

SUBMISSION DRAFT
WOODMANCOTE
NEIGHBOURHOOD
DEVELOPMENT
PLAN 2020-2031
APPENDICES 1-4

September 2021

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Appendix 1: Planning Policy Context

1. Neighbourhood Development Plans (NDPs) must meet certain “basic conditions” in order to be made.
2. Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, notes that in examining a neighbourhood plan, the examiner must consider the following:
 - “a. whether the draft neighbourhood development order meets the basic conditions (see sub-paragraph (2)),
 - b. whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L,
 - c. whether any period specified under section 61L(2)(b) or (5) is appropriate,
 - d. whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates, and
 - e. such other matters as may be prescribed”.
3. Paragraph 8(2) then outlines the basic conditions that a neighbourhood plan must adhere to (where relevant) in order to progress to a referendum and be made. These are as follows:

“A draft order meets the basic conditions if –

 - a. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
 - b. the making of the order contributes to the achievement of sustainable development,
 - c. the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - d. the making of the order does not breach, and is otherwise compatible with EU obligations, and
 - e. prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
4. This policy review seeks to meet the following requirements of the basic conditions:
 - a. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
 - c. the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

The Development Plan

3. The National Planning Policy Framework (NPPF) requires neighbourhood plans to be in general conformity with the strategic policies contained in any development plan that covers their area.¹
4. In the case of Woodmancote Parish, the Development Plan consists of the following documents:
 - The Joint Core Strategy (2017)
 - Saved policies from the Tewkesbury Borough Local Plan to 2011 (2006)
 - The Gloucestershire Waste Core Strategy (2012)
 - Minerals Local Plan for Gloucestershire (2018 - 2032)
5. Neighbourhood plans may also take account of emerging policies in Development Plan documents that are being reviewed. The documents relevant to Woodmancote are:
 - Joint Core Strategy Review
 - Pre-Submission consultation of the Tewkesbury Borough Local Plan (October 2019)
6. Additional guidance and supplementary planning documents (SPDs) are also relevant:
 - The Cotswold AONB Management Plan 2018-2023
 - Flood and water management SPD (2018)

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) (JCS)

7. Cheltenham, the nearest major urban area which lies to the south of Woodmancote, is noted in the JCS as retaining its “village feel in parts” characterised by its high-quality historic environment, set within a wider open landscape defined by the Cotswolds AONB and the Green Belt which effectively delineates Cheltenham from the neighbouring settlement of Bishops Cleeve (and therefore Woodmancote). The JCS notes that public consultation has emphasised the importance of retaining the separation of Cheltenham.²
8. In Tewkesbury, the JCS notes the importance of the rural character which it seeks to protect and enhance³ and the Green Belt which will be managed to enhance its contribution to the landscape, biodiversity and access.⁴
 - Strategic Objective 4 – Conserving and enhancing the environment, seeks to: Conserve, manage and enhance the area’s unique natural environment and great biodiversity, including its waterways, Sites of Special Scientific Interest (SSSI), the Cotswolds AONB, and areas of landscape and biodiversity importance, and maximise the opportunities to use land to manage flood water;

¹ NPPF, 2019, footnote 16.u

² JCS, para 2.12.

³ JCS para 2.23

⁴ JCS, para 2.25.

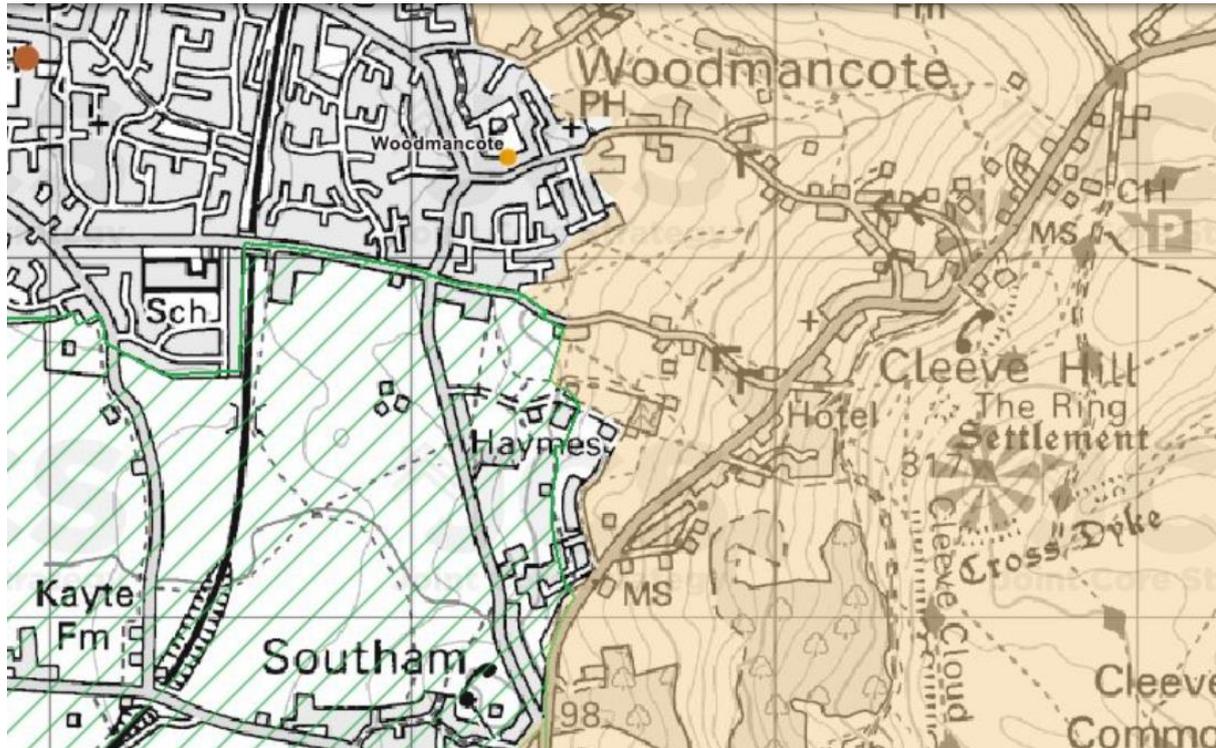
- Require that all new developments, wherever possible, support green infrastructure and improve existing green infrastructure within urban and rural areas to provide movement corridors for people and wildlife;
 - Within the Development Plan, review the current Green Belt boundary with a view to releasing land to help meet the long-term development needs of the area that cannot be accommodated elsewhere, whilst providing a long-term permanent boundary for the future.
9. The JCS sets out the settlement hierarchy in Table SP2c. Woodmancote is identified as a Service Village. Policy SP2 (5): Distribution of New Development requires that service villages will accommodate lower levels of development and that they should together deliver 880 new homes over the plan period to 2031. The definition of a service village is “*having two or more primary services, two or more secondary services and benefiting from bus services and /or road access to a major employment area by the 2015 Rural Area Settlement Audit Refresh and updated by further evidence as available.*”⁵
10. Green Belt policy in the JCS seeks specifically to prevent the coalescence of Cheltenham and Bishops’ Cleeve.⁶ In order for Cheltenham and Gloucester to grow, the JCS concludes that
- Given that development of strategic scale would normally be unsuitable because of the landscape designation status of the AONB and in areas of heightened flood risk in accordance with the NPPF, the Green Belt is the only available reasonable option for urban extensions in most cases within the JCS area. It is for these reasons the Councils considered a Green Belt review was appropriate.*
11. A Green Belt Review was undertaken in 2007 and the current Green Belt designation (including in Woodmancote) was supported.⁷ 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 extract from the JCS map illustrating the Green Belt Boundary is shown in **Figure 2**.

⁵ JCS, para 3.2.14

⁶ JCS, para 4.5.1.

⁷ JCS, para 4.5.5 – 4.5.7.

Figure 2: extract from Joint Core Strategy key diagram



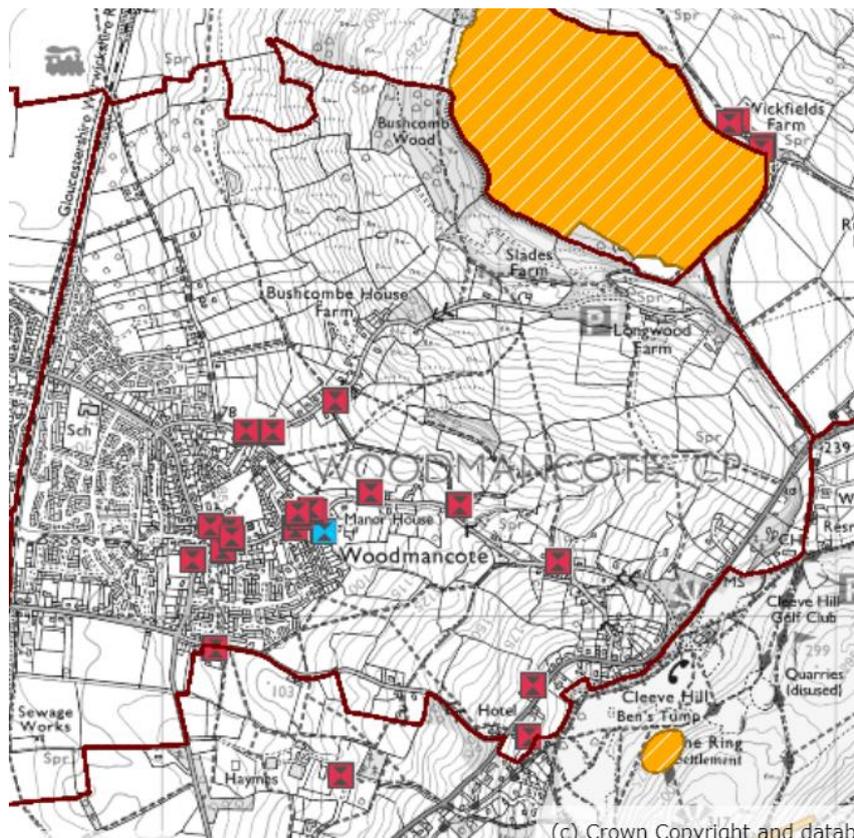
12. Policy SD6: Landscape relates to the AONB in Woodmancote and is worthy of consideration in full here:
 1. *Development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being;*
 2. *Proposals will have regard to the local distinctiveness and historic character of the different landscapes in the JCS area, drawing, as appropriate, upon existing Landscape Character Assessments and the Landscape Character and Sensitivity Analysis. They will be required to demonstrate how the development will protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement or area;*
 3. *All applications for development will consider the landscape and visual sensitivity of the area in which they are to be located or which they may affect. Planning applications will be supported by a Landscape and Visual Impact Assessment where, at the discretion of the Local Planning Authority, one is required. Proposals for appropriate mitigation and enhancement measures should also accompany applications.*
13. The Landscape and Character assessment did not extend to Woodmancote parish.
14. Policy SD7: The Cotswolds Area of Outstanding Natural Beauty (AONB) applies to most sites 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.

15. The Cotswold AONB Management plan relevant to Woodmancote will be discussed separately below.
16. Policy SD8: Historic Environment is relevant to the built up area of Woodmancote. **Figure 3** shows an extract of magic.defra.gov map which shows Grade 2 listed buildings (red boxes), Grade 2* (blue box) and scheduled monuments (orange hatching) which are outside the Parish boundaries.

Figure 3: Listed buildings and scheduled monuments in and around Woodmancote



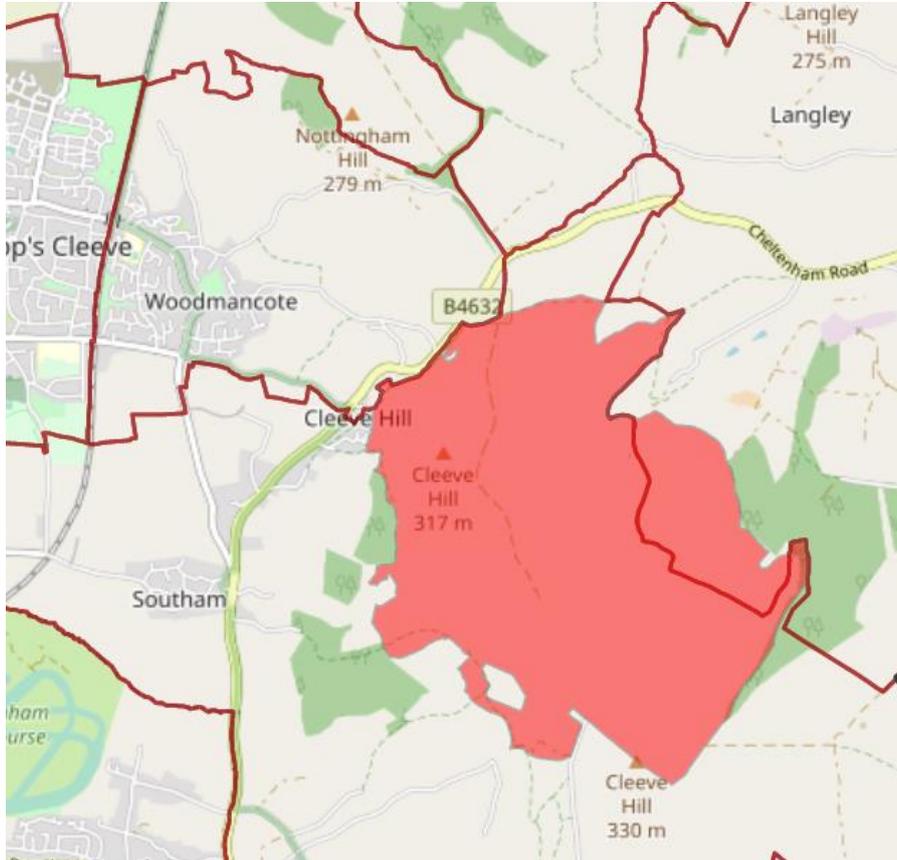
17. Policy SD8 requires development to make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment; and that designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance and for their important contribution to local character, distinctiveness and sense of place.

New development should complement and relate to its surroundings, not only in terms of its appearance but also in the way that it functions. This will require developers to consider the relationships between buildings, relationships of buildings to their settings, and relationships with adjacent land uses and the wider landscape, all of which contribute to local character and distinctiveness⁸.

⁸ JCS, para 4.8.6.

