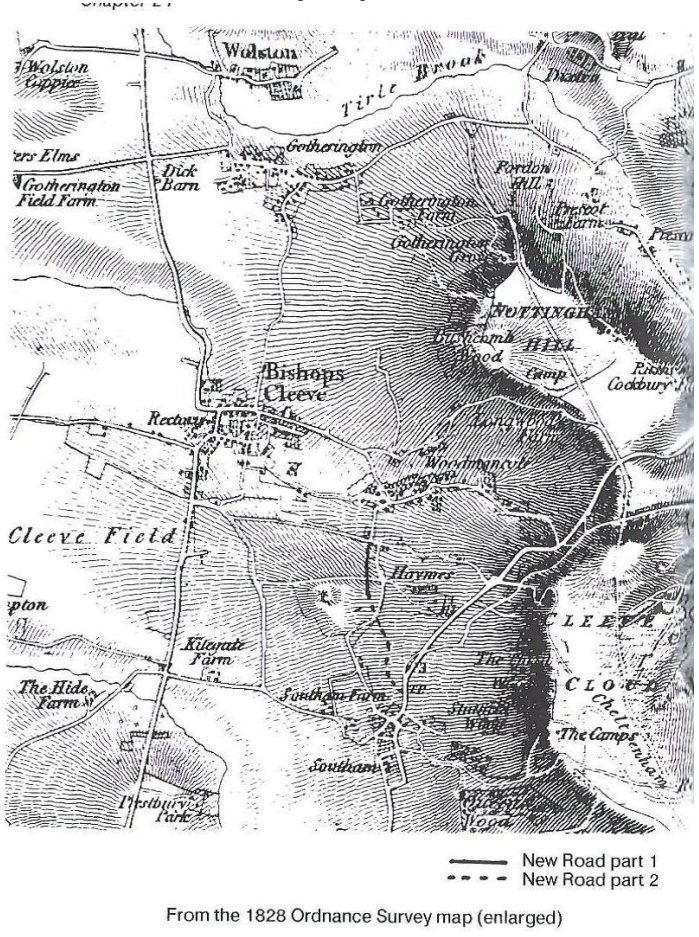




The boundaries of Woodmancote have moved over the millennia and so this historic statement covers what is now Woodmancote and areas that might have once been considered Woodmancote to all intents and purposes. **Figure 4** shows two maps from the 1800s which illustrate Woodmancote's rural origins.

Figure 4: Maps of Woodmancote village in the 1800s.

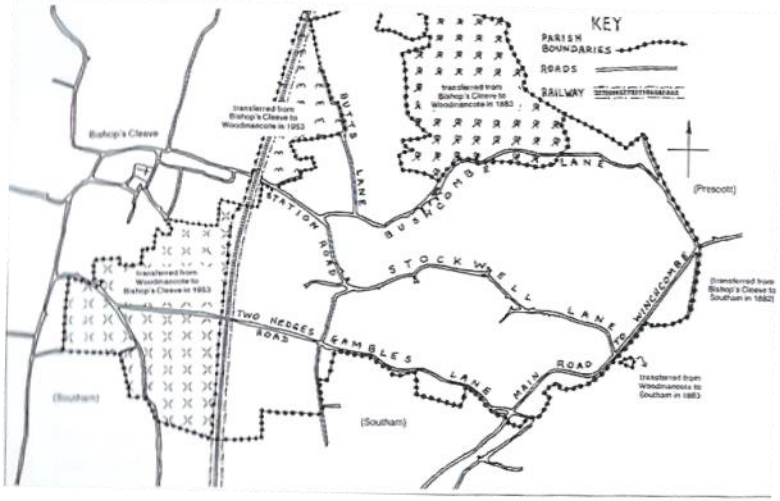
1828 Ordinance Survey Map



From the 1828 Ordnance Survey map (enlarged)

The Woodmancote Book by Hugh Denham (p208)

Boundaries between Bishops Cleeve until 1953 (D Beaumont)

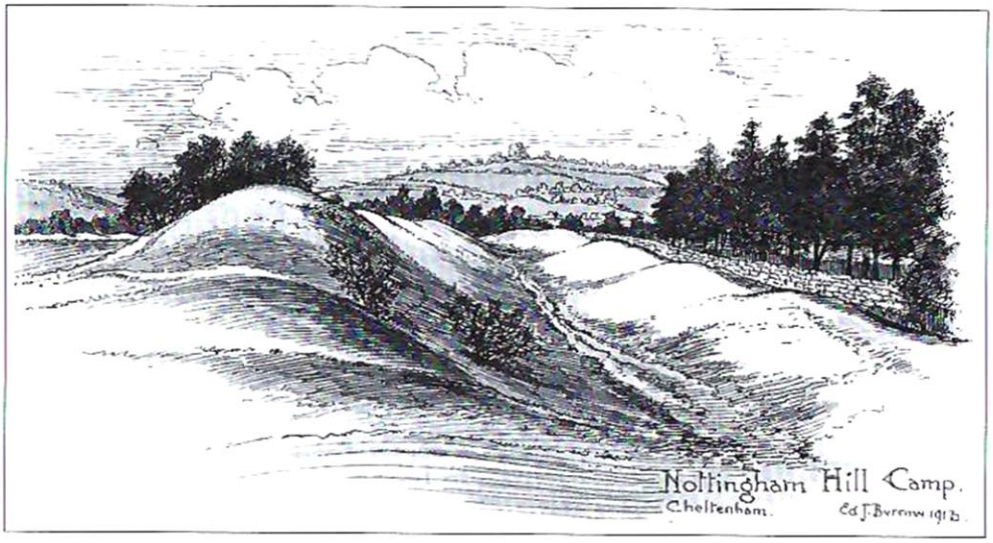


Source: The Woodmancote Book by Hugh Denham (p16-17)

24. 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.

25. 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 (**Figure 5**). 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.

Figure 5: Drawing of Nottingham Hill Camp



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

Source: A History of Bishops Cleeve and Woodmancote David H Aldred (p29)

26. 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.

27. 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.

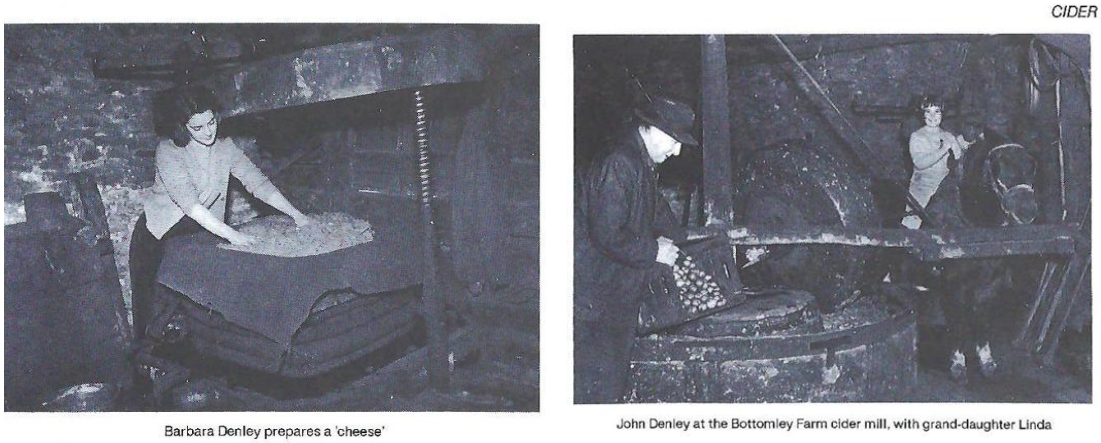
28. It also suggested that the amount of agriculture indicates a larger population around this time although it is believed that a third could have died during the Black Death during 14th century.

29. Until the 1930s much of Woodmancote was apple orchard and most of the time was spent making and drinking cider and such was its dominance of that in 1919 Dr JH

Garrett's book "From a Cotswold Height" describes the scent of the apple blossom in spring from a succession of orchards wafting up to Cleeve Hill.

30. 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 (**Figure 6**).

Figure 6: Cider making in Woodmancote



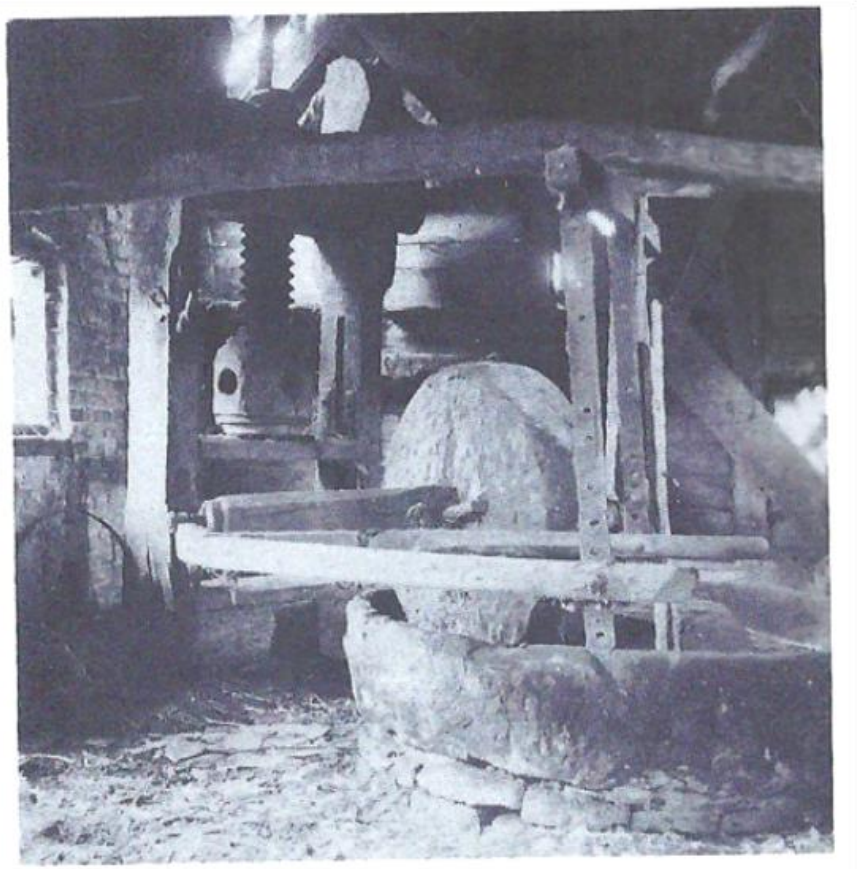
Barbara Denley prepares a 'cheese'

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

Source: The Woodmancote Book by Hugh Denham

31. 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 16th century many of which are inextricably linked to these agricultural roots eg Kings Farm with the Cider Mill in its front garden. **Figures 7** illustrates traditional local industry.

Figure 7: Cider making and agriculture



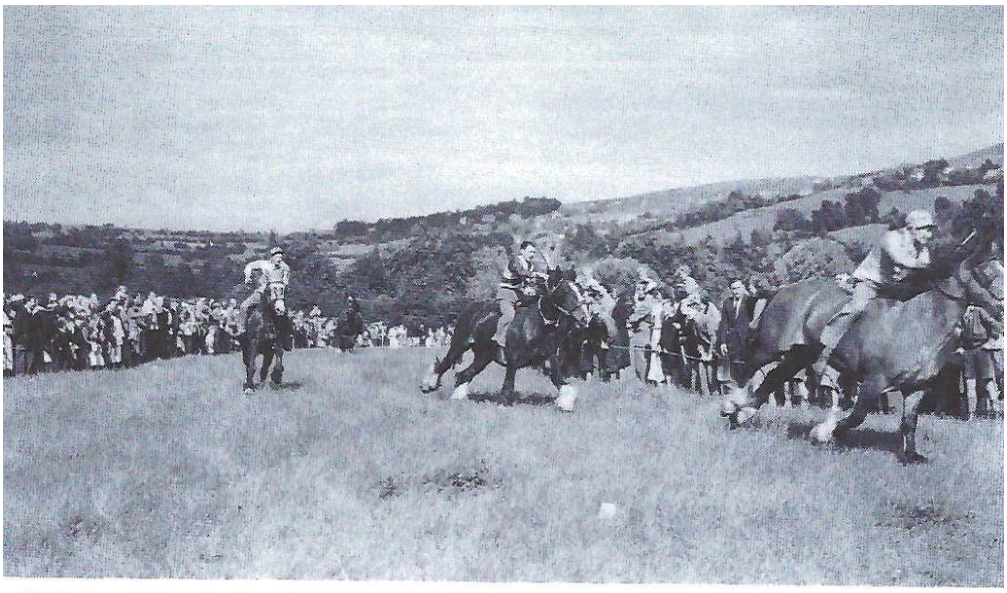
Cider mill and press at Kings Farm

Kings Farm - 1966

Source: The Woodmancote Book by Hugh Denham

32. A number of residents have shown extensive interest in the villages history, e.g. Hugh Denham, and whilst the history may not be of huge significance nationally, it seems to have a firm role to play in the maintaining the sense of community that is so strong in Woodmancote. Whilst the traditions may have evolved from carthorse racing in "Potters Field" to what we see today, e.g. the May Day fete, Cricket on the recreational field or Scouts, many will have their roots that date back to these bygone years. **Figure 8** shows a carthorse race on Potters Field.

Figure 8: Cart horse race on Potters Field



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.

Source: The Woodmancote Book by Hugh Denham

33. 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.

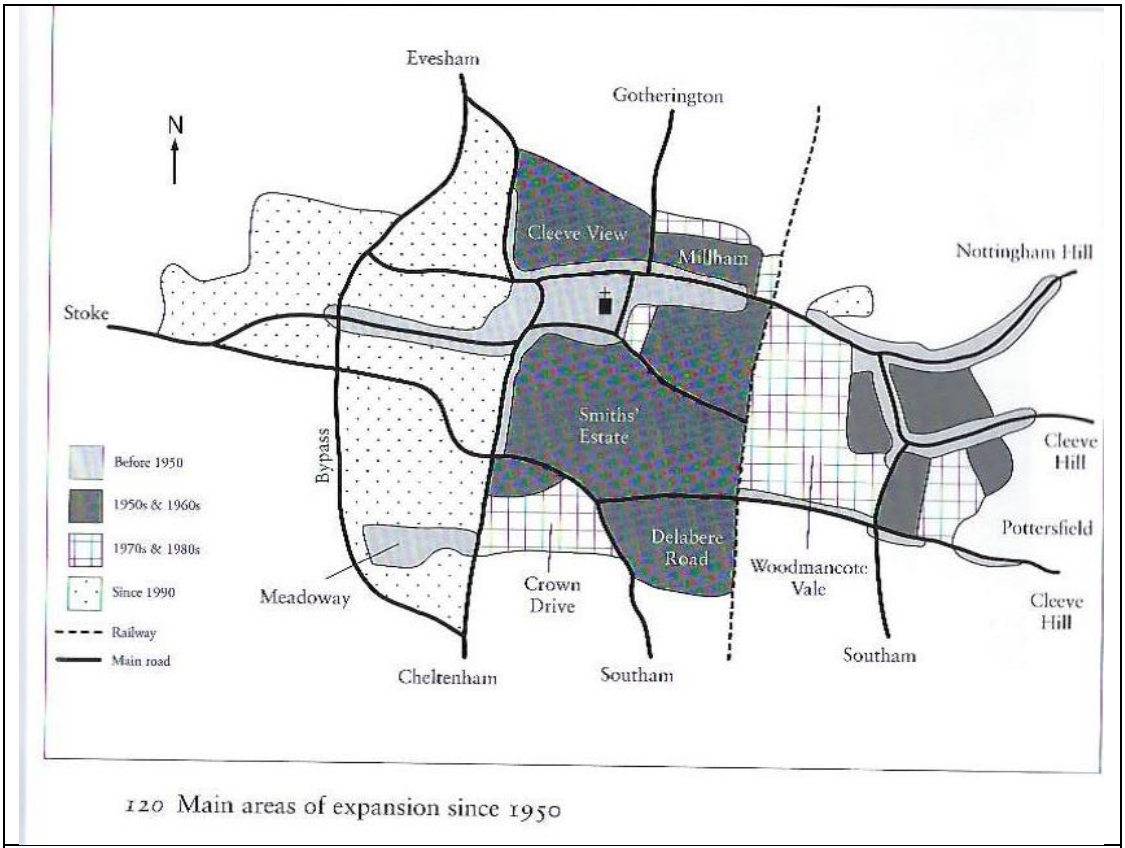
34. In 1966, Cleeve Hill and the escarpment that forms such a large part of Woodmancote Parish by area, was designated as part of the Cotswold Area of Outstanding Natural Beauty. This was very important to Woodmancote because this formed the backbone of the need for generations to come, to enhance and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

35. 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 Cotswolds AONB. According to Parish Council records, 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 at Woodmancote Park Homes (referred to in the emerging Local Plan as "Oxbutts Caravan Park" and

thus referred to from this point). Pottersfield was due to add 152 houses and fill the gap between Stockwell and Gambles Lane. Clearly the opponents of this development were outvoted.

36. 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 more important than maintaining this gap. With the bridge over railway line on Two Hedges Road, access to Cleeve School which had opened in 1956 was created. In all, 53 acres of what had previously called Woodmancote Vale was urbanised. This was how Bishops Cleeve and Woodmancote coalesced, shown in **Figure 9.**

Figure 9: Main Areas of expansion since 1950



Source: A History of Bishops Cleeve and Woodmancote Dave H Aldred (p233)

37. 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 Cotswolds AONB, the objective was to create a ring around Cheltenham.

38. In practical terms this would prevent Cheltenham spreading outwards towards Bishop's Cleeve and Woodmancote and prevent Bishops Cleeve and Woodmancote spreading inwards towards Cheltenham. After Bishop's Cleeve and Woodmancote had effectively coalesced, the Green Belt would also serve to prevent Woodmancote from merging with Southam. The countryside from the racecourse to the Cotswolds AONB would be protected from further development whilst allowing recreational use at Newlands for Rugby and Cleeve School's playing fields. Not only would the Green Belt protect Cheltenham's historic centre from being urbanised but also allowing Woodmancote to recognise and enhance its own historic heart.

39. This left a small triangle of land between Station Road, Butts Lane and the Railway Line. This was designated as a Special Landscape Area in 1982.

40. Woodmancote today retains its historic centre, its strong sense of community and its rural feel. However, it has grown to the edge of its settlement boundary and any further growth would be at the expense of key strategic national treasures i.e. the Cotswolds AONB or vital areas of Green Belt protecting the historic towns that define our country.

Life in Woodmancote

41. The last time life in Woodmancote was formally assessed was in 2006 when a questionnaire was circulated and its finding published. 458 responses were received out of 1180 questionnaires distributed. At that time, it was believed there were 2751 residents in 1155 households representing 2.39 residents per household.

42. The 2006 survey showed that the residents at the time recognised the attractive environment as their biggest reason for living in Woodmancote followed by suitability of housing and access to shops and schools. When reviewed in detail, the 2006 clearly showed that the attractive environment referred to the natural environment and not the built one.

43. The community demonstrated clearly in the current survey that they supported the preparation of the WNDP that they valued the peace and tranquillity that the surrounding countryside offers the settlement. Walking on the many footpaths in the AONB, Green Belt and other scenic areas and the convenience of the village and its proximity to Bishops Cleeve were, what respondents felt, made life in Woodmancote special. **Appendix 3** summarises the free text part of the community survey which allowed respondents to give their unfettered personal views about their parish.

44. That survey also demonstrates the strong sense of community in the neighbourhood area and this vibrancy is evident in the clubs and associations that exist. The most notable are:-

    - Woodmancote Cricket http://woodmancote.play-cricket.com/
    - The Woodmancote Society https://www.woodmancotesociety.org.uk/
    - Woodmancote May Day Festival
    - Cleeve Hill Society
    - The Village Hall committee provides facilities for various other groups including

        i. 250, Beavers, Cubs and Scouts who meet regularly http://www.tewkesburydistrictscouts.org.uk/tss/local-groups/woodmancote-scout-group/

        ii. Mother and Toddler Groups

Demographic Profile

45. The population has increased by 8.9% since the last survey in 2006. It is now in excess of 3000 living in 1250 households. The parish is classified as 82% suburbanite meaning that we are "located on the outskirts, in areas with high owner occupation, high numbers of detached houses, low unemployment, high qualifications and high car ownership". The summary of the data available is:-

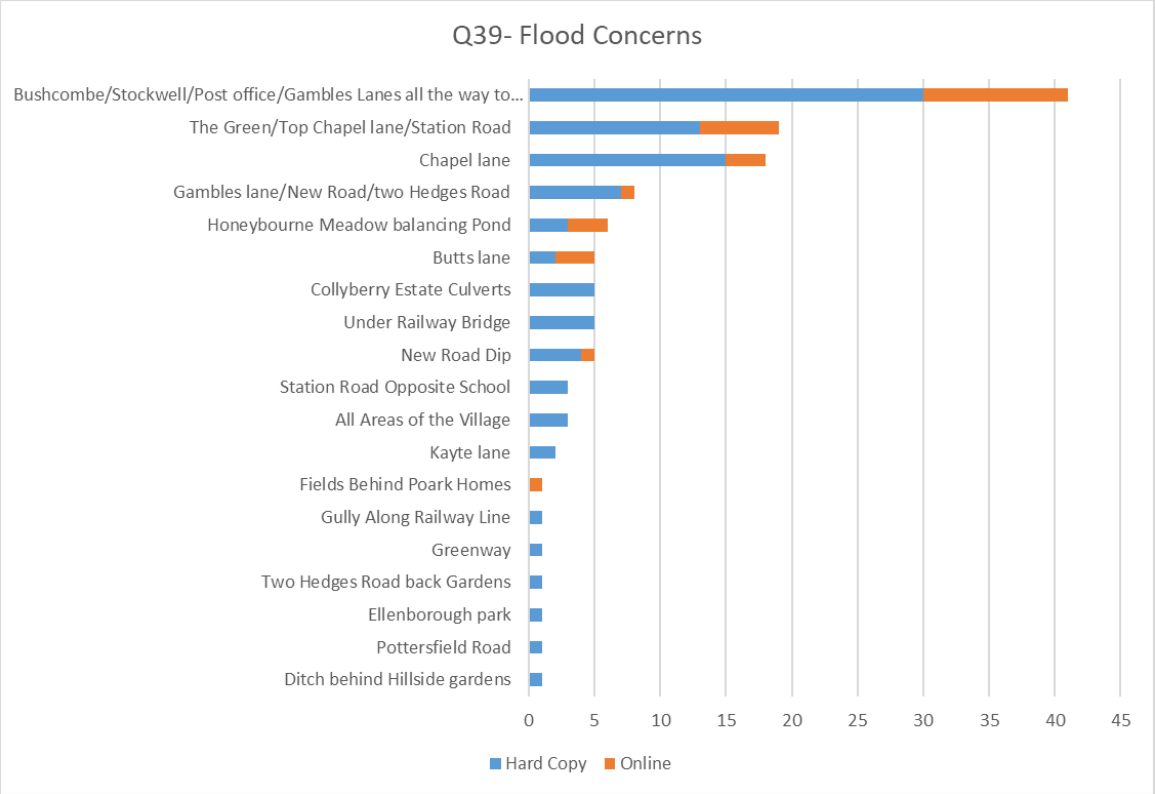
- nearly 1/3 of residents are over 65 years old and only 16.7% are under 15. This compares with national averages of 18% and 19% respectively.
- 94.8% ethnically white British and a further 2.7% white non-British. 1.3% of households are classified as Asian.
- 52% of the residents are female.
- over half residents are between 45 years old and 75 years old
- 15% of households are lone parents.
- Unemployment and residents on benefits are very low compared to the national average.
- There are lower levels of disability in Woodmancote when compared to the national average.
- Households are split 63.4% detached, 18.7% semi-detached and 10% terraced and 6.3% Park Homes.
- Average house prices are £393k as at August 2018 and the average affordability gap is £177k across all housing and £99k in the lower quartile of housing. This equates to average house prices being equal to 8.21 x average earnings and lower quartile house prices being 6.56 x average earnings.
- 7.4% of houses were built before 1900 with a further 89 houses built between 1900 and 1945 and 67% built between 1945 and 1999 (see Woodmancote History for a commentary).
- In general, most households earn well above average earnings, however 8% of households are classified as in "fuel poverty" (i.e. cannot afford to heat their homes)
- Woodmancote broadly has average crime rates in all crime types.
- 40.8% of the population have the highest qualification levels which is well above the national average of 27.4%. This is also reflected in pupil attainment at Key stage 4 where performance is well above the national average. Therefore, it is not surprising that 52.8% of economically active residents are in managerial, professional or associated professional roles.
- Average household income in Woodmancote was £47,258 in 2015/16 vs national average of £42,184.
- There are fewer economically active residents in full time employment (36.6%) than the national average (38.6%) but there are more in part time employment and self-employed.
- Few respondents work within Woodmancote Parish.
- Car ownership and traffic are a feature of living in Woodmancote. The evidence is that 55.1% of households have 2 or more cars and only 6.1% have no car at all. 150 households have 3 or more cars.

Flooding

46. Unfortunately, flooding is a part of life in Tewkesbury Borough. Woodmancote is located on the Cotswold escarpment and water from the AONB plateau above Woodmancote, sheds water through the Parish which flows downhill and ultimately to the lower settlements of Bishops Cleeve and Stoke Orchard. Similar flows occur from other parts of the scarp onto the plain below and Tewkesbury Borough is located in one of the largest river catchments in the country – the River Severn Catchment.

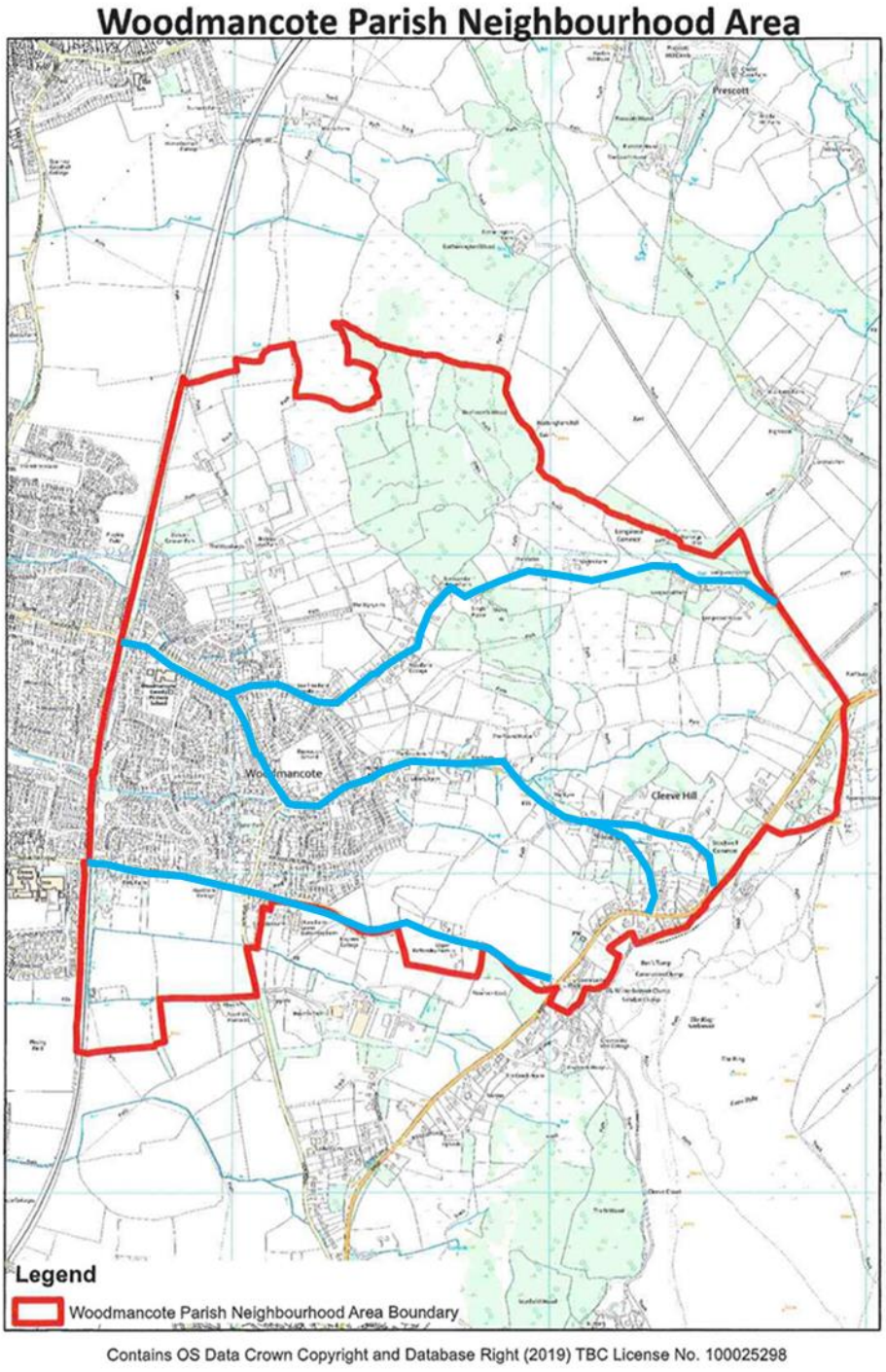
47. The community has identified the management of flood risk as a high priority in both the questionnaire and the public meetings. The survey of the community from 2020 in support of the WNDP asked where flooding impacts were considered to be greatest. The response shown in **Figure 10** shows that flooding concern are clustered around a few roads. These are mapped in **Figure 11**.

Figure 10: Survey response on roads where flooding is biggest concern to local people



Source: WNDP community survey 2020.

Figure 11: Roads that the community has identified as prone to flooding (blue)



Source: WNDP community survey 2020.

48. In 2007, the entire Cheltenham and Tewkesbury area was hit extremely hard by heavy rain which ultimately breached the water treatment plants in Tewkesbury resulting in not only flooding itself but the suspension of water supplies to houses and

businesses for weeks. Woodmancote and neighbouring parish Bishops Cleeve were also severely affected with a number of flooded properties. **Figure 12** shows one example.

Figure 12: Flooding in Woodmancote in 2007

49. Following this event in 2007, a Strategic Flood Risk Assessment (SFRA) was commissioned to review the flood risks and recommend action to prevent recurrence. Halcrow delivered their final report in September 2008.

50. Whilst Woodmancote is located in an area designated as Flood Risk Level 1, it is worth noting that this classification is based on an annual probability of less than 0.1% of river flood or sea flooding and not pluvial flooding. NPPF 2021 para 162 requires that the sequential approach should be used in areas known to be at risk now or in future from any form of flooding. The photo above illustrates the impact of flooding in Woodmancote.

51. It is however worth noting the advice at paragraph 162 of the NPPF 2021 which states that the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. Planning Practice Guidance on flood risk also confirms that the sequential approach to locating development in areas at lower flood risk should be applied to all sources of flooding, including development in an area which has critical drainage problems, as notified to the local planning authority by the Environment Agency, and where the proposed location of the development would increase flood risk elsewhere[8]. Having regard to this advice, although the sequential test would not normally apply to sites in Flood Zone 1, there may be site specific circumstances and localised flooding issues that indicate otherwise.

[8] (Paragraph: 033 Reference ID: 7-033-20140306

52. Further work was identified in the main Halcrow report and in particular one of the recommendations was to consider the upstream management of surface water flooding. As a result, the Bishops Cleeve Surface Water Management Plan[9] (SWMP) was commissioned and published in 2014. The report considered Bishops Cleeve, Southam and Woodmancote as an aggregated study area because any recommendations would have to work across the whole Cleeve Hill catchment area. Specifically the report identified various Woodmancote areas as flood risk hotspots :-

    "Bishop's Cleeve and Woodmancote suffered major flooding during the summer of 2007, and it is estimated that 90-100 properties flooded during this extreme event.