18. Policy SD9: Biodiversity and Geodiversity protects international and nationally designated sites. **Figure 4** shows that whilst there are no designations within Woodmancote, there is a site of special scientific interest (SSSI) immediately to the south and east of the Parish.

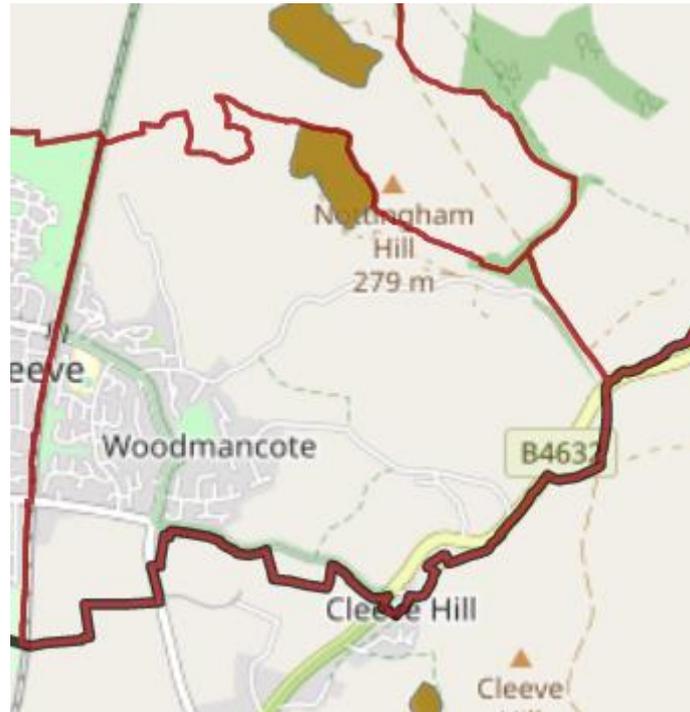
Figure 4: Cleeve Common SSSI (red shading)



Source: Gloucestershire map

19. A small area of Ancient Woodland is located in the northern-most part of the parish, shown in brown shading in **Figure 5**.

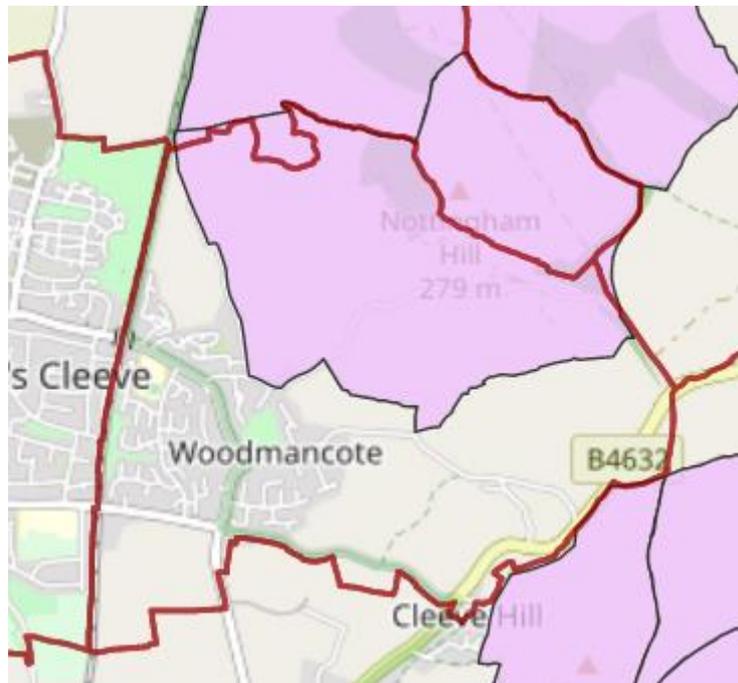
Figure 5: Ancient woodland in Woodmancote parish



Source: Gloucestershire map

20. A Strategic Nature area has been designated in the northern portion of the parish, shown in pink highlighting in **Figure 6**.

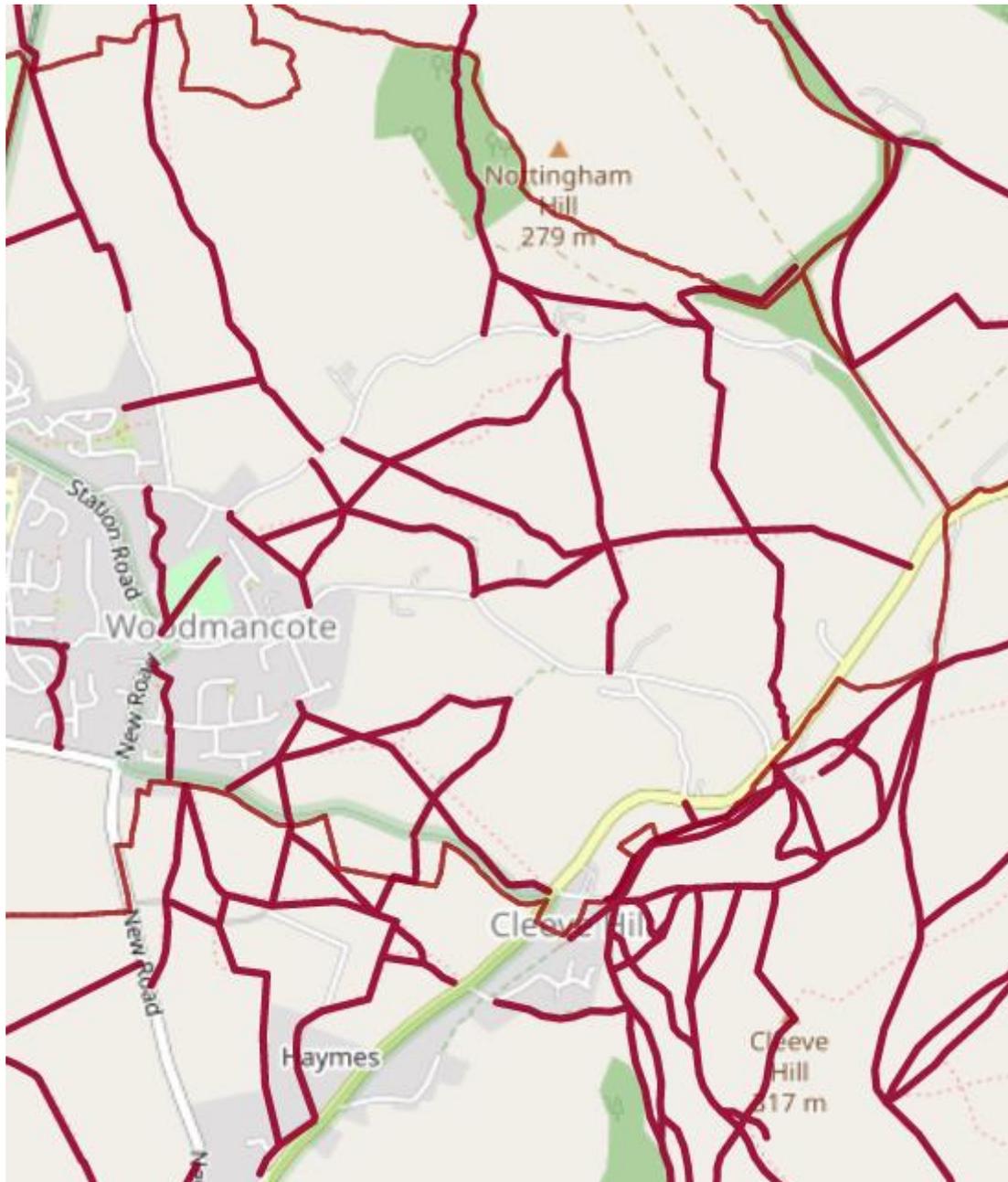
Figure 6: Strategic Nature Area



Source: Gloucestershire Map

21. Policy INF1: Transport Network requires developers to provide safe and accessible connects to the transport network to enable travel choice. Connection should be provided where appropriate to existing walking, cycling and public transport networks. There is a well developed public rights of way (PROW) network in Woodmancote, shown in **Figure 7**.

Figure 7: Footpath network in and around Woodmancote parish



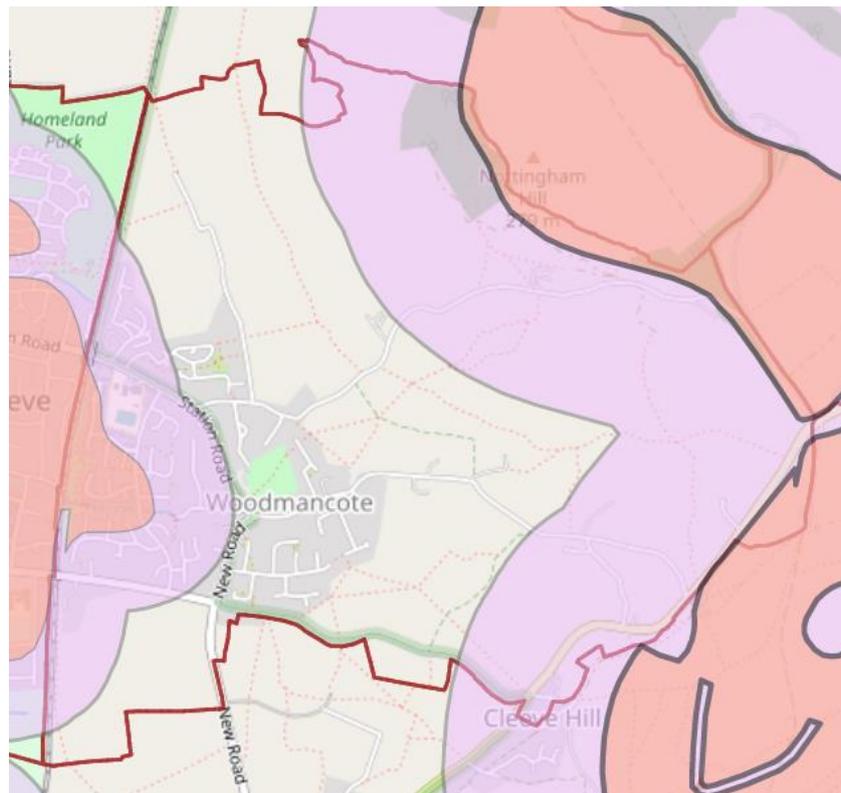
Source: Gloucestershire map

22. Flooding is a significant issue in the JCS area, and though Woodmancote is in a very elevated position relative to other parts of the JSC area, localised surface water flooding is recognised locally as a major concern. Flooding issues are the subject of Policy INF2: Flood Risk Management. The policy precludes proposals that increase the level of 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 drainage systems (SuDS).
23. Policy INF3: Green Infrastructure requires development to contribute positively towards green infrastructure and to create a network of local and strategic importance.

Minerals Local Plan for Gloucestershire 2018-2032

24. The Gloucestershire County Council interactive map⁹ shown below for Woodmancote illustrates that parts of the parish are Minerals Consultation/Safeguarded sites (pink) and very small peripheral areas are Mineral Resource Areas for Sandstone and Limestone (salmon). These designations are shown in **Figure 8**.

Figure 8: Minerals Designations for Woodmancote Parish



Source: Gloucestershire Map

25. The Strategy seeks to avoid mineral working in the AONB. This is codified in Policy DM09 Landscape. Policy DM10 restricts minerals working in the Green Belt. Table 2 lists developments that will not be required to produce a mineral resource safeguarding

⁹ <https://maps.gloucestershire.gov.uk/MapThatPublic/Default.aspx>

assessment which will include most development types that could be expected in the Woodmancote built up area and outlying settlements. Since minerals are unlikely to be permitted in Woodmancote’s AONB, Green Belt or built up area, this assessment will presume that no mineral policies apply to the WNDP.

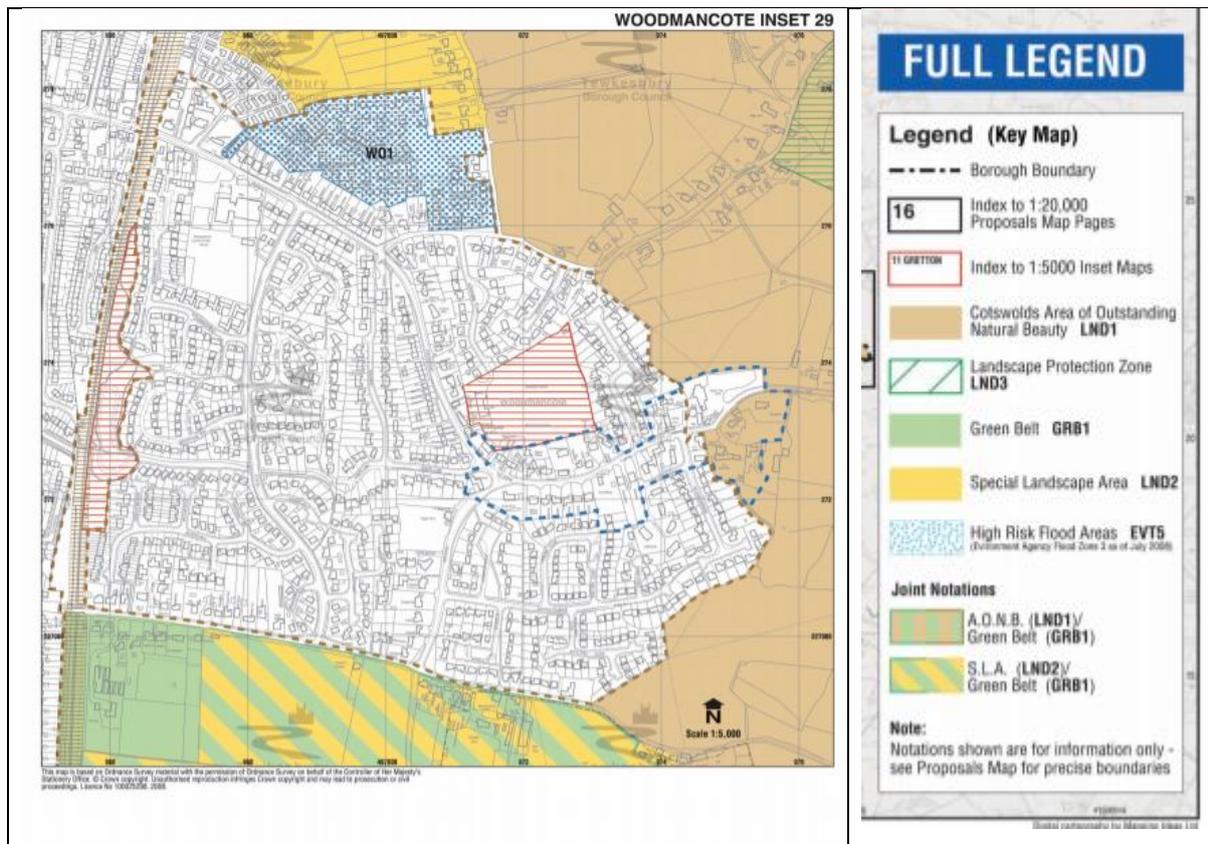
Gloucester Waste Local Plan 2002 – 2012

26. There are no strategic or safeguarded waste sites in Woodmancote Parish. This assessment will presume that no waste policies apply to Woodmancote.