    Key flooded locations were:

    - *Millham Road and Woodmancote Park Homes;*
    - *Stockwell Lane, Chapel Lane, Pecked Lane, Cleevecroft Avenue, Lears Drive, Church Road and Evesham Road;*
    - *Hillside Gardens, Denham Close, Potters Field Road;*
    - *Moreton Close - flooding caused by groundwater levels or runoff from school playing fields, and;*
    - *GE Factory and the A4019.*

    In Millham Road and Woodmancote Park Homes flooding was primarily caused by surface runoff from Cleeve Hill to the east exceeding the capacity of natural (watercourses) or manmade (highway gullies or surface water sewers) drainage. Flows from Cleeve Hill run down the highway network (e.g. Bushcombe Lane) and flow through Woodmancote Park Homes, causing flooding to properties. There is a 960mm culvert under the railway but this was believed to be blocked during 2007, exacerbating the flooding. Downstream, near Millham Road, flooding was caused by overtopping of the watercourse. Overtopping was caused by lack of capacity in the watercourse, plus poor maintenance of the watercourse. Since 2007 the watercourse has been cleared to maximise conveyance.

    Surface runoff from Cleeve Hill also runs down Stockwell Lane before ponding at the junction of Chapel Lane/Station Lane or continuing down Chapel Lane. It does not cause property flooding on Chapel Lane because properties are elevated from the road. Exceedance flows continue down Chapel Lane, passing under the culvert at Britannia Way before arriving at Honeybourne Meadow balancing pond. In 2007 the balancing pond overtopped causing large flows down the railway and onto Pecked Lane. Downstream of Pecked Lane there was severe flooding to properties on Cleevecroft Avenue, Lears Drive, Church Road and Evesham Road.

[9] Bishop's Cleeve, Woodmancote & Southam Surface Water Management Plan, Gloucestershire County Council, October 2014.

At Hillside Gardens surface runoff from Cleeve Hill also exceeds the capacity of the natural and manmade drainage, causing water to flow onto Hillside Gardens, Denham Close, Potters Field Road.

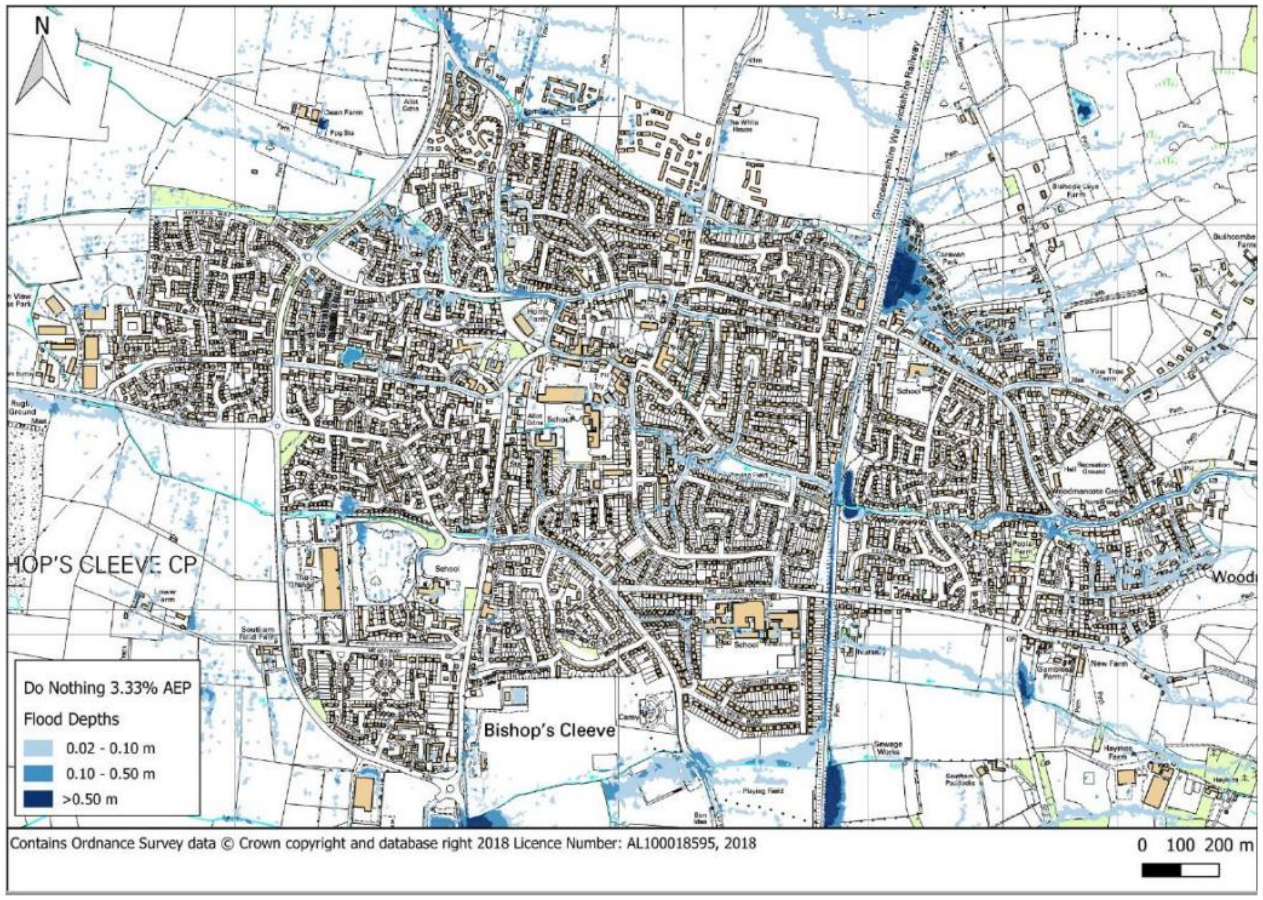
At Moreton Close flooding is believed to be caused by high groundwater levels or runoff from the school playing fields, but this risk remains unclear.

In 2007 there was also flooding to the GE Factory and the A4019 which is a main route in and out of Bishop's Cleeve. Runoff from Cleeve Hill ponds to the east of the road, and subsequently overtops the road causing deep flooding on the A4019 (0.5m deep) and to the GE Factory. Maintenance and additional culvert since 2007 is believed to have reduced the risk significantly here."[10]

53. **Figure 13** shows the extent of flooding identified in the SWMP. Note that many of the roads from the elevated parts of the Parish (in the East) including the AONB show flooding which poses a significant risk as the steep local roads turn to rivers in times of heavy rain.

[10] Ibid.

Figure 13: Surface water flooding in Woodmancote



Source: Bishop's Cleeve, Woodmancote & Southam Surface Water Management Plan, Gloucestershire County Council, October 2014. Appendix A.

54. In 2020, Gloucestershire County Council as the Lead Flood Authority and the Environment Agency were considering Woodmancote and Bishop's Cleeve as areas where natural flood management measures might be appropriate. The WNDP steering group has had a number of meetings and email exchanges to agree how the NDP might support natural flood management and this is considered in the policy section of the NDP.

55. **Figures 14** and **15** show risk of flooding from surface water.

Figure 14: Risk of Surface Water Flooding (Woodmancote

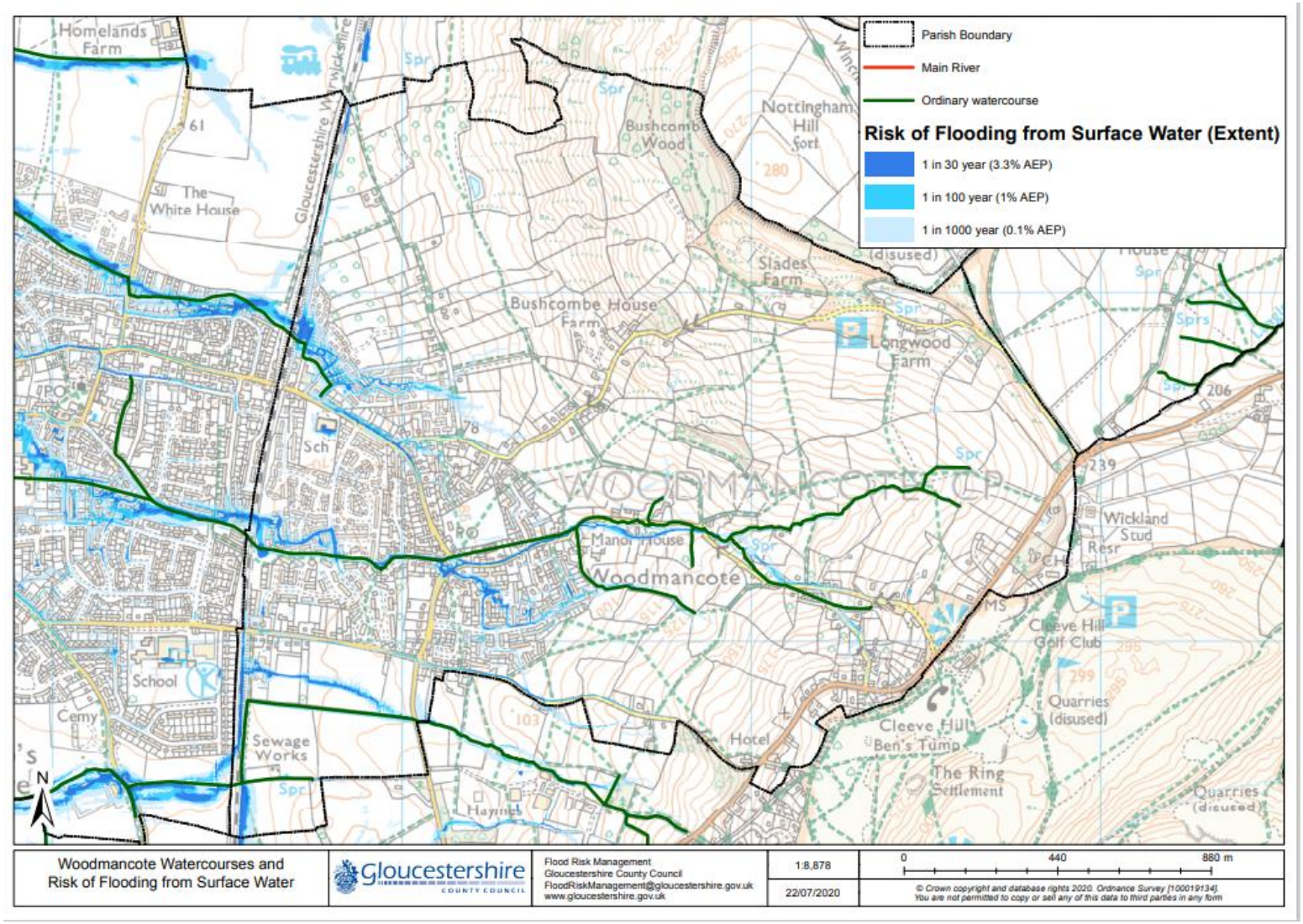
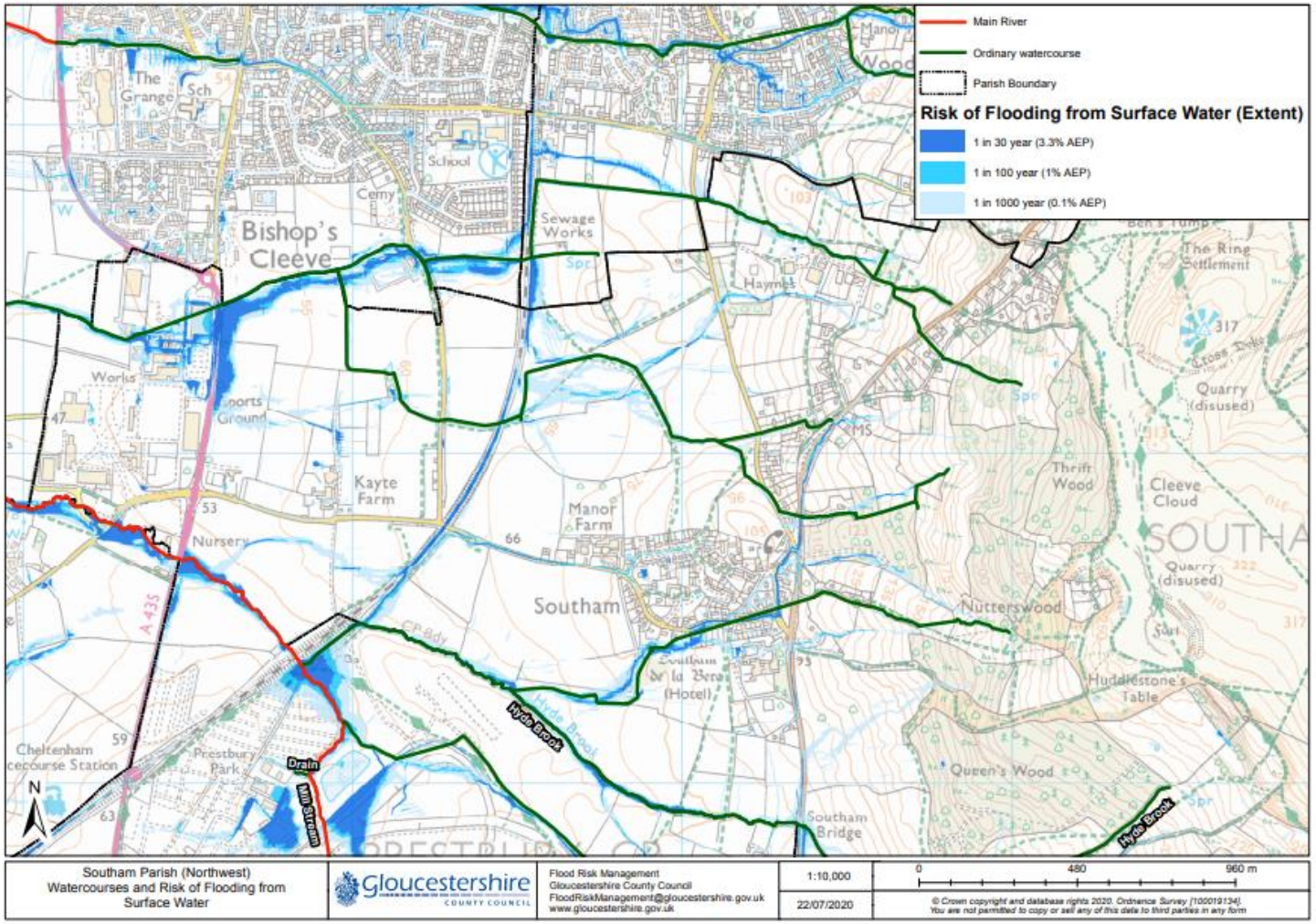


Figure 15: Risk of Surface Water Flooding (Southam)



Area of Outstanding Natural Beauty

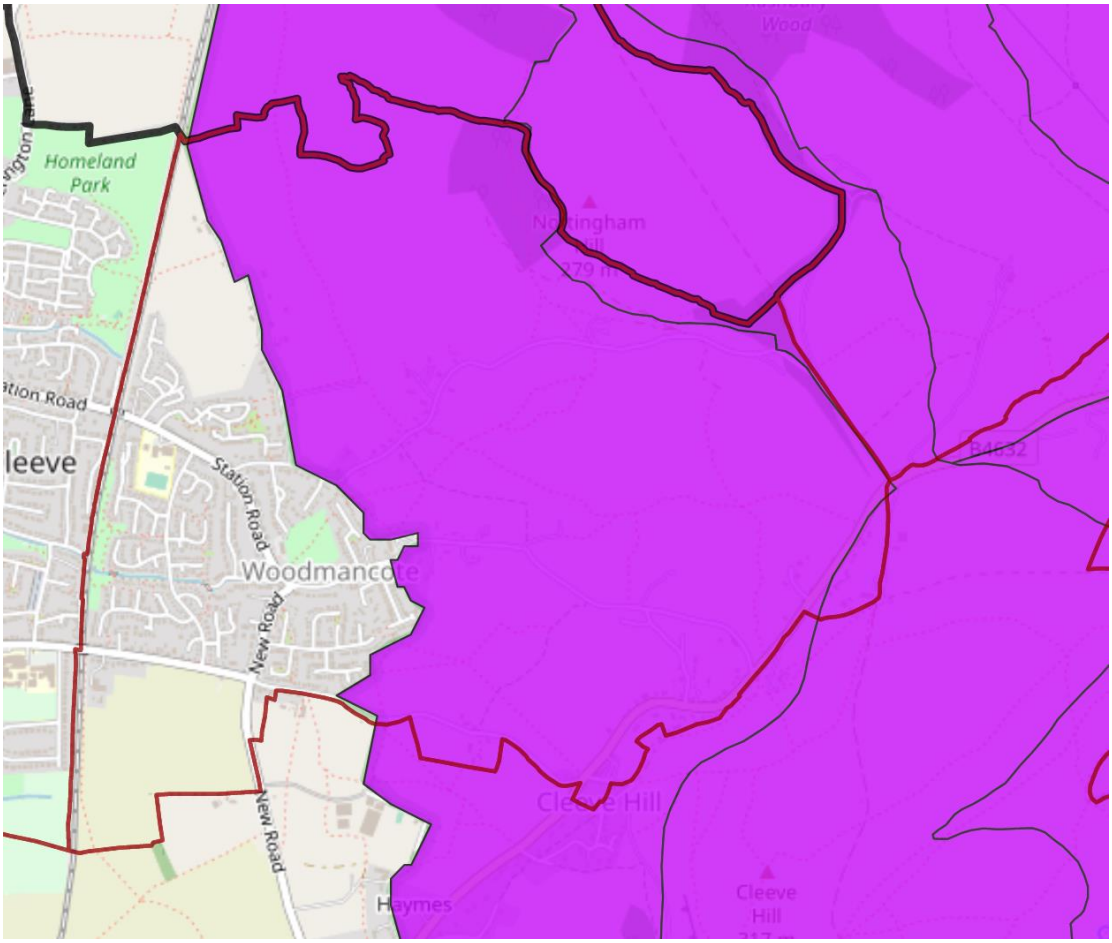
56. Nearly 50% of Woodmancote Parish sits within the Cotswolds Area of Outstanding Natural Beauty (AONB). This is the largest AONB in the country (designated in 1966) and after extensive reviews by both the JCS team, Cheltenham Borough Council and Tewkesbury Borough, the Cotswolds AONB is considered to be a "Natural Landscape" asset requiring the greatest level of protection. In addition, para. 172 of the NPPF 2019 provides: Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which has the highest status of protection in relation to these issues. **Figure 16** shows the extent of the AONB in Woodmancote.

57. The adopted JCS sets out clear policies regarding the Cotswolds AONB. SD7 clearly refers to the strict need for any development proposals to be consistent with the Cotswolds AONB Management Plan, if they are to be seen to conserve and enhance the AONB.

58. This is supported by the European Landscape Convention (Florence Convention), Countryside Rights of Way Act (CROW) 2000 S85 stating that "In exercising or performing any functions in relation to or so as to affect land in AONB, a relevant authority shall have regards to the purpose of conserving and enhancing the natural beauty of the area of AONB".

59. Furthermore, the NPPF 2021 which has a presumption in favour of sustainable development has stated in Paragraph 11.d.i. that this presumption does not apply in certain circumstances as per Footnote No 7 which then lists Areas of Outstanding Natural Beauty. In fact the NPPF 2021 Paragraph 174 (a) places a positive obligation on the planning system to "protect and enhance valued landscapes". NPPF 2021 Paragraph 176 quantifies the scale of this positive obligation as "Great Weight". Finally, NPPF paragraph 176 instructs Local Planning Authorities to "refuse planning permission for major developments and footnote 60 defines "major" as a matter of judgement in the local context but in any event reminds the authorities that great weight must be given to conserving the landscape.

Figure 16: Extent of Cotswolds AONB in Woodmancote

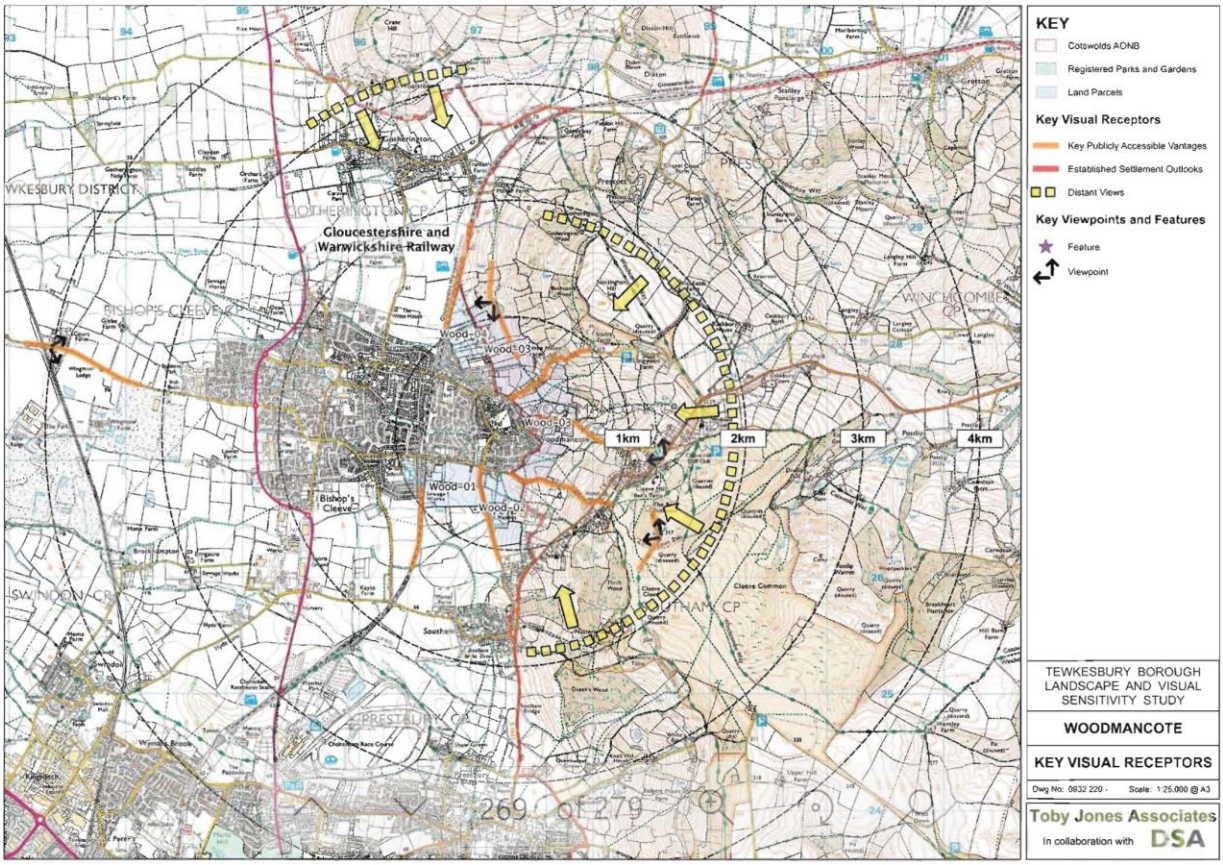


Source: Gloucestershire County Council interactive map

60. A landscape and visual sensitivity study[11] was commissioned by the planning authority in support of its emerging Borough Plan. It concluded that Woodmancote is a village adjoining Bishop's Cleeve tucked in at the very base of the Cotswold Scarp beneath Cleeve Hill. A key sensitivity here is development that might be seen to creep up these slopes affecting the setting of the AONB in views from the west. **Figure 17** shows the key visual receptors, illustrating how views from the AONB scarp inter-relate with development in the village and beyond.

[11] Landscape and Visual Sensitivity Study, Rural Service Centres and Service Villages, Tewkesbury Borough Council, November2014, Final Report Toby Jones Associates Ltd.

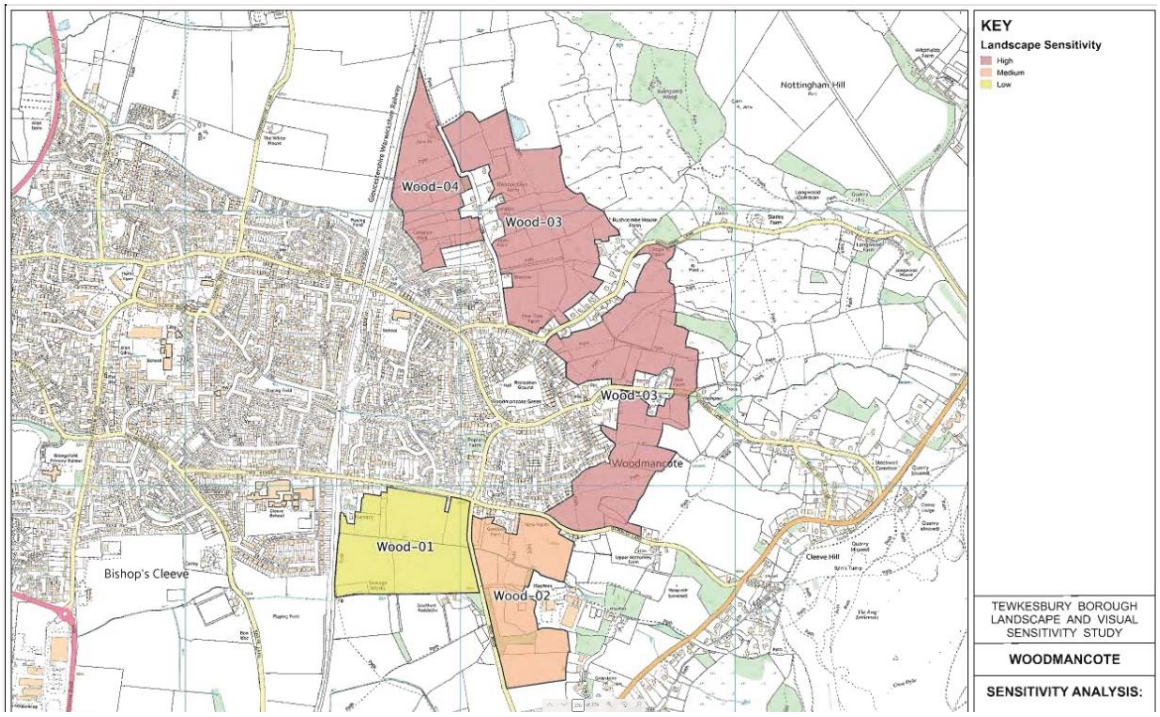
Figure 17: Key visual receptors from the Cotswolds AONB



Source: Landscape and Visual Sensitivity Study, Rural Service Centres and Service Villages, Tewkesbury Borough Council, November 2014.

61. Because of its position below the AONB scarp, land surrounding the village is highly sensitive to development as illustrated in **Figure 18**.

Figure 18: Landscape sensitivity in Woodmancote



Source: Landscape and Visual Sensitivity Study, Rural Service Centres and Service Villages, Tewkesbury Borough Council, November 2014.

62. Within the Cotswolds AONB is the settlement of Cleeve Hill community. This collection of houses, many locally important historic assets, sits between Post Office Lane and Stockwell Lane (discussed in more detail in **Appendix 5**). The specific design of these houses contribute significantly to the built character of the Woodmancote section of the Cotswold escarpment, also discussed in more detail in **Appendix 5.**

63. NPPF 2021 para.176 indicates that in planning policies and decisions, “great weight should be given to conserving and enhancing landscape and scenic beauty” of AONBs, and that they “have the highest status of protection in relation to these issues.”

64. Tewkesbury Borough Plan Policy RES4 similarly states for other rural settlements such as Cleeve Hill, very small-scale residential development will be acceptable in principle within and adjacent to the built up area the settlement providing: it is of a scale that is proportionate to the size and function of the settlement and maintains or enhances sustainable patterns of development; it does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the plan period; as a general indication no more than 5% growth, will be allowed; it complements the form of the settlement and is well related to existing buildings within the settlement; the site of the proposed development is not of significant amenity value or makes a significant contribution to the character and setting of the settlement in its undeveloped state; the proposal would not result in the

coalescence of settlements the site is not located in the Green Belt, unless the proposal would involve limited infilling in a village, limited affordable housing for local community needs (in accordance with Policy RES6) or any other exceptions explicitly stated within the National Planning Policy Framework. In all cases development must comply with the relevant criteria set out at Policy RES5. Particular attention will be given to the effect of the development on the form, character and landscape setting of the settlement.

65. Strategic policies in the JCS and TBP indicate that further development in Cleeve Hill, particularly taking account of other policies in this NDP, should only be of a very limited scale.

66. In addition, development on the steep lanes leading to the AONB is also not suitable. Other development is formed in a sporadic ribbon fashion along the steep gradient hollow-way single track lanes on the escarpment. Their gradient, deep ditch verges, blind corners make this an unsuitable location for most development. Not only are these lanes a typical feature of the Cotswolds AONB but also unsustainable locations for development under policy INF1.

67. The photograph in **Figure 19** shows how difficult the lanes can be to navigate. In addition to their steep gradient, winding nature, and steep side gullies, in times of heavy rain, they become treacherous and impassable.

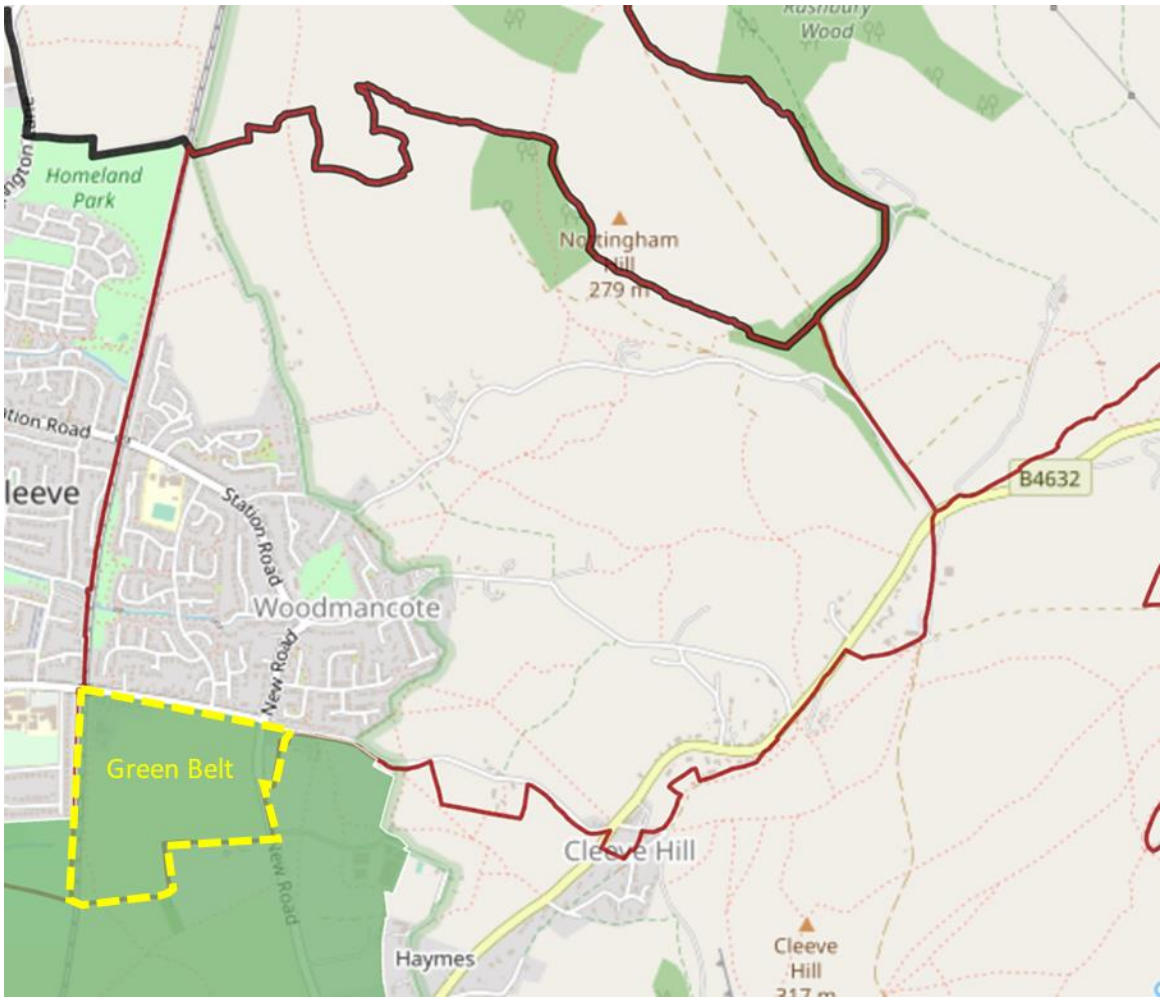
Figure 19: Photographs taken on Bushcombe Lane in the summer of 2020 showing an over-turned tractor blocking the Lane and in 2021 a Milk Lorry Blocking Post Office Lane

.