Saved policies from the Tewkesbury Borough Local Plan to 2011 (2006)

27. The saved policies predate the NPPF 2012 by many years and are therefore largely out of date. They have for the most part been updated by policies in the JCS and are being further updated in the Pre-Submission consultation of the Tewkesbury Borough Local Plan (September 2019). The review of the Local Plan does not bear weight in the decision-making process, but its evidence base remains relevant to the NDP. **Figure 9 shows the Woodmancote insert from the Saved Proposals Map.**

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



Source: Tewkesbury Borough Local Plan 2011 Proposals Map.

28. The local plan allocated land for 130 dwellings under policy HOU1. HOU5 allows development or redevelopment in the remainder of Woodmancote subject to provisions. HOU5 also states:

Proposals for the development of backland will be assessed against these criteria although the development of sites located between existing dwellings and open countryside will not be acceptable. Where existing buildings are demolished in advance of the approval of redevelopment proposals, such proposals will be assessed in the light of the original built form, discounting the effect of any demolition.

Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis

29. The analysis did not extend to Woodmancote parish.

Flood and Water Management Supplementary Planning Document (March 2018) (SPD)

30. This document is a material consideration when considering individual planning applications to be read in conjunction with Development Plan policies and national guidance.¹⁰
31. Tewkesbury District lies in both the Thames and Severn water catchment areas. The Environment Agency's River Basic District Map indicates that Woodmancote lies in the Severn Catchment Area¹¹. The SPD advises that planning proposals where relevant should consider the central to upper allowances for peak river flow¹²:
- Total potential change anticipated for the 2020s (2015-2039) which is the period for the WNDP is between 10% and 25%.
 - Total potential change anticipated for the 2050s (2040-2069) is between 20% and 40%.
 - Total potential change anticipated for the 2080s (2070 to 2115) is between 25% and 70%.
32. Extreme rainfall intensity is also modelled to increase in small catchments¹³.
- Total potential change anticipated for the 2020s (2015-2039) which is the period for the WNDP is between 5% and 10%.
 - Total potential change anticipated for the 2050s (2040-2069) is between 10% and 20%.
 - Total potential change anticipated for the 2080s (2070 to 2115) is between 20% and 40%.

¹⁰ Para 1.4.

¹¹ See detailed map in Part 1: Severn River basin district River basin management plan Updated: December 2015.

¹² Flood and Water Management SPD, Table 1, para 3.4.4.

¹³ Ibid, Table 2.

33. The SPD encourages developers to seek early advice (pre-application) on flood management issues including early engagement with local communities.
34. The bodies relevant to matters surrounding flooding in Woodmancote are (statutory consultees are indicated with *):
 - * The Environment Agency (national responsibility for the environment)
 - * Severn Water (maintenance of foul, surface and combined public sewers)
 - * Gloucestershire County Council (Lead Local Flood Authority responsible for managing local flood risk from surface runoff, ordinary watercourses, and groundwater)
 - Lower Severn Internal Drainage Board (local public authority that manages water levels and can advise on planning applications)
35. Flood risk in Woodmancote is fluvial (Honeybourne), pluvial (rainfall surface water) and overwhelmed sewers and drainage systems. Woodmancote is in Flood Zone 1 (low probability).
36. The SPD requires that all proposals should therefore follow a Sequential Approach to flood risk. This means relevant development will be directed to the areas at the lowest risk of flooding at a strategic, local and site-scale level.¹⁴ The sequential test does not need to be applied in Woodmancote because the parish is located entirely within Flood Zone 1.¹⁵ However, in Tewkesbury, it is considered necessary to require all applications except for minor development¹⁶ 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.¹⁷
37. 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.¹⁸
38. The SPD requires all developments regardless of scale and constraints to seek to incorporate SuDs (Surface Water Drainage Systems) which manage water runoff in a more sustainable way than traditional drainage.¹⁹
39. A number of surface water management techniques are indicated which would be appropriate in Woodmancote:
 - Permeable surfaces
 - Green and brown roofs

¹⁴ SPD, para. 5.1.8.

¹⁵ SPD, para 5.3.4.

¹⁶ "Minor Development" is non-residential extensions with a footprint less than 250 square metres; alterations to a building that does not increase its size; householder development.

¹⁷ SPD, para 8.1.

¹⁸ SPD, page 77, second para.

¹⁹ SPD, para 6.1.

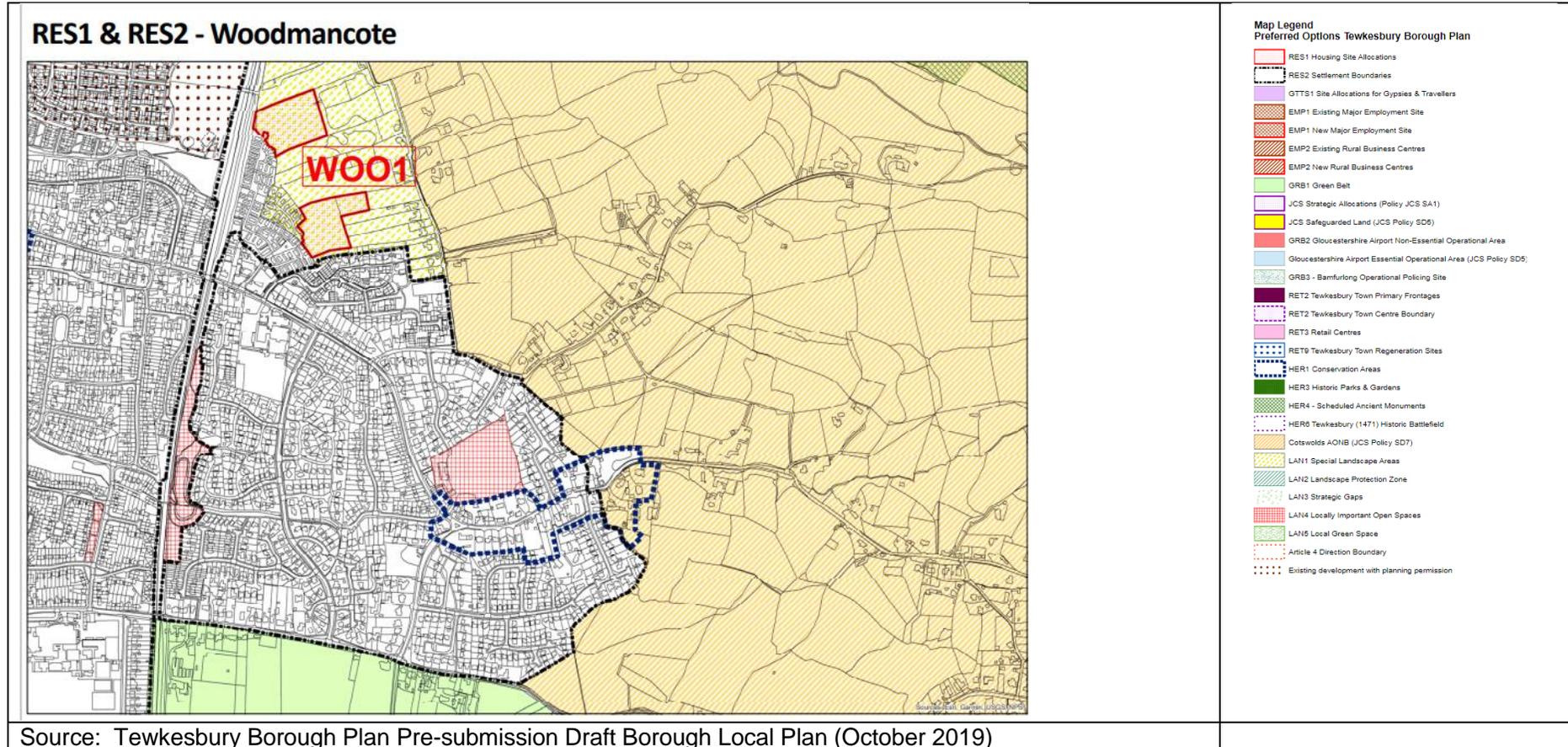
- Rainwater harvesting
 - Filter trenches, drains and strips
 - Sand filters
 - Swales
 - Basins
 - Bio-retention areas
40. An approach to design of SuDs in new developments is provided, based on the SuDS Manual (CIRIA, C753) Part C, Chapter 7 –The SuDS Design Process and Appendix C – Design Example. The design approach²⁰ is summarised here:
- Examine site topography 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.

Pre-Submission (Tracked Changes) Draft Tewkesbury Borough Plan 2011-2031 (May 2020) (The emerging Borough Plan)

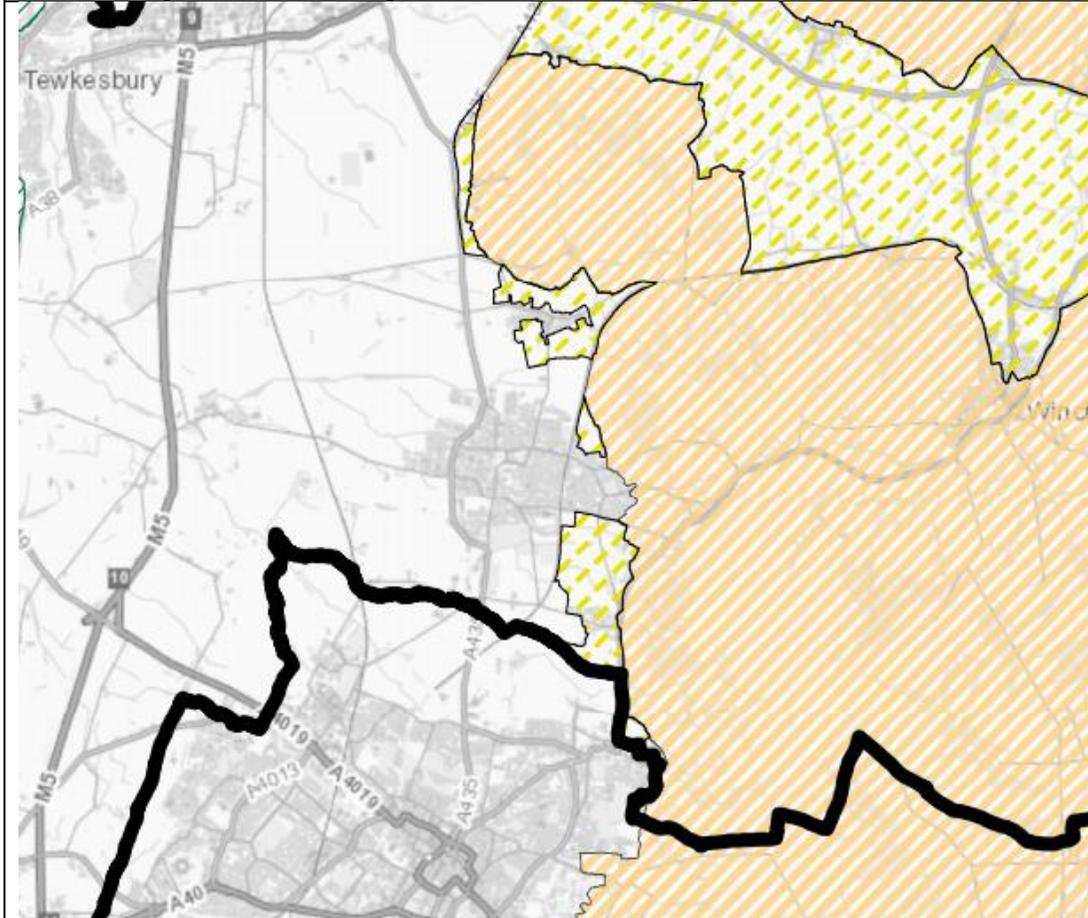
41. The emerging Borough Plan does not bear material weight in the preparation of the WNDP but it provides useful and up to date evidence that is relevant and also provides an indication of the policy direction that the WNDP may take. The draft Borough Plan is now sufficiently advanced to provide a clear basis for WNDP policies. For these reasons, it will be reviewed here.
42. The proposed site allocations map for Woodmancote is shown in **Figure 12**.

²⁰SPD, para 6.5.4

Figure 12: Proposed housing allocations for Woodmancote



Policy LAN1 – Special Landscape Area



- Map Legend**
Preferred Options Tewkesbury Borough Plan
- RES1 Housing Site Allocations
 - RES2 Settlement Boundaries
 - GTTS1 Site Allocations for Gypsies & Travellers
 - EMP1 Existing Major Employment Site
 - EMP1 New Major Employment Site
 - EMP2 Existing Rural Business Centres
 - EMP2 New Rural Business Centres
 - ORB1 Green Belt
 - JCS Strategic Allocations (Policy JCS SA1)
 - JCS Safeguarded Land (JCS Policy SD5)
 - ORB2 Gloucestershire Airport Non-Essential Operational Area
 - Gloucestershire Airport Essential Operational Area (JCS Policy SD5)
 - ORB3 - Bamfurlong Operational Policing Site
 - RET2 Tewkesbury Town Primary Frontages
 - RET2 Tewkesbury Town Centre Boundary
 - RET3 Retail Centres
 - RET9 Tewkesbury Town Regeneration Sites
 - HER1 Conservation Areas
 - HER3 Historic Parks & Gardens
 - HER4 - Scheduled Ancient Monuments
 - HER0 Tewkesbury (1471) Historic Battlefield
 - Cotswolds AONB (JCS Policy SD7)
 - LAN1 Special Landscape Areas
 - LAN2 Landscape Protection Zone
 - LAN3 Strategic Gaps
 - LAN4 Locally Important Open Spaces
 - LAN5 Local Green Space
 - Article 4 Direction Boundary
 - Existing development with planning permission

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

44. Table 1 of the emerging Borough Plan indicates that 2.3 ha. of land for 60 dwellings will be allocated in Woodmancote at land adjacent to Oxbutts Caravan Park in policy WO01.
45. Woodmancote is set to retain its status as a “service village”²¹ Specific development principles have been identified in Table 1 to RES1:

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 Cotswold AONB (Toby Jones Associates, May 2019)

46. Policy RES2 adjusts the settlement boundary in Woodmancote to account for the site allocation. Residential development is acceptable in principle within the boundary.
47. RES3 New Housing Outside Settlement Boundaries sets out how development outside the development boundary will be allowed. The Development Boundary is shown in **Figure 12**, above.
- *The reuse of a redundant or disused permanent building (subject to Policy RES7)*
 - *The sub-division of an existing dwelling into two or more self-contained residential units (subject to Policy RES8)*
 - *Very small scale development at rural settlements in accordance with Policy RES4*
 - *A replacement dwelling (subject to Policy RES9)*
 - *A rural exception site for affordable housing (subject to Policy RES6)*
 - *Dwellings essential for rural workers to live permanently at or near their place of work in the countryside (subject to Policy AGR3)*
 - *A site that has been allocated through the Development Plan or involves development through local initiatives including Community Right to Build Orders and Neighbourhood Development Orders*
48. RES4 New Housing at other rural settlements allows for very small scale development adjacent to the built up area of rural settlements (those features within the settlement hierarchy (such as Cleeve Hill in Winchcombe) providing:

²¹ Emerging Borough Plan, para 3.6.