Green Belt

68. Of all the areas of Green Belt in the UK, the Cheltenham and Gloucester Green Belt is the smallest. Much of the boundary is formed by local roads such as the A38 and the M5. The Green Belt lies adjacent to the Cotswolds AONB. The extent of the Green Belt in Woodmancote is shown in **Figure 20**.

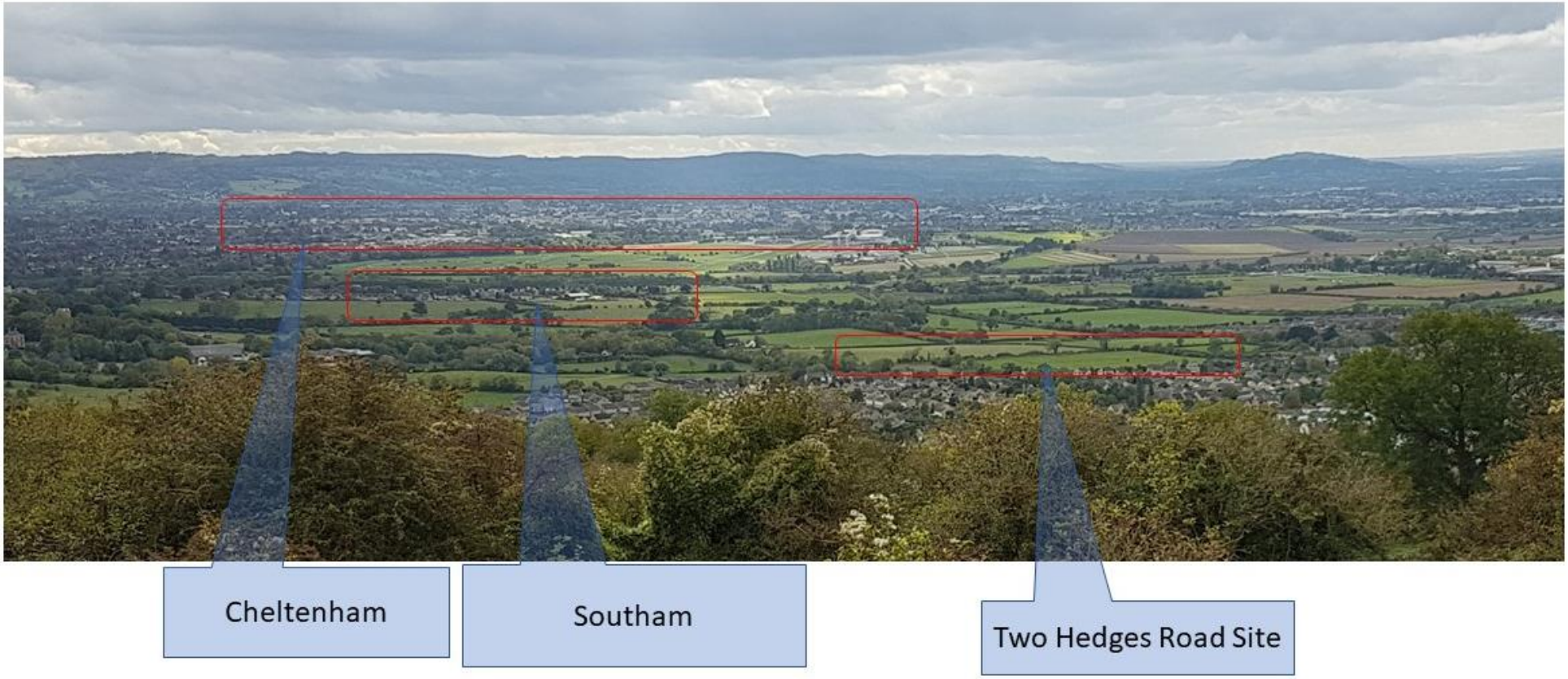
Figure 20: Extent of Cheltenham Green Belt in Woodmancote



Source: Gloucestershire County Council interactive map

69. The Green Belt in Woodmancote is elevated and therefore provides a scenic backdrop to Cheltenham and the Cheltenham Racecourse. Views from the AONB, at a higher elevation than the Green Belt, demonstrate the importance of the Green Belt to the setting of the AONB. Long distance views are shown in **Figure 21**. In the figure, the area marked “Two Hedges Road site” is the Green Belt in Woodmancote parish which is bounded by Two Hedges Road. Land in Southam Parish contains contiguous Green Belt (outside the dashed line).

Figure 21: Views from the AONB of the Green Belt in Woodmancote



Objectives and Roles of Cheltenham Green Belt

70. The Cheltenham Green Belt was first established in 1968 to preserve the open character of the land between Cheltenham and Gloucester, preventing the separate communities from merging with each other.

71. The present Cheltenham Green Belt includes the extension, adopted in 1981, to the original Green Belt to the north of Cheltenham, in order to prevent Cheltenham merging with Bishop's Cleeve to the north.

72. The primary role of the Cheltenham Green Belt, is therefore to meets its purposes[12]:

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

2011 Green Belt Assessment

73. A 2011 report prepared in support of the JCS[13] highlighted a number of clusters of Green Belt areas that made a significant contribution to Green Belt Purpose. The Green Belt in Woodmancote was considered as part of that for Bishop's Cleeve (parcel NE20). This parcel and others in the group around Bishops Cleeve was considered to make a significant contribution to Green Belt purposes overall.[14] The conclusions are shown in **Box 4** and the overall Cheltenham Green Belt is shown in **Figure 22**.

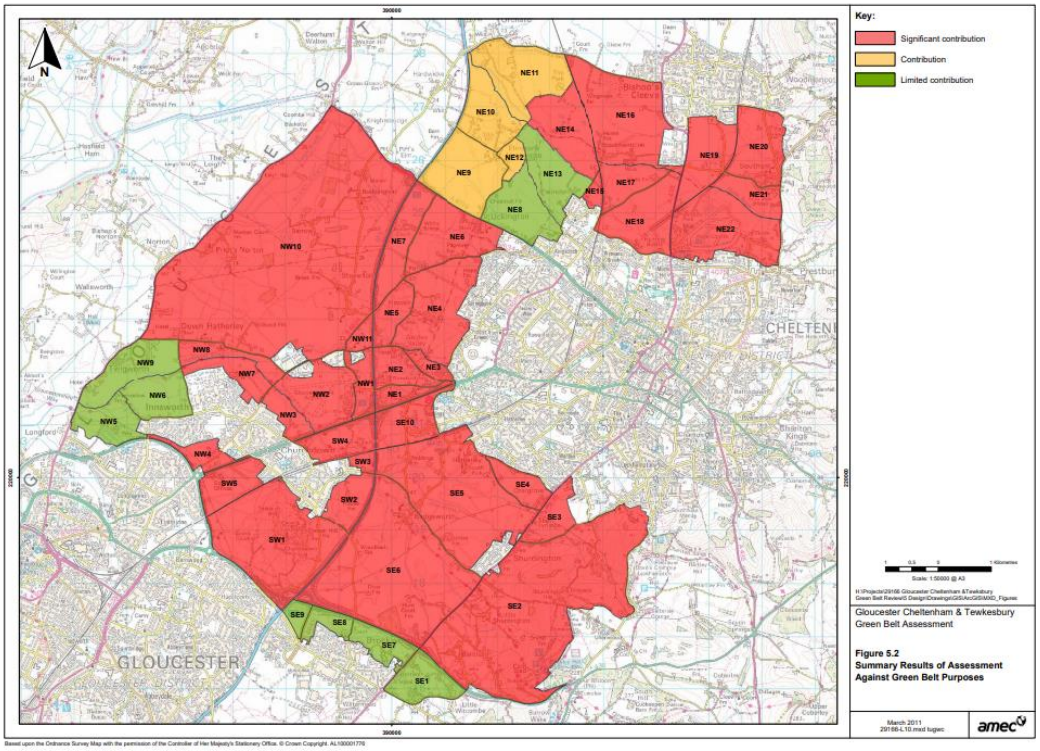
[12] Planning Policy Guidance Note 2: Green Belt. Paragraph 2.1. Cheltenham Borough Council Cheltenham Green Belt Review Final Report AERC Ref: J8901/R2569 March 2007
[13] Final Report, AMEC Environment & Infrastructure UK Ltd, September 2011.
[14] Ibid, Table 5.2.

Box 4: Conclusions on the contribution of Green Belt in Woodmancote (parcel NE20) to the purposes of the Cheltenham Green Belt.

Evaluation against Purposes
• **Check unrestricted sprawl**: in particular the segments adjoining the urban areas of Cheltenham and Bishop's Cleeve make a significant contribution towards preventing sprawl in various locations where there is already some evidence of ribbon development. • **Prevent merger**: these segments make a significant contribution towards the separation of Cheltenham and Bishop's Cleeve. • **Safeguard countryside from encroachment**: although there are significant urbanised areas associated with Cheltenham racecourse and associated development, much of the land is open. There are no strong boundaries to contain development. • **Preserve the setting of towns**: the majority of the segments form part of the wider setting for Cheltenham and the racecourse.
• **Existing land use**: predominantly mixed arable/pasture with strong field boundaries. • **Proximity and relationship to the built-up area**: strong connections with both Cheltenham and Bishop's Cleeve. • **Degree of enclosure/openness**: strong field boundaries and isolated copses limit extensive views, but the overall impression is one of open countryside. However, significant urbanised intrusions associated with Cheltenham racecourse and immediate environs compromise this openness towards the east of the belt. • **Distance and visual connection to historic urban centres/key urban areas:** sets the context for Cheltenham and the racecourse, in particular. • **Relationship to the countryside**: forms a critical connection between wider countryside to the east and west.

74. The report recommended the maintenance of the separation between Cheltenham and Bishop's Cleeve (which will also include Green Belt in Woodmancote) is critical to fulfilling the purpose of Green Belt designation (as extended in 1981) and these segments play an important role in this. Therefore, the report concluded, this area does not merit further consideration for release from the Green Belt at this stage unless other elements of the evidence base strongly suggest otherwise.

Figure 22: Extent of Cheltenham Green Belt assessed in 2011 in support of the Joint Core Strategy



Source: Final Report, AMEC Environment & Infrastructure UK Ltd, September 2011

Green Belt Review 2017

75. A review of the Green Belt boundaries was prepared in 2017[15] in support of the Tewkesbury Borough Local Plan. It considered 7 parcels that were identified by the Council as non-strategic sites which have the potential to accommodate potential development in the Borough Plan, shown in **Figure 23** (parcels P34-P40). The review concluded that the level of harm from development would be moderately to moderately highly harmful as shown in **Box 5**. As a result, no changes were made to Green Belt boundaries in Woodmancote in the Local Plan.

76. The resident's survey which supports this NDP, indicated a strong preference for Woodmancote to retain its separate identify from Southam. The Green Belt serves this function.

[15] Tewkesbury Part 2 (Partial) Green Belt Review Final Report Prepared by LUC July 2017

Box 5: conclusions of Green Belt Review in Woodmancote

P34 – low moderate harm
P35 – moderate harm
P36 – moderate harm
P37 – moderate harm
P38 – moderate harm
P39 – moderate harm
P40 – moderate high harm

Figure 23: Map showing Green Belt parcels assessed

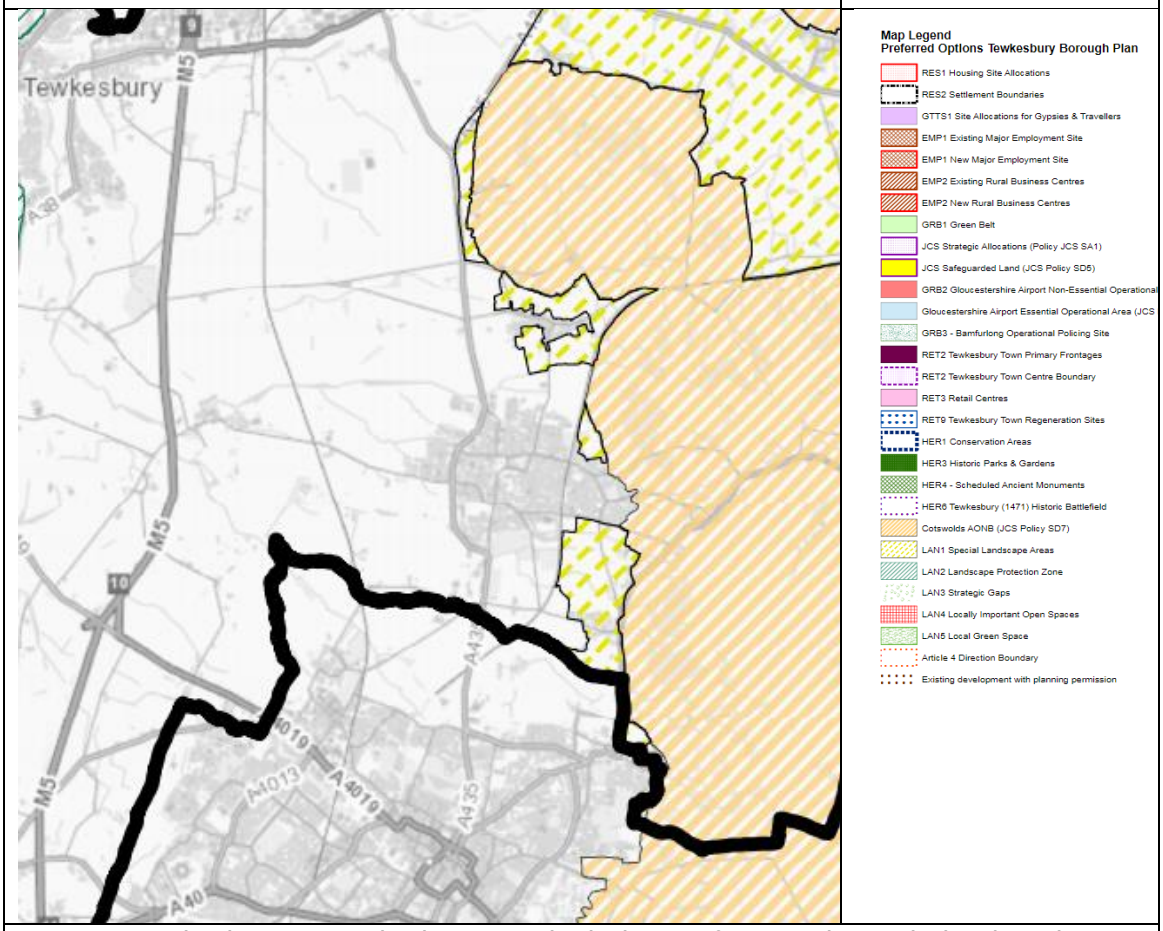
Source: base map (Bing Maps, October 2020), land parcels from Tewkesbury Part 2 (Partial) Green Belt Review Final Report Prepared by LUC July 2017

77. The Green Belt in Woodmancote is also designated as part of the Special Landscape Area in Borough Plan LAN1 Special Landscape Area

78. In addition to AONB and Green Belt designations, much of the land to the north of the village and in the Green Belt to the south is designated as a Special Landscape Area. This designation is in Borough Plan Policy LAN1 shown in **Figure 24** below.

Figure 24: Extent of Special Landscape Area

Policy LAN1 – Special Landscape Area



Source: Tewkesbury Borough Plan Pre-submission Draft Borough Local Plan (October 2019)

Key challenges and development objectives

79. The Planning Policy Review in **Appendix 1** demonstrates that according to the Development Plan, Woodmancote's future development is likely to be located within the existing built up area of the village. Development outside this village development boundary is constrained by policies concerning the Cotswolds AONB, the Cheltenham Green Belt, and to some extent the Strategic Landscape Area in the Green Belt and to the north of the built up area between the Caravan Park and Butts Lane.

80. However, over recent years, there have been a number of successful planning appeals in the parish, notably in the AONB, that have led to development of large residential properties. There is also pressure on sites in the Green Belt as local land owners wish to release sites for small scale development. The reason that these constrained sites are proposed is undoubtedly due to the exceptional views that the steep hillsides in Woodmancote offer. Most appeals have been allowed in the absence of a 5 year housing land supply, and in some cases, as infill development.

81. Woodmancote can suffer from severe surface water flooding in times of high rainfall, and the incidence of flooding will increase in frequency as the impacts of climate change are felt. Each flooding event leaves the steep local roads that join Woodmancote village with higher properties on the scarp, i.e. Cleeve Hill community, and the main road between Cheltenham and Winchcombe, as dangerous rivers with steep ditches and no passing points. The steep gradient of these lanes are also treacherous when there is ice on the roads. Flash floods cause extreme hazards for local people and can and do become impassable in a matter of minutes. In addition, local properties are subject to flash flooding. Water from Woodmancote travels downhill to other settlements such as Bishops Cleeve and Stoke Orchard who must then also reap the impacts of sudden heavy rain.

82. This NPD therefore seeks to manage future development as well as manage surface water runoff.

83. The other impact of new development is that on heritage. Woodmancote has exceptionally high quality built development and beautiful buildings and gardens. Because of the steep slopes, new development can be seen from far afield, and it is important that new development maintains the standards of beauty that is already evident. This NDP therefore also seeks to manage the design of new development based on detailed and comprehensive Character Assessments.

PART 3

Planning Policies and Vision

Planning Policy Context

84. A full review of the planning policy context can be found in **Appendix 1**. This confirms that the policies in the NDP comply with the policies in the Tewkesbury Borough Local Plan which was adopted on 8 June 2022.

Community Vision

85. The January 2020 consultation events discussed above yielded a draft Vision for the future of Woodmancote to 2031.

86. Steering Group considered the outputs from these events and prepared the Vision statement for the NDP which sets the framework for what the polices seek to achieve.

Vision of Woodmancote to 2031

In 2031, Woodmancote will be a place where there will be……

- **More walking and cycling for local journeys**
- **Better bus services**
- **Electric bikes**
- **No flooding**
- **Better local services and shops within walking distance**
- **Beautiful views of Cleeve Escarpment because inappropriate development in the AONB has been resisted**
- **People will enjoy walking in the countryside**
- **A safe environment for children**
- Any new development will be within the settlement boundary and respect the Green Belt, landscape designations and local character **Improved biodiversity**
- **Buildings for community groups to use**
- **Superfast broadband, good mobile phone coverage, and electric car charging points**
- **Development will be carbon neutral**
- **Land for allotments and growing food**
- **Farming is still part of Woodmancote life**
- **Good air quality**
- **A conservation area that has been enhanced since 2020**

87. There are many planning constraints which will prevent large scale development in Woodmancote, other than those contained within policies of the Borough Plan. Because of this, there will be limited scope to secure developer contributions that might help deliver this Vision. In addition, some of the matters raised by the

community are not material to planning and must be addressed by the Parish Council in its own activities.

88. Therefore, starting with the community Vision, the WNDP will be limited to consideration of those aspects of the Vision that it is empowered to address. These elements of the Vision are set out in **Box 6**.

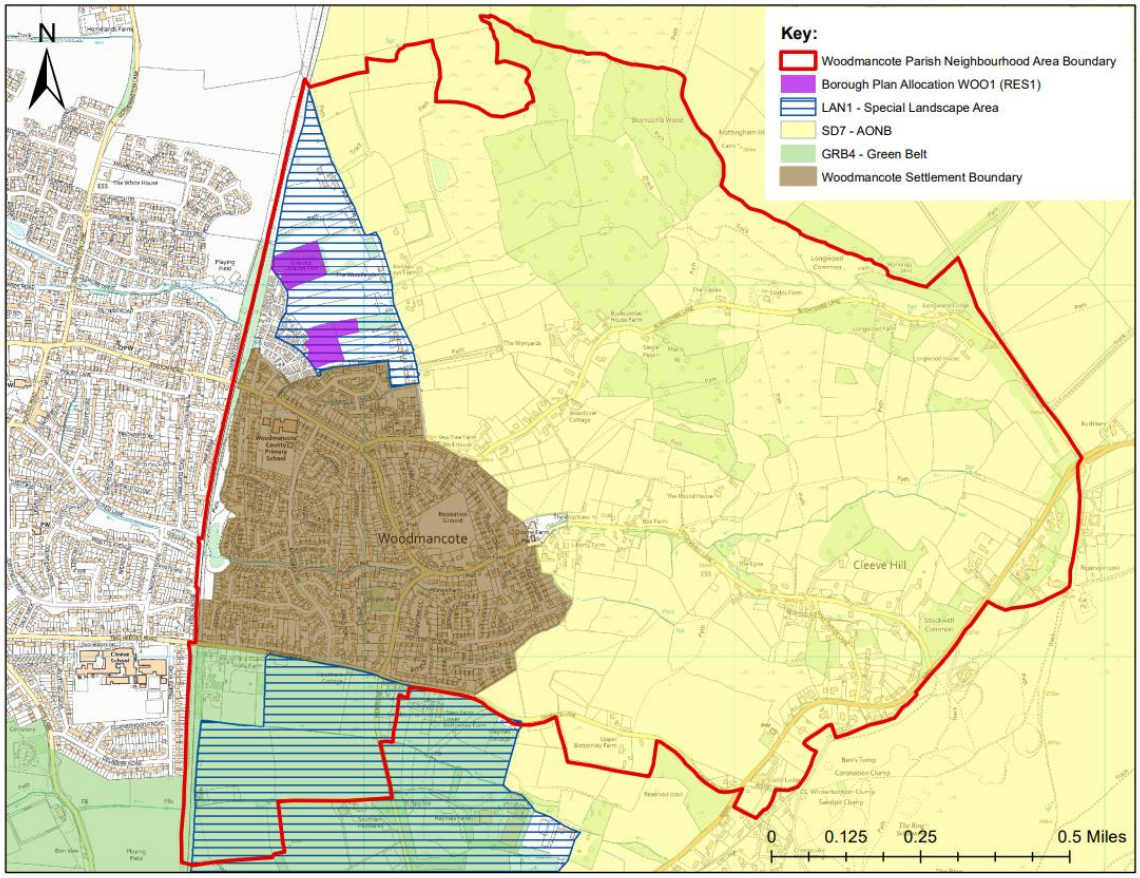
Box 6: Material aspects of the community Vision expressed in WNDP policies

	AONB	Green Belt	Flooding	Design and Character
No flooding				
Beautiful views of Cleeve Escarpment because inappropriate development in the AONB has been resisted				
People will enjoy walking in the countryside				
A settlement in Cleeve Hill that has not changed since 2020				
Improved biodiversity				
Farming is still part of Woodmancote life				
Good air quality				
A conservation area that has been enhanced since 2020				

Neighbourhood Development Planning Policies

89. The following policies within this NDP seek to strengthen and add detail to the policies in the NPPF and the Development Plan for Tewkesbury, which is discussed in greater detail within appendix 1. These policies also aim to address the key aspects of the community Vision and to protect the valued character of the parish and address local issues, to create a thriving community. The Proposals Map below (**Figure 25**) covers the whole NDP area and illustrates the extent of the settlement boundary for Woodmancote, the AONB, Green Belt, the Special Landscape Area and the WOO1 land allocation.

Figure 25: Proposals Map



The Cotswolds Area of Outstanding Natural Beauty in Woodmancote

90. The eastern portion of Woodmancote Parish lies within the Cotswolds AONB as shown in **Figure 16** and discussed above. Woodmancote lies on the western edge of the AONB and contains two landscape types: Cotswold Escarpment and High Wold (though the escarpment is the larger portion). Three sets of planning policies apply within the Cotswolds AONB – the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (December 2017), the Cotswolds AONB Management Plan (September 2018) and the recently adopted TBLP.

91. JCS Policy SD6 seeks to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. Proposals are required to have regard to local distinctiveness and historic character.

92. JCS Policy SD7: The Cotswolds Area of Outstanding Natural Beauty (AONB) applies in Woodmancote and states that:

All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan.

93. The AONB Management Plan Policy CE1 seeks to ensure that proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines. In addition, planning decision are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the AONB – and visual amenity are conserved and enhanced.

94. The AONB Management Plan also encourages neighbourhood plans to contain policies to manage proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB.

95. The AONB Character Assessments for the two landscape types requires a similar approach to mitigation for development that might affect the AONB or its setting. Relevant sections of the guidelines are set out in **Appendix 4**.

96. The Woodmancote community have assessed views of the escarpment from the village and elsewhere in the parish. Views of the escarpment and AONB are essential elements of Woodmancote's character and are illustrated in the **Character Assessments** in **Appendix 5**.

97. The escarpment of Woodmancote has exceptional views across the Severn Vale towards May Hill, the Malverns, down the Severn Vale towards Coopers Hill in Brockworth, and Bristol where the piers of the Severn Bridge and The Prince of Wales Bridge can be seen on a clear day. These are shown in **Figure 26** (3 photos).

Figure 26: views from the Cotswolds AONB in Woodmancote

98. The AONB and its setting are probably the finest and most important defining feature of Woodmancote's local character. Therefore, it is important that any form of development properly assesses its impacts and respects the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines.

99. The AONB Management Plan seeks to improve access to the AONB. There are a number of well used footpaths and roads used by walkers, cyclists and equestrians who are both residents of Woodmancote and visitors from the wider area. These recreational routes should be preserved and improved where possible. The Public Rights of Way network is discussed in **Appendix 1**.

100. WNDP policies on flooding demonstrate how Natural Flood Management techniques in the countryside, including the AONB, can help alleviate flooding by slowing water flow downhill in times of rain. The Parish Council, working with the Lead Local Flood Authority will seek to introduce Natural Flood Management measures in Woodmancote.

Policy 1: Cotswolds Area of Outstanding Natural Beauty

All development proposals within the AONB area of the Woodmancote Neighbourhood Development Plan should demonstrate that they have fully addressed the Cotswolds AONB Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines.

Green Belt

The southern portion of Woodmancote Parish lies within the Cheltenham Green Belt as shown in Figure 20.[16] The JCS stresses the important role that this portion of Green Belt serves because it effectively separates Cheltenham from Bishops Cleeve and Woodmancote. The JCS notes that public consultation has emphasised the importance of retaining the separation of Cheltenham.[17] In Tewkesbury, the JCS notes the importance of the rural character which is seeks to protect and enhance[18] and the Green Belt which will be managed to enhance its contribution to the landscape, biodiversity and access.[19]

102. As discussed above, the current Green Belt boundary was based on a 2007 review. Policy SD5: Green Belt restricts development within the Green Belt's boundaries to types of development which are deemed appropriate by the NPPF unless very special circumstances can be demonstrated. The tests for Green Belt are to demonstrate exceptional circumstances for removal from the Green Belt in plan making (paras.137-141 of the NPPF 2019), and to demonstrate very special circumstances in development proposals (paras. 145-149 of the NPPF 2021).

103. Policy RES6 of the Borough Plan explains how rural exceptions sites will be permitted and RES7 sets out how re-use and conversion of redundant buildings outside the settlement boundary will be permitted.

104. The boundaries of the Green Belt comprise Two Hedges Road and Gambles Lane. This boundary was tested in the recent Green Belt review and was not amended indicating that the Green Belt in Woodmancote in its totality continues to meet its purposes.

[16] The designation was in 1981 after Bishops Cleeve south (School and houses) had been built on the other side of the Railway Line and the odd house West of Two Hedges Road. The designation was self evidently to retain the existing separation at that point in time for both Bishops Cleeve and Woodmancote which had effectively coalesced for this purpose.

[17] JCS, para 2.12.
[18] JCS para 2.23
[19] JCS, para 2.25.

Policy 2: Green Belt

Development proposals in the designated Green Belt in Woodmancote Parish will be considered against the guidance in NPPF para 149, JCS Policy SD5 and TBLP Policy GRB1 Green Belt Review.

Residential development outside the Settlement Boundary

105. Tewkesbury Borough Local Plan (2011-31) policies RES3 and RES4 provide guidance about residential development outside the settlement boundaries of service villages, such as Woodmancote. Together with acceptable development within the defined Woodmancote settlement boundary, small scale development permitted under these policies can help to meet the housing needs of the parish up to 2031.

106. The TBLP defines settlement boundaries for service villages in the plan area, including Woodmancote. For the purposes of this neighbourhood plan, the development boundary mapped on the Proposals Map in the adopted Local Plan is used. This is shown in Figure 25.

Policy 3: Residential development outside the Woodmancote Settlement Boundary

Outside the Woodmancote Settlement boundary, shown in the Proposals Map, any new residential development proposals will be assessed against the NPPF, JCS Policy SD10 and TBLP Policies RES3 and RES4.

Views over the Special Landscape Area

107. The Special Landscape Area (SLA) discussed in **Appendix 1** provides the final area of protection over Woodmancote's countryside, complementing the AONB and Green Belt designations.

108. The SLA is designated in the Saved Policies and the JCS and is retained in the Borough Plan.

109. The SLA, like the AONB, is sloping, and therefore affords exceptional views toward the Malvern Hills. The Character Assessment of views to and from the AONB illustrates the importance of these vistas.

110. One particular view is vulnerable to development under RES1 and RE2 of the emerging Borough Plan and merits protection in the long term.

111. **Figure 27** shows the extent of the northern SLA on an aerial photographic base. The view cone, with St Michael's Church in the centre, is exceptional and can be enjoyed from the public vantage point on Butts Lane. The view is taken from the border of the Cotswolds AONB and demonstrates how the SLA is important to its setting. This view therefore merits protection in the WNDP.

112. **Figure 28** shows the view over the SLA taken from the point marked with a star in Figure 27.

113. The Special Landscape Area is also a key area of Surface Water Flood risk and a primary opportunity for flood risk mitigation through natural flood measures.

114. The Borough Plan has allocated 2 sites for the expansion of the Woodmancote Park Homes. This allocation is severely restricted by the need to preserve both the biodiversity and landscape constraints of the area.

Figure 27: Extent of SLA in Woodmancote (dashed line) showing view corridor (shaded area)

Source: Bing Map (October 2020)

Figure 28: View over the SLA and Woodmancote Village from the AONB

Policy 4: Protected View Over the Special Landscape Area

A. Development within the SLA should not harm the view over the SLA from the Cotswolds AONB and comply with the guidance in Policy LAN1 of the TBLP.