- a) it is of a scale that is proportionate to the size and function of the settlement and maintains or enhances sustainable patterns of development;
 - b) it does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the plan period; as a general rule no more than 5% growth or 10 dwellings during the plan period, whichever is lesser, will be allowed;
 - c) it complements the form of the settlement and is well related to existing buildings within the settlement;
 - d) 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;
 - e) the proposal would not result in the coalescence of settlements
 - f) 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.
49. RES5 New Housing Development and proposals should:
- *be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being well integrated within it;*
 - *be of an appropriate scale having regard to the size, function and accessibility of the settlement and its character and amenity, unless otherwise directed by policies within the Development Plan;*
 - *where an edge of settlement site is proposed, not appear as an unacceptable intrusion into the countryside and retain a sense of transition between the settlement and open countryside;*
 - *not cause the unacceptable reduction of any open space (including residential gardens) which is important to the character and amenity of the area;*
 - *provide an acceptable level of amenity for the future occupiers of the proposed dwelling(s) and cause no unacceptable harm to the amenity of existing dwellings;*
 - *make provision for appropriate parking and access arrangements and not result in the loss or reduction of existing parking areas to the detriment of highway safety;*
 - *incorporate into the development any natural or built features on the site that are worthy of retention;*
 - *Make provision for the delivery of efficient and effective high-quality household waste collection services that supports the implementation of the waste hierarchy and encourages the practice of resource efficiency and waste reduction;*
 - *address any other environmental or material planning constraints relating to the site.*
50. Policy RES6 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.

51. The emerging Borough Plan reiterates the NPPF's 5 purposes of the Green Belt²² as:
- *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*
52. A Green Belt review was undertaken in 2017 which removed land from the Green Belt to deliver appropriate housing growth²³. This review did not lead to land being removed from the Green Belt in Woodmancote.
53. Policy HER1 Conservation Areas sets out that proposals for development in or within the setting of conservation areas will need to have particular regard to the potential impact on their character and setting. New development will be expected to preserve or enhance the character and appearance of conservation areas through high quality design and use of appropriate materials.
54. Policy HER2 Listed Buildings seeks to ensure that development will have no adverse impacts on those elements which contribute to listed buildings' special architectural or historic interest, including their settings.
55. Policy HER5 Non-Designated Heritage Assets seeks to ensure that proposals affecting a non-designated Heritage Asset will sustain or enhance the character, appearance and significance of the asset. Proposals that seek the preservation and/or enhancement of these assets will be encouraged. Historically important groups of farm buildings will be protected from proposals for destructive development or demolition. The Council is working to produce a local list of non-designated heritage assets. When produced the list will not be exhaustive and will be amended.
56. Policy LAN1 Special Landscape Areas applies to the LAN to the north of the settlement (see **Figure 12**) requires the benefits of new development to be weighed against the harm that it might cause, by not causing harm to significant landscape features, maintaining a high quality environment and taking reasonable opportunities to enhance the character of the LAN.
57. Policy LAN4 Locally Important Open Spaces of which there are two in Woodmancote (Recreation Ground and Honeybourne Meadow), will be protected from new development that would adversely affect their open character and appearance. Development resulting in an adverse effect on the open character and appearance of a Locally Important Open Space will only be permitted where it would result in benefits to the community that would outweigh the importance of the open space.
58. Policy NAT1 Biodiversity, Geodiversity and Important Natural Features will require proposals, where applicable, to deliver a biodiversity net gain across local and landscape scales, including designing wildlife into development proposals, the connection of sites and large-scale habitat restoration, enhancement and habitat re-creation.

²² Emerging Borough Plan, para. 5.1.

²³ Emerging Borough Plan, Policy GRB1 and para 5.7.

59. Policy NAT2 requires proposals to seek appropriate opportunities to recreate more natural conditions and new habitat along watercourses.
60. Policy NAT 3 Green Infrastructure requires development to contribute to provision, protection and enhancement of the wider green infrastructure in accordance with established recognised standards such as the National Design Guide and “building for nature”.
61. Policy ENV2 states that opportunities to reduce the existing risk of flooding from all sources in the Borough will be sought, including, requiring developments to contribute towards the provision of additional flood storage on sites located within the headwaters of the Borough’s watercourses or other techniques such as natural flood management and re-naturalisation of watercourses.
62. The NDP steering group have had detailed discussions with the Flood Authority (Gloucestershire County Council) to understand how natural flood management could be improved in Woodmancote Parish in line with Emerging Borough Plan Policies ENV2 and NAT2.
63. Policy TRAC1 Pedestrian Accessibility protects pedestrian networks. New development should, through its design and layout, encourage walking by providing good quality permeable and legible routes both through the development and to the surrounding area. Development should prioritise pedestrian movement over motorised vehicles in a way that promotes pedestrian safety and convenience.
64. TRAC2 Cycle Network and Infrastructure seeks to ensure that cycle infrastructure is a fundamental consideration of design.

Tewkesbury Borough Plan Examination, Local Plan Inspector’s report, letter to Sandra Ford Head of Development Services, 16 June 2021

65. The main impact of the Examiner’s proposed amendment relate to Local Plan policy RES4 New housing at other rural settlements (proposed modification MM9). The recommendation was:

Amend to ‘as a general indication no more than 5% growth during the plan period will be allowed’ (delete ‘or to dwellings, whichever is lesser’) Incorporate 22B.

Appendix 2: Survey responses from the Community Survey (July 2020)



Woodmancote Neighbourhood Development Plan

Residents' Survey 2020 Results

November 2020

Survey Overview

- 486 completed surveys were returned for analysis, representing the views of approximately 38% of the residents of the parish.
- We understand this to be an high response rate, and the WNDP Steering Group would like to thank everyone who took the trouble to fill in the survey.
- These results have provided the WNDP Steering Group with an unique insight into how residents see the parish today, and its future development.

Survey Overview

- Community events were run on 23rd January and 27th February to update the community on the progress being made with the NDP and to encourage residents to get involved in the NDP process and share their opinions
- The Residents' Survey was circulated during June & July 2020. The final version of the survey was designed to be printed and available electronically, using **SurveyMonkey**, via a link from the WNDP website. The survey comprised 41 questions in total.
- The survey was sent to every postal address in the neighbourhood area during June 2020. Recipients were provided with a freepost return envelope. For ease of completion and analysis, recipients were encouraged to use the internet to complete the survey on-line. Additional copies of the survey were available on request.
- The Steering Group approved several promotional methods in order to encourage as many returns as possible. Although curtailed by the COVID-19 pandemic, these included promotion through WPC's website and social media channels, advertising in the parish magazine, Woodmancote News, and posters displayed on the parish noticeboards. Steering Group members, Parish Councillors, NDP email subscribers and representatives from local groups were also encouraged to raise awareness amongst their members and contacts.

Methodology

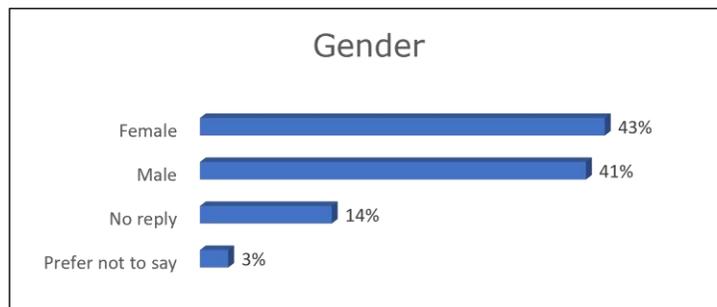
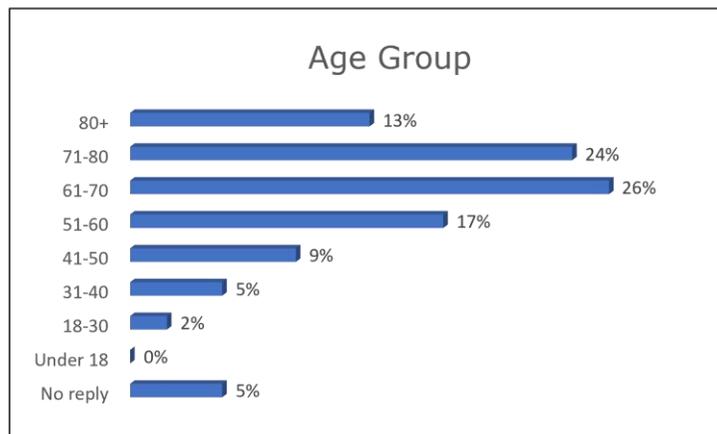
- To facilitate analysis, all completed surveys were transferred to 'SurveyMonkey' by GRCC.
- The survey questions were constructed to allow a blend of
 - Multiple choice answers to facilitate objective analysis
 - Free text to give more flexibility and subjectivity to more emotive responses
- The Analysis of Multiple Choice Answers was prepared by GRCC and a full set of detailed reports were compiled showing both counts and percentages. This was then put into a summary report for distribution to the Steering Group and the Parish Council.
- The Analysis of the free text needed to account for respondents repeating themselves for emphasis as well as putting answers in the wrong spaces.
- Answers were grouped into similar areas and some degree of interpretation was required to make the results sensible and useful in the context of developing a neighbourhood development plan.

Methodology cont.....

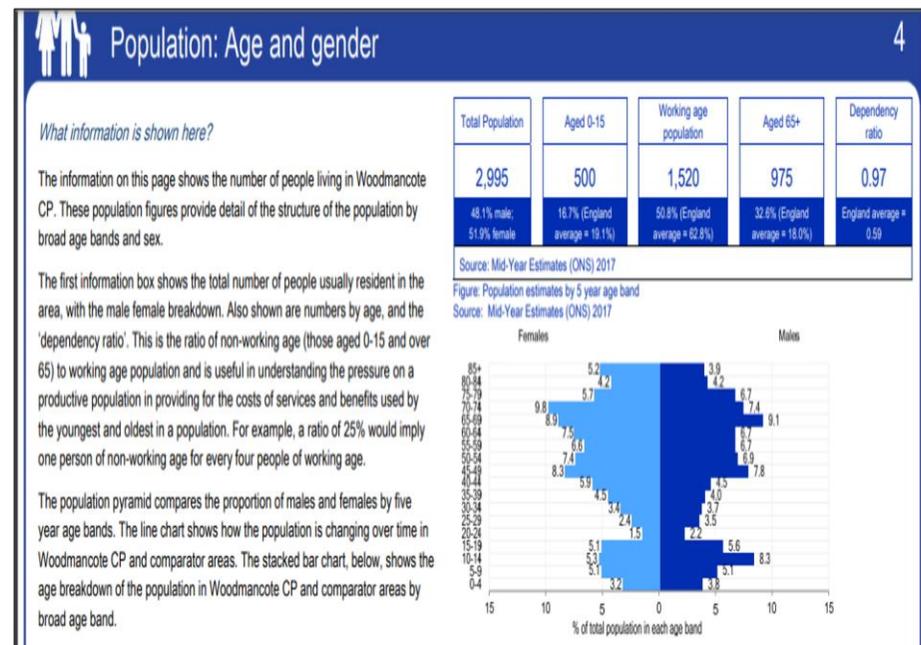
- A tally system of analysis was therefore adopted which would be more difficult to audit and this was deemed to be an acceptable weakness in the methodology given that the output was intended to identify themes rather than precise scientific measurement.
- The analysis was carried out by the Steering Group chair, James [REDACTED]. The approach was designed to be as objective as possible and James considered the risks of bias caused by his own background as
 - 50-60 year old
 - White male
 - Home owner of detached house
 - Resident of Woodmancote/Cleeve since 1997

Survey Results – PART A: ABOUT YOU

Residents were asked to provide some personal information. This will be compared with the OCSI (Oxford Consultants for Social Inclusion) socio-economic profile for the parish to ensure a cross-section of views have been captured.