B. Development in the Special Landscape Area should take account of AONB Policy within the Joint Core Strategy, the policies set out Cotswolds AONB Management Plan and guidance within the Cotswolds AONB Landscape Character Assessment and the Cotswolds AONB Landscape Strategy and Guidelines.

Flooding in Woodmancote

115. Woodmancote Parish is located in an elevated position on the Cotswold Escarpment and lies in Flood Zone 1. A small brook, the Honeybourne, runs from east to west through the centre of the parish and village which contains a holding pond in Honeybourne Meadow. In principle, there would be no significant concerns regarding flooding in the parish, and any excess water arising from extreme weather events would be felt further downstream and downhill. Local experience indicates otherwise.

116. JCS Policy INF2: Flood Risk Management precludes proposals from increasing the level of flood risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere. The policy sets out a sequential test and requires new development that could cause or exacerbate flooding to be subject to a flood risk assessment. New development is also required to incorporate Sustainable Urban Drainage Systems (SuDS).

117. Tewkesbury Council's Flood and Water Management Supplementary Planning Document (SPD)(March 2018) is a material consideration when preparing individual planning applications to be read in conjunction with Development Plan policies and national guidance.[20] The SPD encourages developers to seek early advice (pre-application) on flood management issues including early engagement with local communities.

118. Flood risk in Woodmancote is fluvial[21] (Honeybourne), pluvial[22] (rainfall surface water) and overwhelmed sewers and drainage systems.

Water Management Statements

119. The sequential test referred to in JCS INF2 is applicable in Woodmancote and, it is considered necessary to require all applications except for minor development[23] to be accompanied by an appropriate level of information in relation to flooding. This should be submitted in the form of a **Water Management Statement** (WMS) which will be a validation requirement for such schemes.[24]

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[20] Para 1.4.
[21] River (fluvial) flooding A watercourse is a flowing body of water including rivers, streams and brooks. During times of heavy rainfall watercourses' capacity can be exceeded resulting in flooding to land, infrastructure and homes.
[22] Pluvial flooding is when rainfall is not absorbed into the ground forcing the water to flow overland. The area will remain flooded until water has drained away through stormwater systems or waterways.
[23] "Minor Development" is defined in the SPD as non-residential extensions with a footprint less than 250 square metres; alterations to a building that does not increase its size; householder development.
[24] SPD, para 8.1.

120. Water Management Statements are required in those situations where a Flood Risk Assessment (FRA) is not required. All proposals in Flood Zones 2 and 3, and sites over 1ha in Flood Zone 1 will still be required to submit a full FRA. The NPPF requires a FRA not only for sites of 1 hectare or more in Flood Zone 1, but also for land (in Flood Zone 1) which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use[25].

121. The WMS for non-minor schemes in Woodmancote shall comprise a report outlining the water cycle issues relevant to the proposal including suitable means of providing for the sustainable drainage of the site in the long term. It shall also explain how both foul and storm water sewage from the development will be addressed and should include details of existing drainage problems including surface water flow, storm waste disposal and any other drainage related flooding issues that may be relevant.[26]

122. The SPD requires all developments regardless of scale and constraints to seek to incorporate SuDs which manage water runoff in a more sustainable way than traditional drainage.[27] Policy ENV2 of the Tewkesbury Borough Plan (Flood Risk and Water Management) requires all proposals to incorporate sustainable drainage systems (where appropriate and proportionate to the scale and nature of development proposed).

123. A number of surface water management techniques are indicated which would be appropriate in Woodmancote:

- Permeable surfaces
- Green and brown roofs
- Rainwater harvesting
- Filter trenches, drains and strips
- Sand filters
- Swales
- Basins
- Bio-retention areas

124. An approach to design of SuDs in new developments is provided in the SPD, based on the SuDS Manual (CIRIA, C753) Part C, Chapter 7 –The SuDS Design Process and Appendix C –Design Example. The design approach[28] is summarised here:

- Examine site typography and geology, aiming to mimic the natural drainage systems;
- Create a spatial framework for SuDs to minimise runoff by rationalising large paved areas and maximising permeable surfaces;
- Look for multi-functional spaces and co-locate with green infrastructure, open space and public realm areas to create multi-functional spaces;
- Structure the street network to complement and manage flow pathways;
- Cluster land uses to manage pollution.

[25] See NPPF 2021 footnote 55.
[26] SPD, page 77, second para.
[27] SPD, para 6.1.
[28] SPD, para 6.5.4

125. The Woodmancote community has detailed localised knowledge that is unlikely to be retained by the Lead Local Flood Authority (Gloucestershire County Council) and therefore, applicants for any development that is likely to lead to increased risk of fluvial, pluvial or overwhelmed sewers and drainage systems should seek pre-application advice from the Parish Council, in addition to the Lead Local Flood Authority and/or the Local Planning Authority who will be aware of the extent and location of flood incidents.

126. In identifying measures for mitigation in accordance with the SPD, the Parish Council will work constructively to identify suitable and sustainable means of preparing appropriate design solutions in support of any required Water Management Statements.

127. Some of the flooding in Woodmancote has been the result of poor maintenance of drainage systems. It will be necessary to ensure that new development does not add to this problem. Therefore, it will be a requirement that WMSs also address maintenance of drainage system in perpetuity.

Policy 5: Water Management Statements

A. All outline and detailed planning applications (including reserved matters) which fall outside of FRA requirements, except those proposing minor development , shall, as a minimum, be accompanied by a Water Management Statement.

B. The "Minor Development" exclusion in the Water Management SPD does not include householder developments that increase the size of the dwelling in areas that are considered sensitive to increased surface water flood risk on the site or elsewhere in Woodmancote or further downstream outside the Neighbourhood Plan area.

C. Development proposals that require preparation of a Water Management Statement will be required to demonstrate that the views of the Woodmancote community have been considered in its preparation.

D. As part of any Water Management Statement that proposes new or modified water management infrastructure, it will be a requirement that a full management plan is included that will demonstrate how the infrastructure will be maintained over the life of the proposed development.

Sustainable Urban Drainage Systems (SuDS)

128. The Flood and Water Management SPD (March 2018) sets out specific advice for SuDS design. In Woodmancote, SuDS are particularly important because they serve the dual purpose of protecting land and properties within Woodmancote Parish but also have an impact on all sites downhill. Water from Woodmancote will ultimately have a cumulative impact upon land as far away as the shores of the River Severn, as local watercourses feed into it to drain in the Sea.

129. SuDS should be part of the design of every scheme in Woodmancote and should incorporate local considerations, i.e. schemes should not be generic but must pay special attention to the specific circumstances of each site. This should be done at the earliest stage of design so that SuDS are an integral part of the design and that drainage is not an afterthought.

130. The SPD requires a climate change allowance to be applied to the post-development run-off rate and volume calculations.

131. The SPD encourages a 40% climate change allowance as part of a precautionary approach for extreme rainfall events. This approach is to ensure that sufficient run-off is retained on site for extreme events to protect the receiving water course in times of flooding. However, as a minimum, the LPA will expect a 40% allowance to be made as per Environment Agency guidance for the 'upper estimate' in their 'Adapting to Climate Change'[29] document. The 70% allowance for surface water is based on the Environment Agency's (EA) "upper end" climate change allowance for peak river flows (which is also 70%), but it is not official EA guidance.[30] However, in Woodmancote, the higher 70% is strongly encouraged given the downstream impacts.

132. Development proposals that require Sustainable Urban Drainage Systems in accordance with the Tewkesbury Flood and Water Management Supplementary Planning Document (March 2018) will be encouraged to use a minimum of a 40% climate change allowance.

133. Whilst there is nothing to say that these climate change allowances should not be used for developments that don't require a Flood Risk Assessment (but do require a Water Management Statement), it would be unreasonable and disproportionate to place such onerous requirements on small developers of sites at a low risk of flooding. However, even where a Water Management Statement is not required, natural flood measures to retain run off are affordable alternatives to hard landscaping and parking designs.

134. Smaller sites are also inherently less able to design in significant SuDS features due to the associated land take. Requiring these allowances would probably render many smaller developments unviable. The 40% minimum discharge reduction is only referred to for brownfield sites as they are more constrained in nature and unlikely to

[29] Adapting to a changing climate The Environment Agency's second adaptation report under the Climate Change Act, 2016.
[30] The advice on the 70% climate change assumptions for modelling was received from the planning authority in an email dated 14/10/20.

be able to achieve the more ambitious betterment requirements for greenfield sites referred to at 5.7.7 of the SPD. For greenfield sites the planning authority will seek to achieve more than a 40% reduction but exactly how much will vary case by case.

135. Even the smallest developments can provide sustainable urban drainage, for instance by providing permeable surfaces, water butts, rain gardens, soakaways, green roofs and rainwater harvesting.

Policy 6: Design of Sustainable Urban Drainage Systems

A. All proposals will be required to incorporate Sustainable Urban Drainage Systems that are appropriate and proportionate to the scale and nature of the proposed development.

B. Design of Sustainable Urban Drainage Systems should generally assume a minimum of 40% climate change allowance.

C. Proposals to reduce the size of gardens by extending properties by more than 25% floorspace will demonstrate that all viable efforts have been made to incorporate rainwater harvesting, permeable hardscaping and natural flood measures into the proposal.

D. All schemes for the inclusion of SuDS should demonstrate they have considered all four aspects of good SuDS design, quantity, quality, amenity and biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.

Flood Betterment Areas and Natural Flood Management (NFM)

136. Surface water originating on the AONB above the edge of the scarp flows down the steep hillsides of Woodmancote causing localised flooding along the streams, swales and ditches as well as the narrow steep roads and further downstream as discussed above. Though flood alleviation measures have been put into place forcing surface water into holding ponds at various points on the escarpment and Honeybourne Meadow, this does not always have sufficient capacity to hold the water to allow it to naturally absorb before overflowing to land lower down the hillside.

137. In discussion with the Lead Local Flood Authority (Gloucestershire County Council) the WNDP seeks to encourage the development of natural flood management techniques in line with Borough Plan Policies ENV2 and NAT1.

138. The Flood Authority favours the EA's "Working With Natural Processes"[31] project. Working with Natural Processes to reduce flood risk involves implementing measures that help to protect, restore and emulate the natural functions of catchments, floodplains and rivers. It takes many different forms and can be applied in urban and rural areas. **Box 7** replicates recommended techniques that are applicable in Woodmancote.

Box 7: Natural flood management techniques appropriate in Woodmancote

Woodland Management	Run-off management
Catchment woodlands Floodplains woodlands Riparian woodlands Cross-slope woodlands	Soil and land management Headwater drainage Run-off pathway

139. The project is not yet adopted as policy and is still being tested but has been used locally in Stroud District to good effect.[32] The Stroud project worked with 19 land managers, the district council, the EA and Gloucestershire County council as the flood authority. The key features of the Stroud approach which can be replicated in Woodmancote are:

- Designed and implemented by local organisations and people using local knowledge and building on natural processes and techniques;
- Co-designed with the landowners and community groups which has meant much of the emphasis has been on establishing long-term working relationships between these groups;
- Interventions often built by landowners or their contractors, using local materials and building skills and capacity.
- A network of many small-scale interventions spread at strategic locations across the whole catchment, building in greater resilience;

31 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/654429/Working_with_natural_processes_summary.pdf

32 Stroud Rural Sustainable Drainage project (2014 – 2021), R. McCloskey, 2019

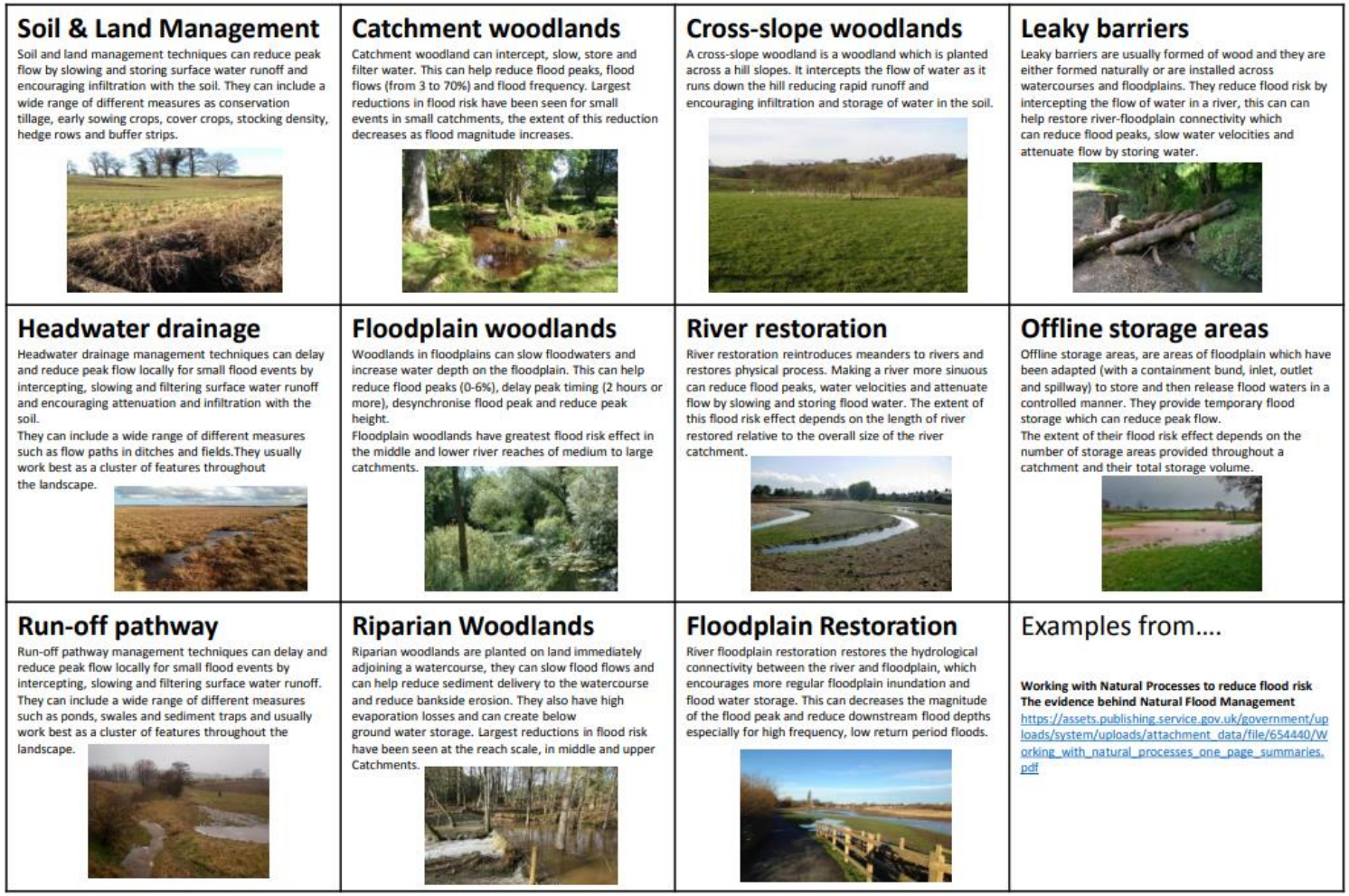
- The interventions designed to be multi-functional to achieve a number of outcomes including attenuation, slowing the flow, reducing erosion, reducing sediment transport downstream or overland, benefitting biodiversity, improving water quality.

140. A national guide has been prepared to assist developers to use these natural methods, which can be accessed by following this link. The scope and design of any project must be based on evidence of sources and pathways, including local knowledge of flood pathways and flood history.[33]

141. NFM projects may be suitable in Woodmancote and can cover a range of potential schemes from woodland planting, to the creation of informal dams on small watercourses that develop in periods of high rainfall. Examples are shown in **Figure 29.**

[33] Working with Natural Processes – Using flood risk evidence to make the case for NFM, DEFRA, 2017, Page 3.

Figure 29: Types of Natural Flood Management



Source: Gloucestershire County Council

142. Only minor development is likely to occur in Woodmancote given the constraints of the development boundary around the built up area, the Green Belt, the AONB and the Special Landscape Area. However, even minor development may be able to offset some of its impacts by using NFM techniques. Alternatively, land managers in the countryside may wish to work with organisations such as the Lead Local Flood Authority or the Environment Agency to prepare and undertake schemes on their land.

Policy 7: Natural Flood Management

A. Natural Flood Management will be supported and encouraged in Woodmancote Parish.

B. Natural Flood Management can include measures included in Figure 29.

Flooding on Roads in the AONB

143. 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 an easterly direction.

144. The primary routes out of Woodmancote are via

- Stations Road under the Railway Bridge through Bishops Cleeve
- Two Hedges Road over the Railway through Bishops Cleeve
- New Road towards Southam

145. Secondary routes are classic "hollow-way[34]" lanes on the Cotswold Escarpment in the AONB:-

- Bushcombe Lane
- Post Office Lane
- Stockwell Lane
- Gambles Lane.

146. These lanes have no pavements, are steep, and in places dangerous. There are several places where these lanes have deep ditches where cars and HGVs become trapped when trying to pass oncoming traffic. In times of heavy rain, the narrow steep and winding country roads in Woodmancote can turn to rivers which are hazardous for drivers who are caught in the water flows. This was illustrated in the Community Survey. The most dangerous roads, also the steepest, connect the village with the scarp in the AONB.

147. Over recent years, there have been many individual houses permitted in the AONB, leading to an intensification of road use. This then increases the likelihood that more travellers will be caught in flash flood events. The rapidly increased use of SATNAVs

[34] A hollow way is a sunken lane, road or track that is significantly lower than the land on either side.

have exacerbated the problem especially during commuter periods with increased traffic often driving in a reckless manner when the conditions are considered. For this reason, further residential development that will cause more use of these steep roads should be avoided. The roads of greatest concern of flood danger are: Gambles Lane, Stockwell Lane and Bushcombe Lane. For developments of more than one single dwelling in the AONB, developers should consider providing an information pack to new occupants to raise awareness of the hazards of driving on Woodmancote's lanes at times of heavy rainfall.

Policy 8: Flooding on Roads in the AONB

A. **Development proposals on steep roads in the AONB should not exacerbate the risks of flash flooding in severe weather to road users and pedestrians from the development and other affected properties.**

Character of the Built Environment

148. Whilst settlements in the immediate area date back to 100 AD the first evidence of Woodmancote itself starts around 1170 AD 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.

149. Since the 1950s the village of Woodmancote has grown dramatically. Each new development has added changes to the character of the village. 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.

150. Appendix 5 to the NPD provides a detailed character assessment of land and buildings in Woodmancote Parish.

151. The Character Assessments shows uniformity in each building period and general similarities between different periods. The greatest influence in building design is based on the settlement's agricultural heritage and many of the older and larger buildings date back to this. There are remnants of the old farming practices in the form of converted barns and out-buildings and stables, remnants of the cider industry and sheep dipping.

152. The Cotswold Health Resort located on Cleeve Hill, was built by well-known local Arthur Yiend who used stone from his own quarry on Cleeve Hill. The overall design reflects a combination of early Edwardian country houses with "New England American" accents. The buildings in this development are tucked away and not in prominent escarpment positions and have a focus on enjoying the views from gardens in contrast to modern large window frontages and balconies. The buildings from this development are subservient to the AONB and the uniform colour palette means nothing "sticks out". The development is characterised by local Cotswold stone, pitched roofs and avoids large glass frontages that could cause glint.

153. The housing estates built from 1950 to 1990s now make up 85% of the housing stock. Generally, they have an open and green feeling that gives a rural feel consistent with Woodmancote's setting. Low profile housing which allows views from the AONB across to the Forest of Dean and Malvern Hills right down to the village boundary is typical with safe, welcoming and accessible layouts that encourage walking across the village and towards the AONB.

154. **Box 8 and Box 9** summarises the positive features revealed by the Character Assessments. Where possible, new development, including extensions and renovations, should conform to the positive principles set out in the Character Assessment, whilst avoiding negative features that are not currently found locally.

Box 8: Positive and negative design features in Woodmancote Village

POSITIVE FEATURES	NEGATIVE FEATURES
ROOFS	
• Thatched • Costwold stone tiles – recovered or new • Slate or artificial slate	• Bright red tiles • Large expanses of Fiberglass Roofing System (GRP) roofing especially when visible from the escarpment • Solar panels that cause glint from the AONB views
EXTERNAL WALLS AND FINISHES	
• Cotswold Stone (real or reconstituted) • Stone coloured render or paint over brick • Dark stained natural cut close board • Stone Quoins Lintels and Cills	• Red brick • Coloured render (other than white) • Pebbledash or other applied texture • Large expanses of glass
DOORS & WINDOWS	
• Timber preferred • Painted timber in heritage colours • Stone lintels, cills and jambs around windows •	• Glass balconies
FENCES AND ENCLOSURES VISIBLE FROM STREET OR FOOTPATHS	
• Low Cotswold stone walls • Clipped hedges • Agricultural style gates (wooden, open) • Rubbish bins and other paraphernalia should be well screened behind walls where possible • Access for wildlife	• Any fencing or hedging in front gardens in Britannia Way and Pottersfield estates • Close board modern timber fencing adjacent to the highway or footpaths • Concrete block walls • Chain link fencing
GARDENS AND PARKING	
• Open front gardens where plot size allows to set back the building giving “open and green” feeling to village. • Parking is off street and unobtrusive	• Back garden development such as extensions and conservatories up to the boundaries should be avoided to retain characteristic large back gardens and open and green feel • On street parking where the street scene becomes crowded and closed in.
SCALE AND MASSING	
• Bungalows • Bungalows with dormer loft conversions • Generous spacing between dwellings • Two storey homes in a low density layout with front and rear gardens	• Houses over two storeys are not in character • 3rd story dormers are out of character and detract from low profile character

• Garages and outbuildings that are subservient to main buildings and still allow an open and green feeling	• Large outbuildings that compete with the main building should be avoided • Houses with front doors immediately facing onto the street.
COLOUR PALETTE	
• Traditional Cotswolds heritage palette that matches or complements the main materials in walls and roofs	• Bright modern colours • Shiny metallic surfaces • Brightly coloured glass
PATIO AND DECKING MATERIAL	
• Gravel • Stone Paving (permeable) • Wooden decking • Cobblestones • Brick paving (in dark colours)	• Astroturf • Plastic decking • Crazy paving • Red brick paving • Large areas of asphalt or cement

Box 9: Positive and negative design features of dwellings outside the Woodmancote Village Settlement Boundary

POSITIVE FEATURES	NEGATIVE FEATURES
ROOFS	
• Thatched • Cotswold stone tiles – recovered or new • Slate or artificial slate	• Flat felted roofs • Bright red tiles • Large expanses of Fiberglass Roofing System (GRP) roofing especially when visible from the escarpment
EXTERNAL WALLS AND FINISHES	
• Agricultural feel • Cotswold Stone and colour to match older dwellings • Lime render extensions to Cotswold Stone dwellings • Oak frame and Cotswold stone combinations • Oak board cladding to give barn like appearance • Lintels in stone, artificial stone or wood • Stone Quoins	• Red brick • Coloured render (other than natural stone or traditional colour) • Pebbledash or other applied texture • Large expanses of glass (picture windows) within the AONB should be avoided where they introduce an urbanising influence or may cause glint/glare • Suburban feel
DOORS & WINDOWS	
• Timber • Painted timber in heritage colours • Stone lintels, cills and jambs around wooden windows • Colonial type features	• Expanses of glazed architecture in prominent positions on the escarpment. • Plastic or metal doors • UPVC windows • Sliding glass doors • Glass balconies
FENCES AND ENCLOSURES VISIBLE FROM STREET OR FOOTPATHS	

• Low Cotswold stone walls • Clipped hedges • Agricultural style gates (wooden, open) • Off-street areas to hide rubbish and recycling bins • Access for wildlife	• High fencing that obscures the property • Close board modern timber fencing adjacent to the highway • Concrete block walls • Chain link fencing • Barbed wire fencing
CLEEVE HILL SETTLEMENT - ARTHUR YIEND HOUSES AND OTHER BUILDINGS	
• Within current settlement area • Location to be set back from prominent positions • No changes to roof line • Preference for retention of existing windows or wooden replacement windows • Windows and doors to be replaced with same stone based design as original • Stonework to match existing as close as possible and Lintels, Jambs, Cills and Quoins are essential • Well maintained gardens on grass terraces	• Extensions to the settlement which undermines the underpinning heritage • Dormer windows that detract from original roof line and design • Plastic windows • Extensions into prominent places on the escarpment • Painting or render over Cotswold Stone • Glass balconies or other features that intrude negatively into the AONB environment and produce glint • Subdividing plots to increase density unless it demonstrably retains the historic setting of existing dwellings
GARDENS AND PARKING	
• Generous gardens that facilitate low density housing with generous spacing between houses • Off-street parking only – preferably garage based. • Soft landscaping	• Back garden development should be avoided to retain characteristic large back gardens and open and green feel • Any on street parking • Security lighting or other side lighting that will damage the unlit character of the escarpment • Hard landscaping and impermeable surfaces
SCALE, MASSING AND LOCATION	
• Two storey homes • Generous plot size • Garages and outbuildings that are subservient to main buildings and still allow an agricultural feel	• Development on prominent positions in the AONB • Linear development sitting square to the road that gives a suburban feel • Houses over two storeys are not in character • Large outbuildings that compete with the main building should be avoided • Houses with front doors immediately facing onto the street.
COLOUR PALETTE	
• Traditional Cotswolds heritage palette that matches or complements the main	• Bright modern colours • Shiny metallic surfaces • Brightly coloured glass

materials in walls and roofs of general character outside Woodmancote Village	
PATIO AND DECKING MATERIAL	
• Gravel • Stone Paving • Wooden decking • Cobblestones • Brick paving (in dark colours)	• Astroturf • Plastic decking • Crazy paving • Red brick paving • Large areas of asphalt or cement

Policy 9: Design

A. Development proposals that are in keeping with the local character as demonstrated in the Woodmancote Character Assessments in Appendix 5 of the WNDP will be supported.

B. Development proposals for new development and extensions in Cleeve Hill community that are in keeping with the local character as demonstrated in the Woodmancote Character Assessments and do not harm the setting of the non-designated historic assets such as the Arthur Yiend resort houses in Appendix 5 of the WNDP will be supported.

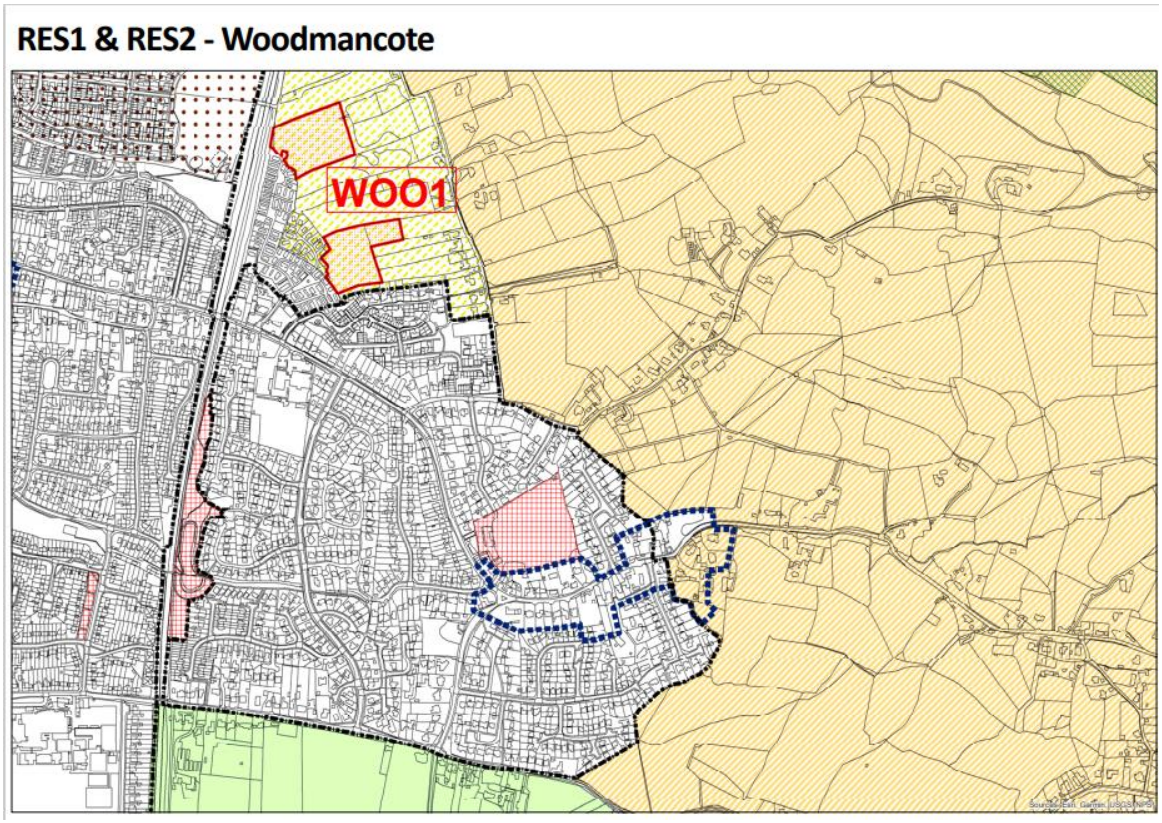
C. Design of new development, including extensions, outbuildings and renovations, will be expected to incorporate positive local design features identified in Boxes 8 and 9 of the WNDP and avoid the negative design features especially in prominent locations.

D. Wherever possible, new residential development should have access to high quality communications infrastructure (broadband).

Caravan Park Masterplan

155. The Borough Plan allocates 2.3 ha. of land for 60 dwellings at land adjacent to Oxbutts Caravan Park (known locally as Woodmancote Park Homes) in policy WO01, shown in **Figure 30**. **Box 10** repeats the proposed masterplan policy.

Figure 30: Borough Plan allocation WOO1



Source: Tewkesbury Borough Plan Pre-submission Draft Borough Local Plan (October 2019)

Box 10: Provisions of Borough Plan Policy RES1 relating to WOO1

These sites represent an opportunity for the expansion of the adjacent mobile home park. The sites should form an integral part of the mobile home park and should be accessed from within it. These sites are not considered to be suitable for the development of conventional dwelling houses due to the identified access constraints and sensitivity of the landscape setting.

Proposals on this site will be expected to address the following requirements:

- All existing trees (including those along the site boundaries) should be retained, and new planting should be provided, in order to screen the sites from views from within the AONB. The proposal should contribute to the wider green infrastructure network and deliver biodiversity net gains

- The development should incorporate the suggested mitigation within the Tewkesbury Borough Plan – Assessment of Site Allocation Impacts on the Cotswolds AONB (Toby Jones Associates, May 2019)

Policy 10: Oxbutts Caravan Park

In addition to provision under Borough Plan policy RES1 and WOO1, development proposals at Oxbutts Caravan Park will:

A. be fully assessed against the Cotswolds AONB Management Plan Character Assessment and Landscape Strategy Guidelines for escarpments.

B. Due to its location, any development would need to demonstrate the highest levels of natural and engineered flood measures and consider how a minimum of 40% allowance for climate change will be demonstrably managed.

C. Development proposals that are likely to be supported would include:-

I. wherever practicable, green roof designs and rainwater harvesting that retain run off, will be encouraged.

II. developments which result in only minor increases in traffic volumes on Butts Lane, Bushcombe Lane or Station Road.

PART 4

Appendixes