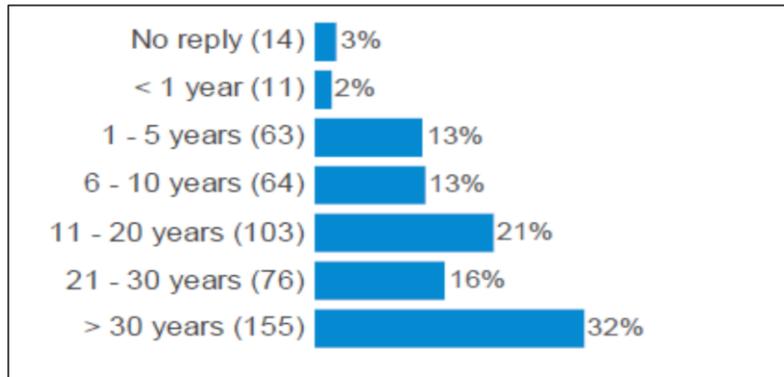


Below is a small snapshot from the OCSI parish profile, 15 January 2019:

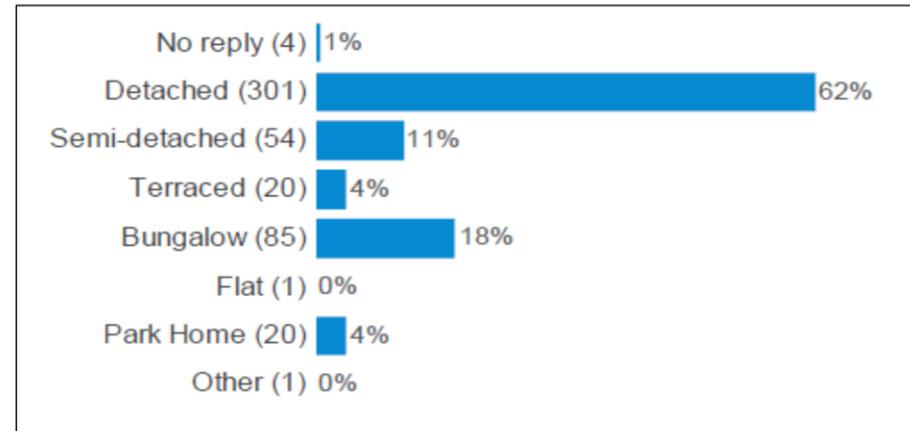


Survey Results – PART A: ABOUT YOU cont.....

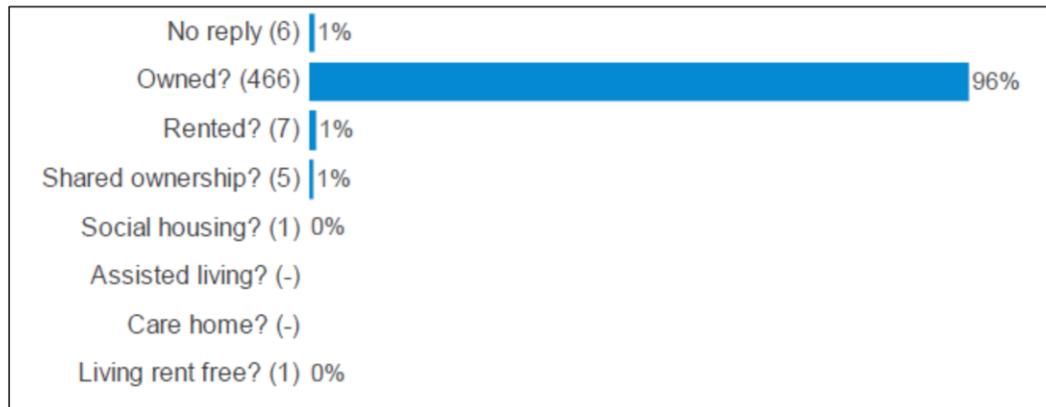
How long you have lived in Woodmancote:



Your home:



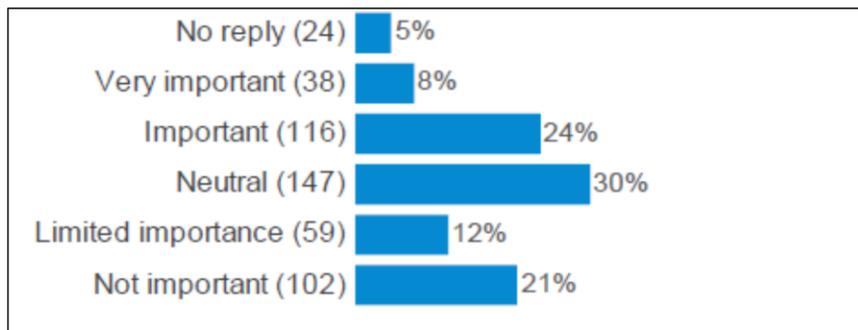
Is your home:



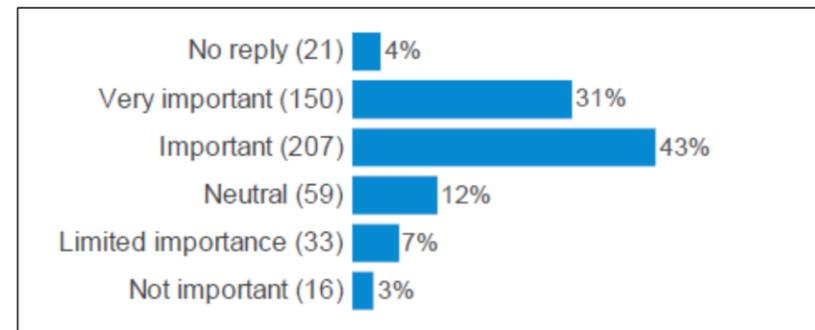
Survey Results – PART B: SOCIAL AND COMMUNITY

Residents were asked to rate how important a number of local services and amenities were to their quality of life in Woodmancote.

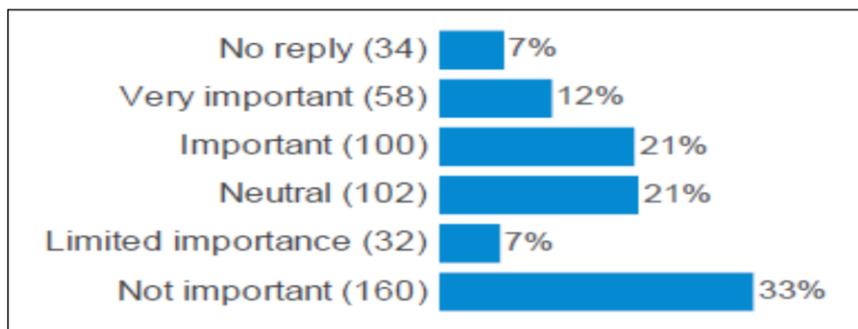
Church:



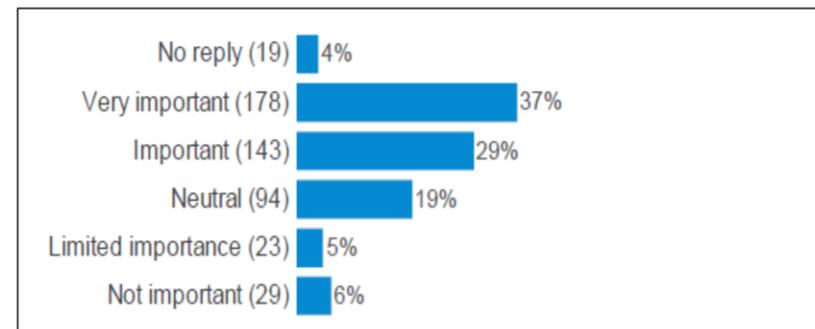
Community Centre (Village Hall):



Play Group and Mothers Clubs at the Village Hall:

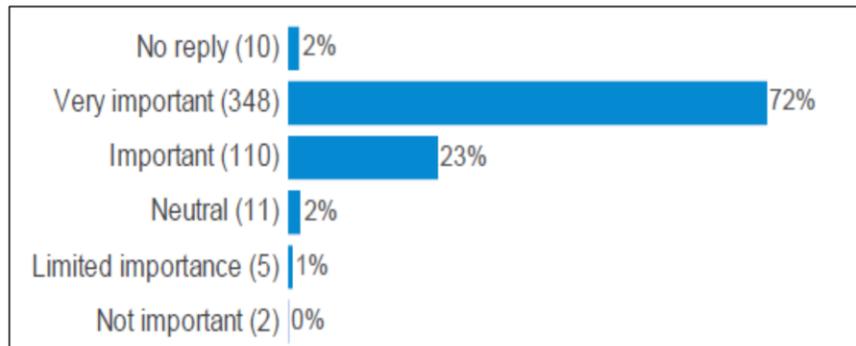


Primary School and/or Secondary School within walking distance:

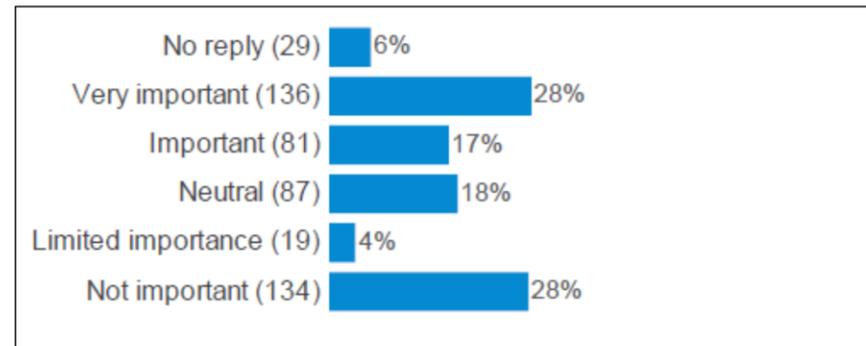


Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

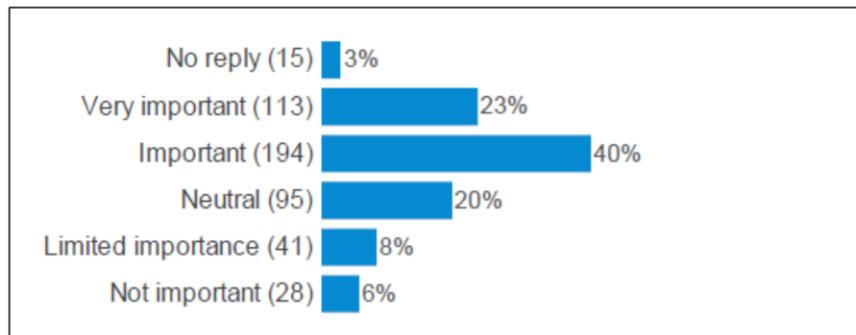
Local Health Services at Tewkesbury and Cheltenham:



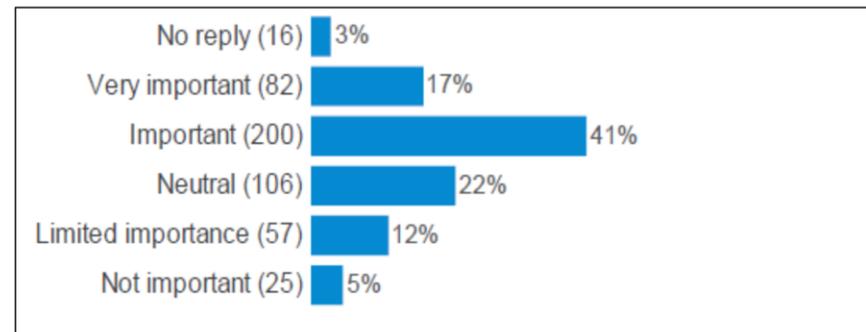
Visiting Health Service:



Public House:

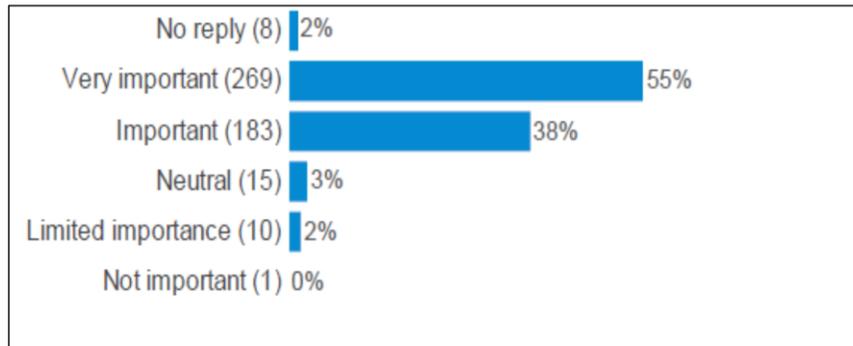


Restaurant / takeaway:

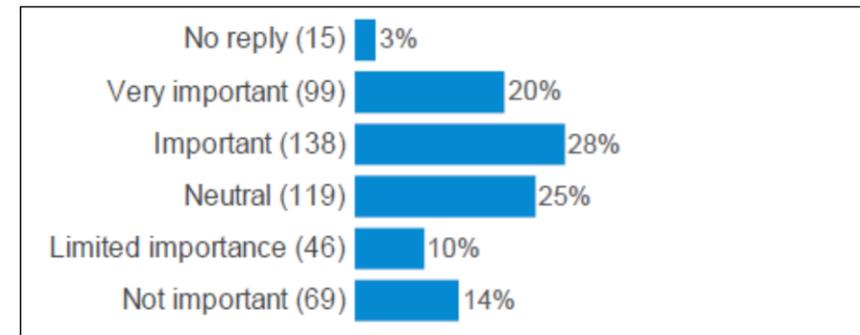


Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

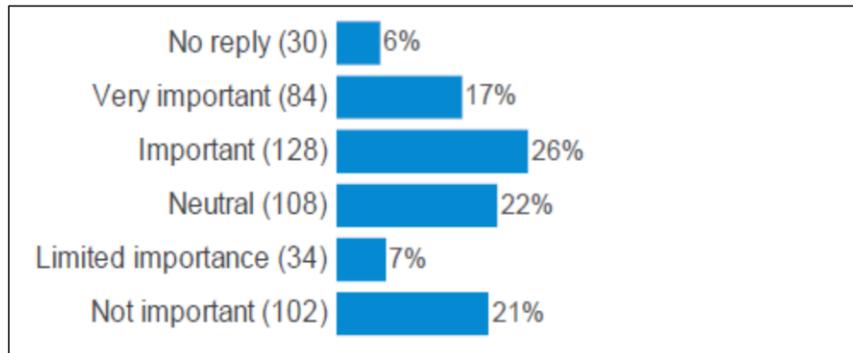
Local Shops:



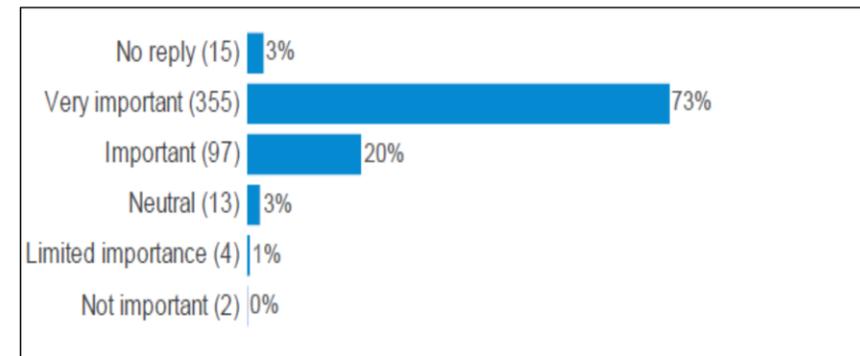
Vets and other services at Oxbutts Industrial Estate:



Local employment opportunities:

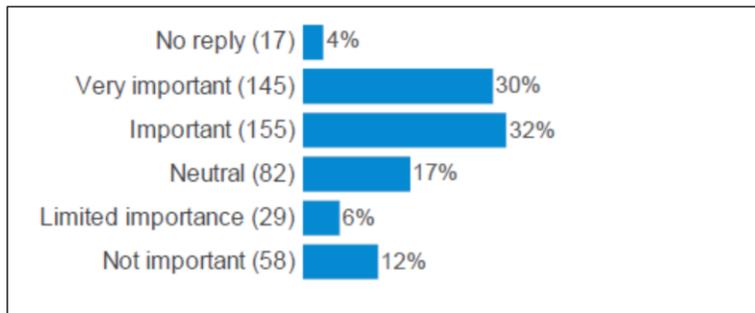


Good broadband and good mobile phone coverage:

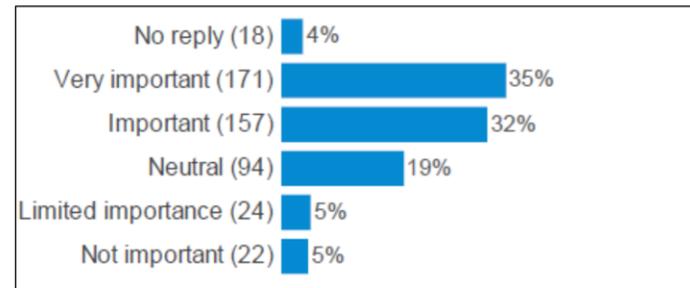


Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

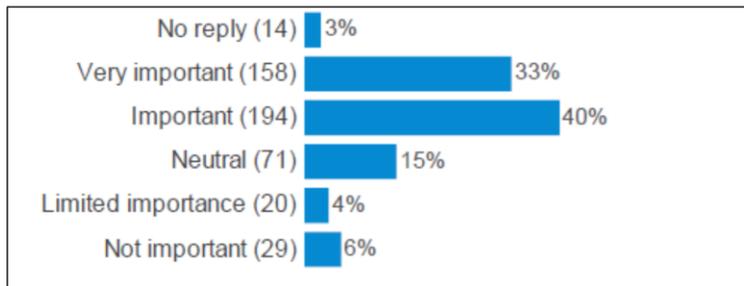
Play Area in the playing field:



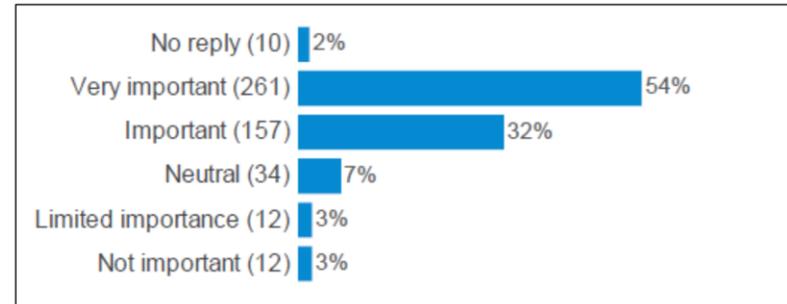
Open space at Honeybourne Meadow:



Facilities for Leisure and sport (including the cricket club):

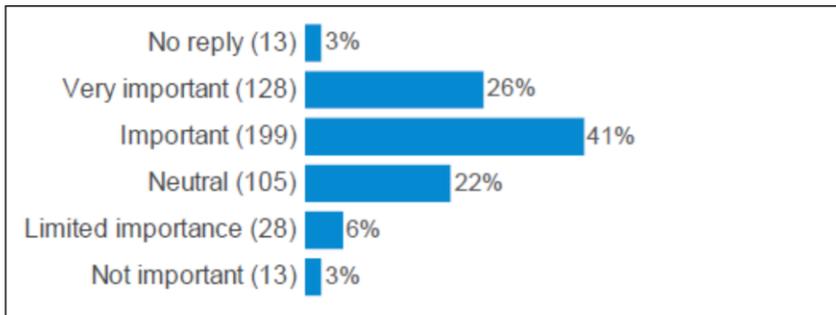


Walking and other outdoor pursuits e.g. horse riding:

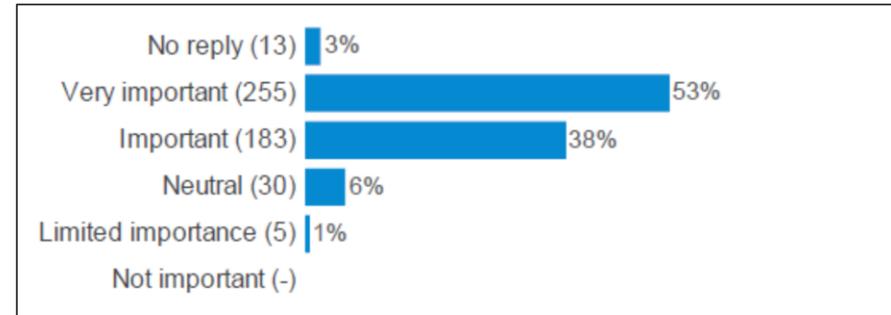


Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

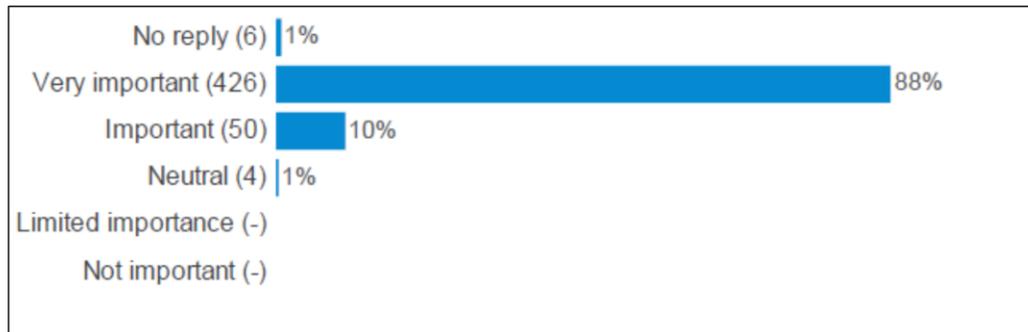
Lots of things going on e.g. clubs and activities:



Community Spirit:

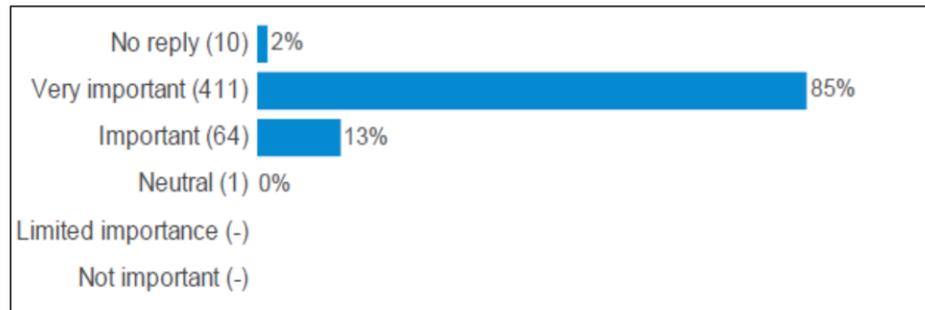


Feeling safe in your home and when moving around the village:

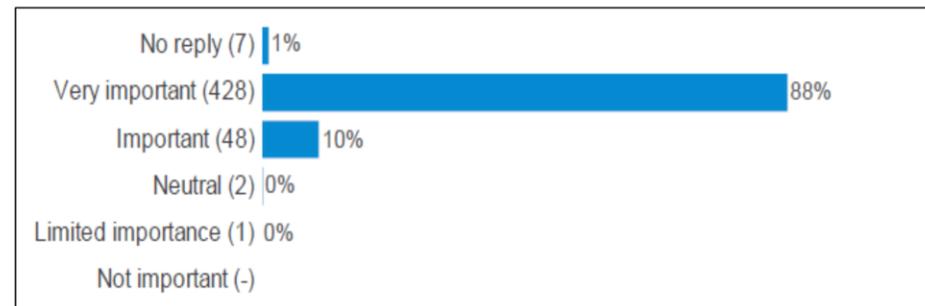


Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

Enjoying the tranquility and peace of the environment:

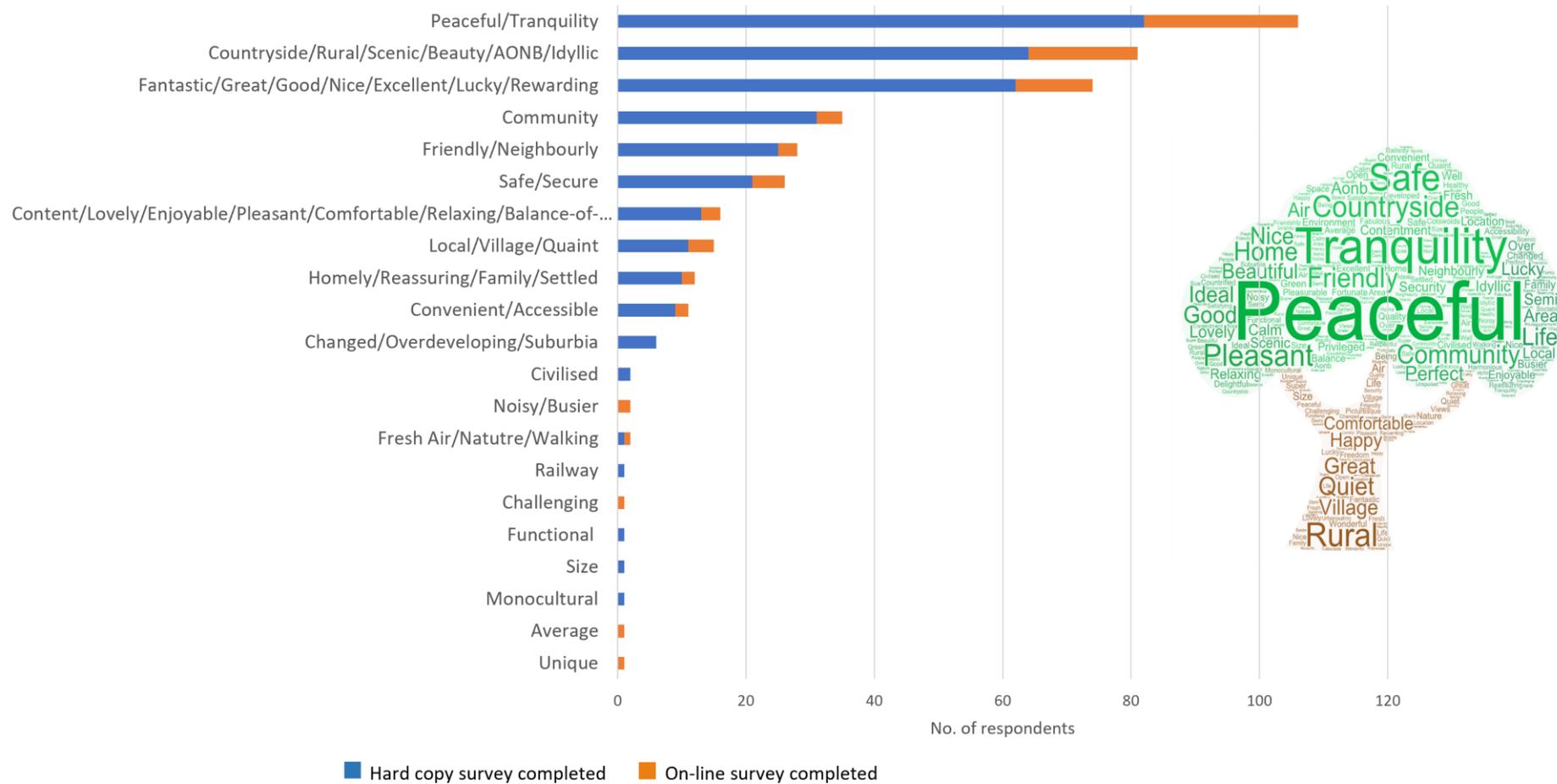


The surrounding countryside:



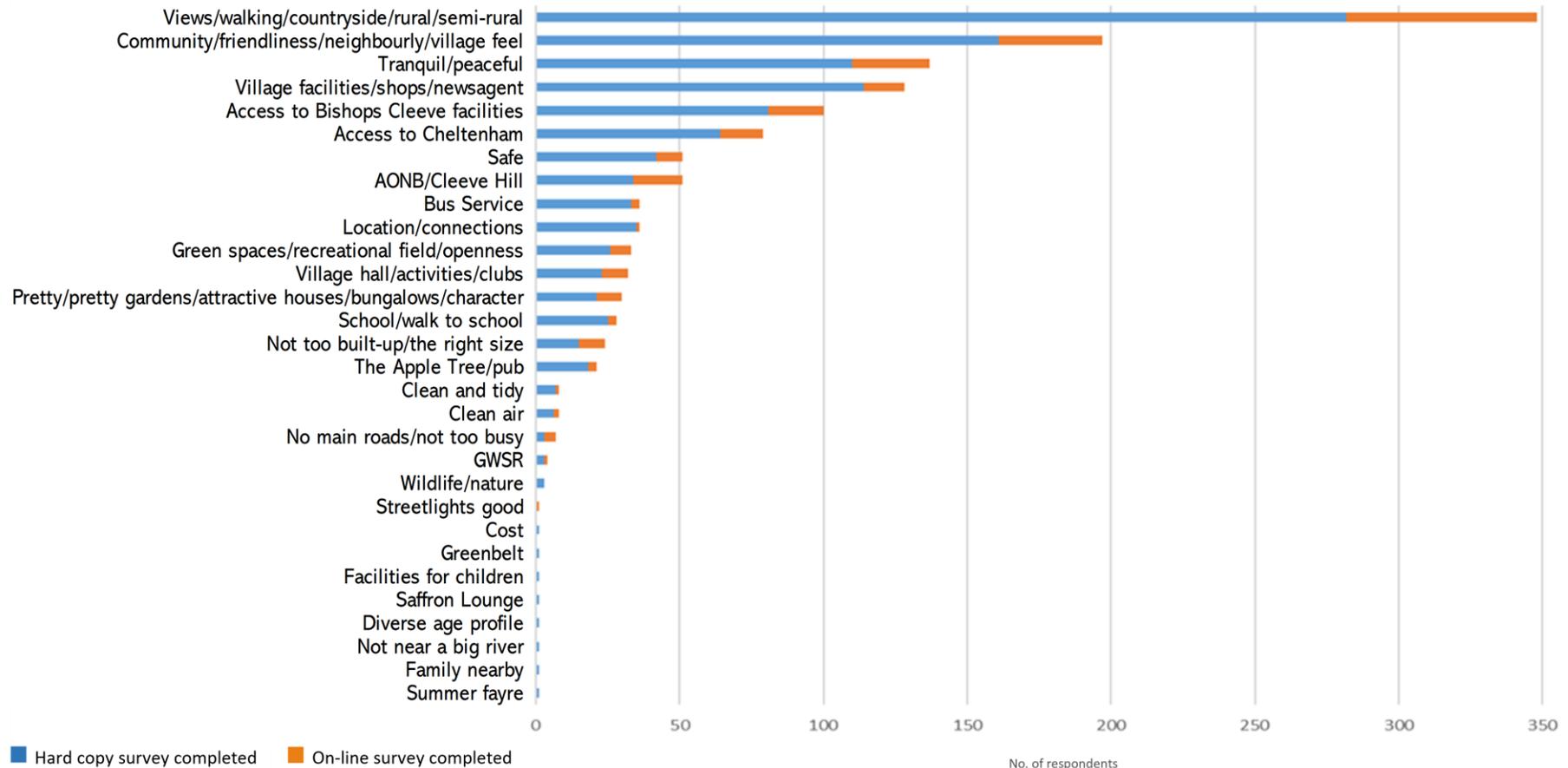
Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

One word that best describes living in Woodmancote for you:



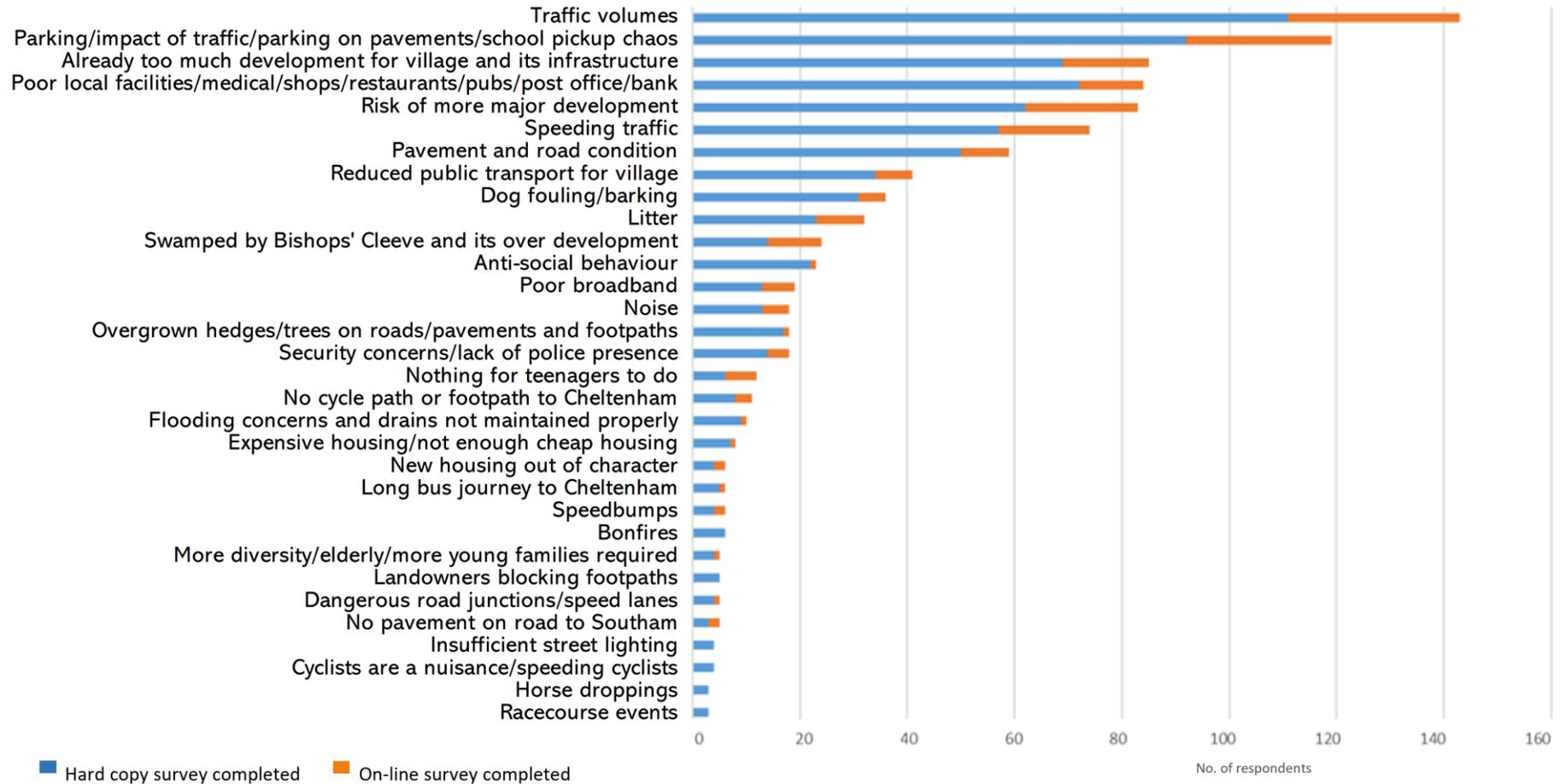
Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

The best things about living in Woodmancote are:



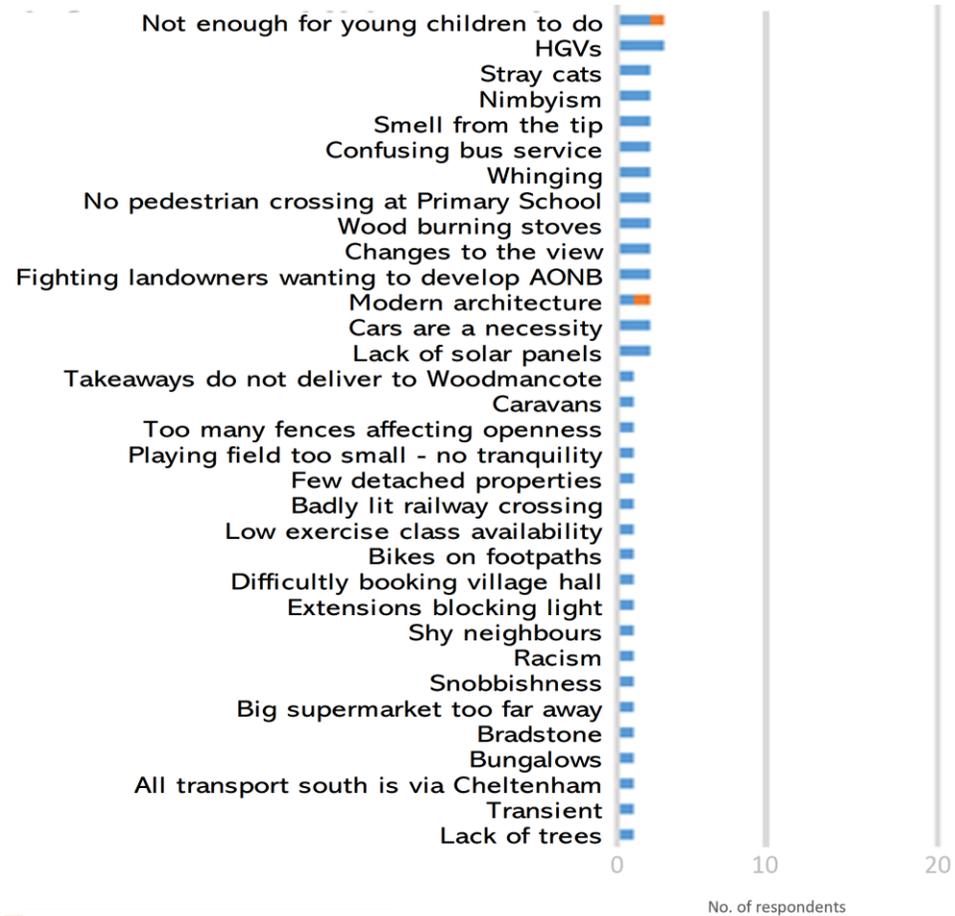
Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

The worst things about living in Woodmancote are – part 1:



Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

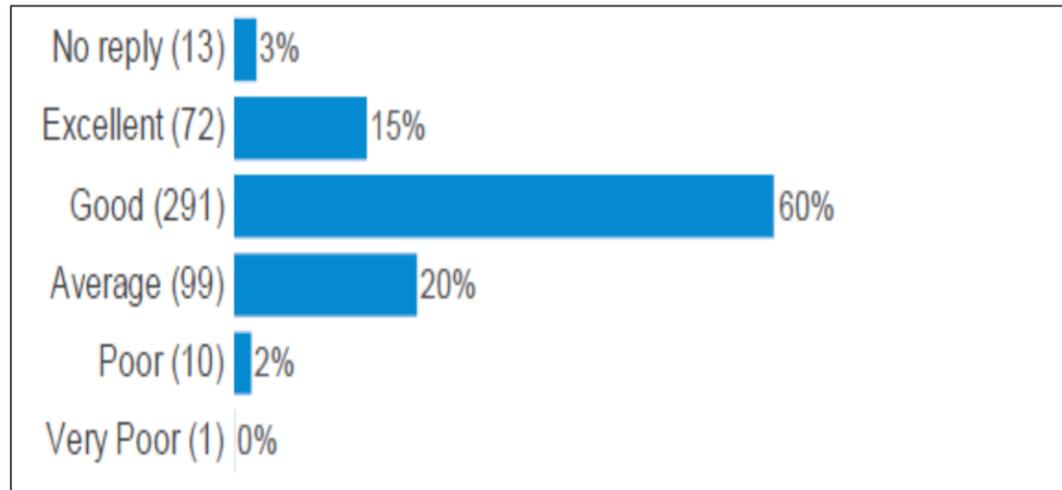
The worst things about living in Woodmancote are – part 2:



■ Hard copy survey completed ■ On-line survey completed

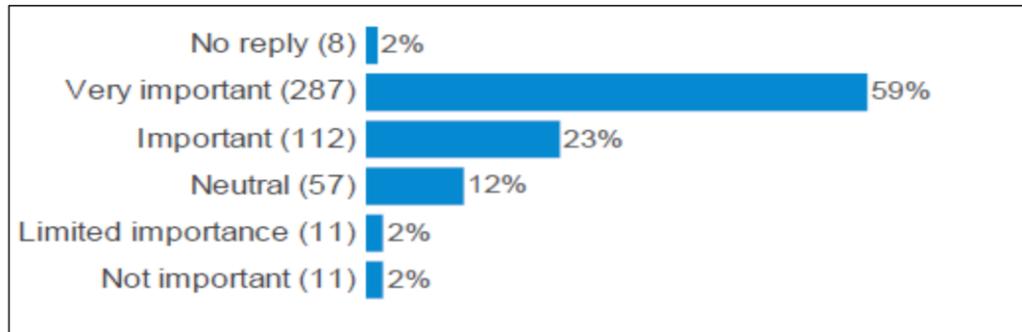
Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

In your opinion, how strong is the sense of community in the village:

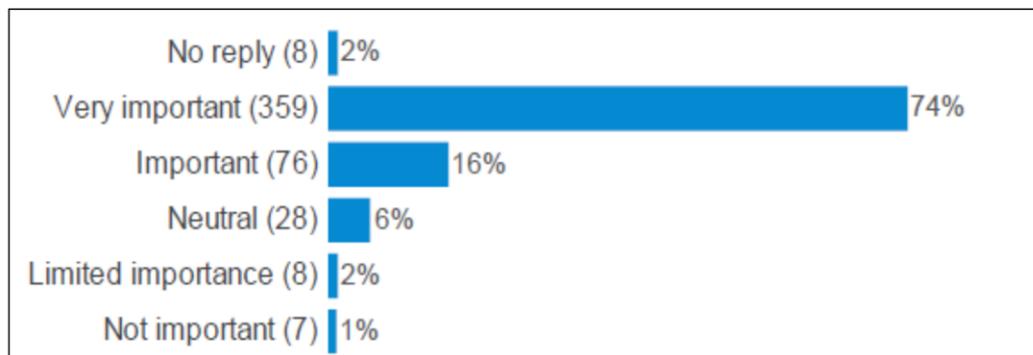


Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

How important do you feel it is to maintain physical separation from other settlements? (Clear separation between Woodmancote and Southam)

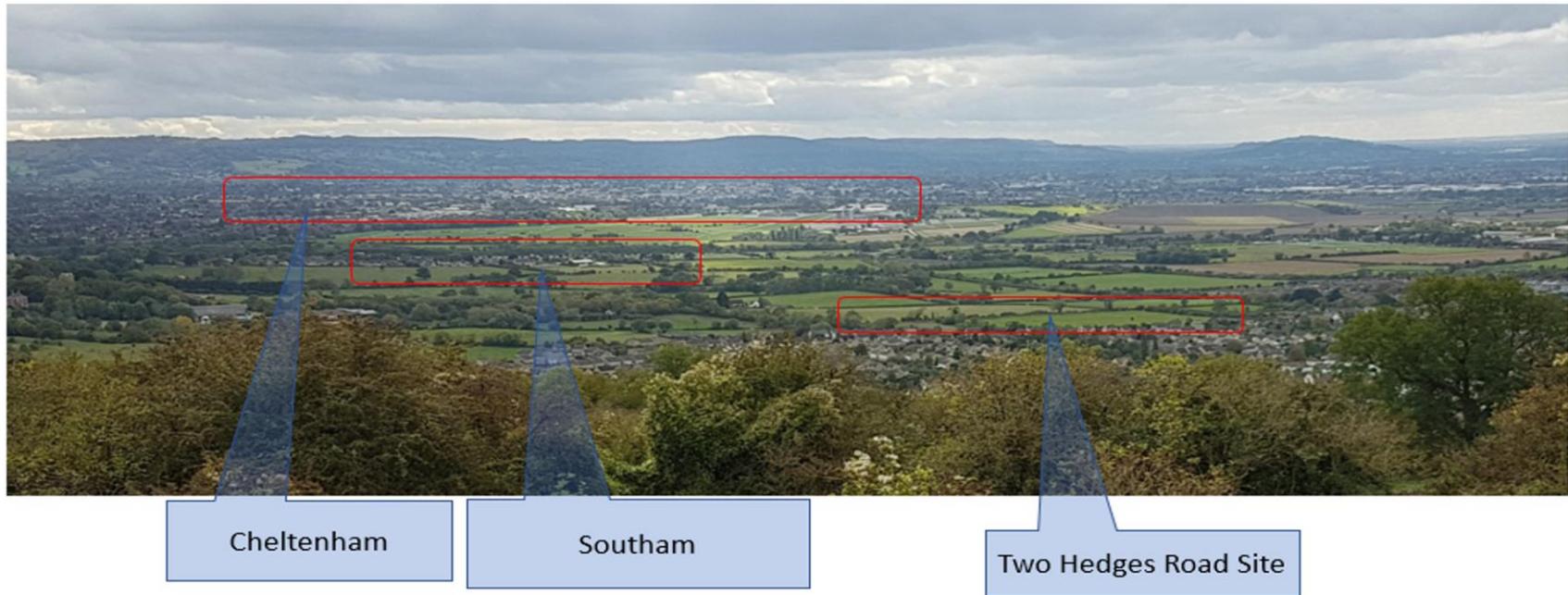


How important do you feel it is to maintain physical separation from other settlements? (Clear separation between Woodmancote and Cheltenham)



Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

Woodmancote Greenbelt



82% considered the separation of Woodmancote and Southam was important and very important

90% considered the separation of Woodmancote and Cheltenham was important and very important

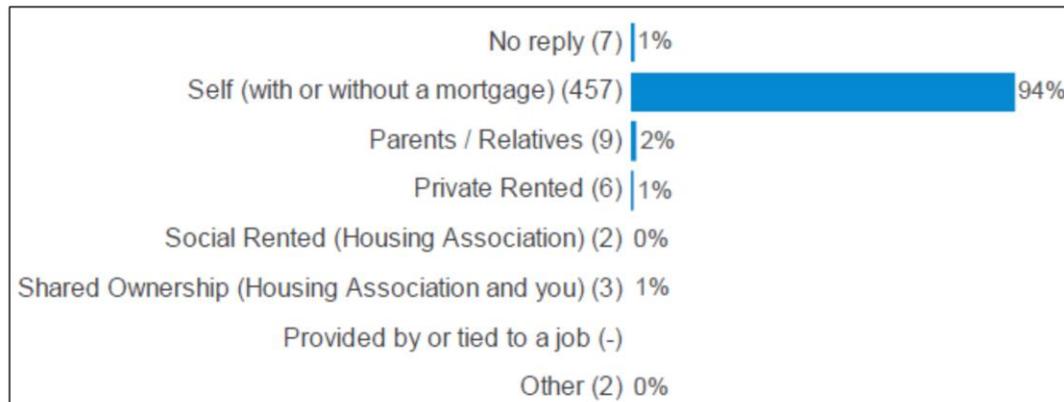
Survey Results - PART C: HOUSING

Questions within this section were devised to gain a better understanding of “housing need” within the village and which types of housing are needed for different sections of the community such as:

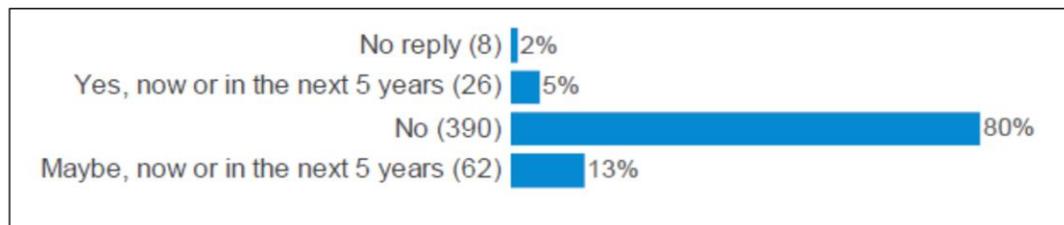
- First-time buyers
- Older people thinking about downsizing
- People struggling to afford rent or mortgage costs
- People who cannot afford to buy a home at open-market prices
- People who need housing at an affordable rent
- People with social housing needs

Survey Results - PART C: HOUSING cont.....

Who owns the house you live in now?

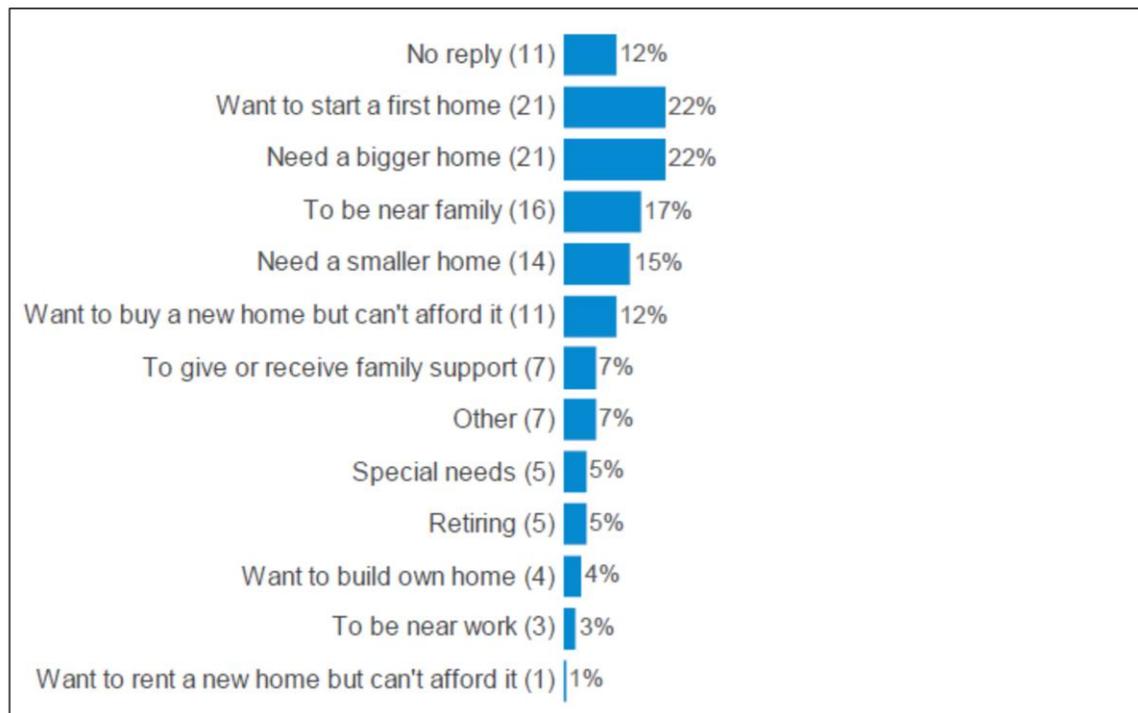


Is anybody in your family, who has ever lived in your current home, looking for a new home in Woodmancote?



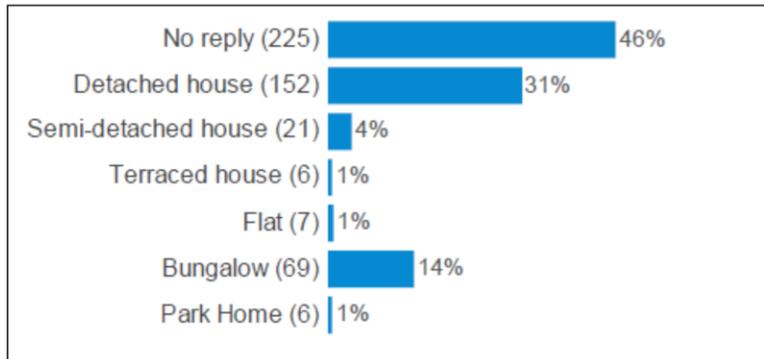
Survey Results - PART C: HOUSING cont.....

If answered "yes" or "maybe" to the last question, why does your household need a new home?

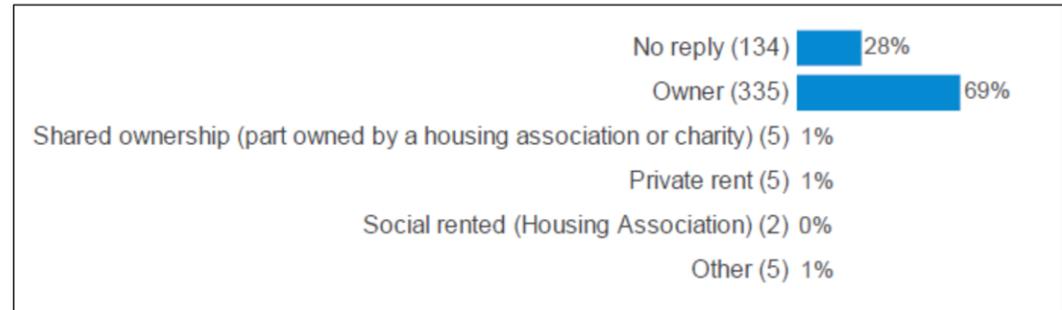


Survey Results - PART C: HOUSING cont.....

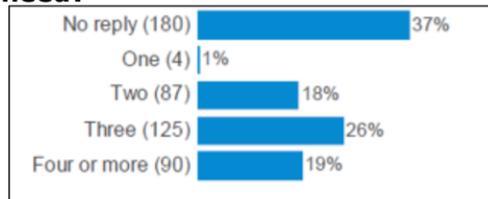
What type of home would best suit your needs?



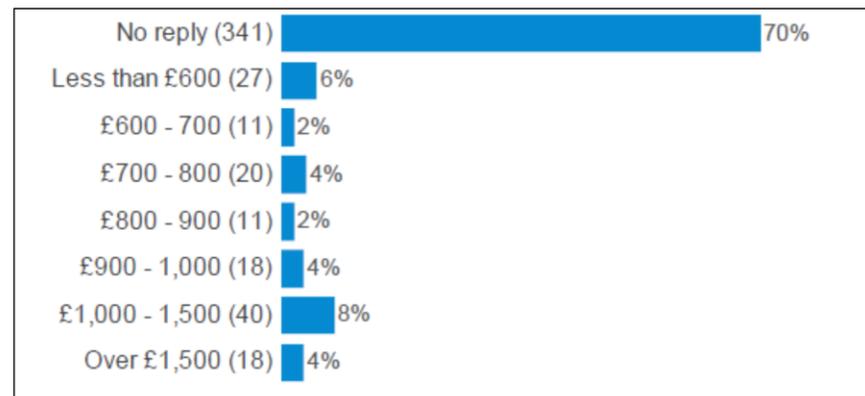
What tenure does your household need if you were to move?



How many bedrooms would your new home need?



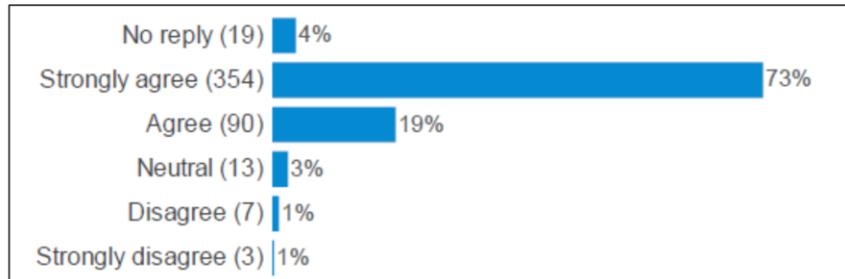
If interested in renting or buying a property, would you provide us with some idea of how much rent/mortgage you could afford to pay per month (please do not include housing benefit contributions)



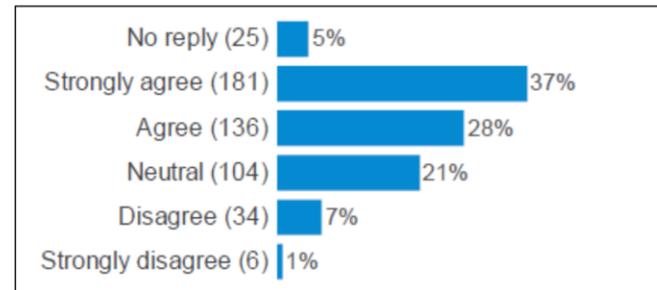
Survey Results - PART C: HOUSING cont.....

To capture views on the principles that should influence the location and design of new homes in Woodmancote, residents were asked to indicate to what degree they agreed or disagreed with a number of statements.

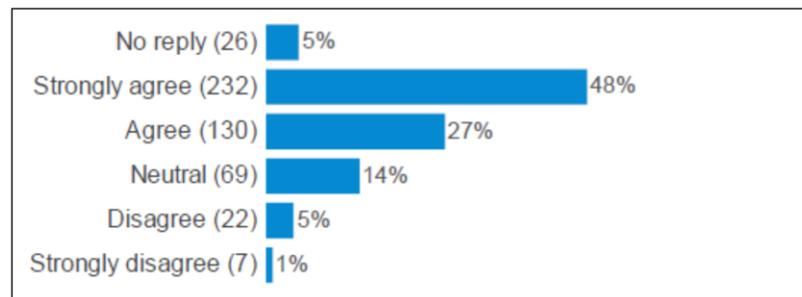
All development (including extensions) should be sympathetic to its surroundings and in character with the rural feel of the village:



Building in back gardens changes the character of the village:

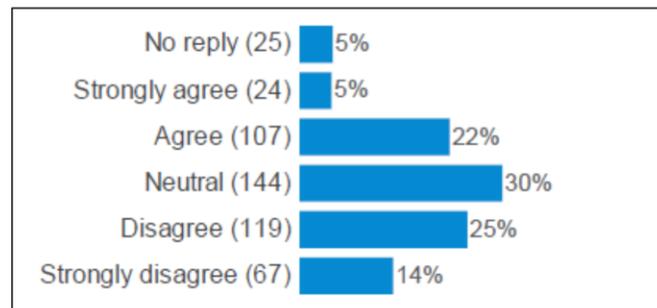


New building should be traditional in design and should reflect neighbouring development:

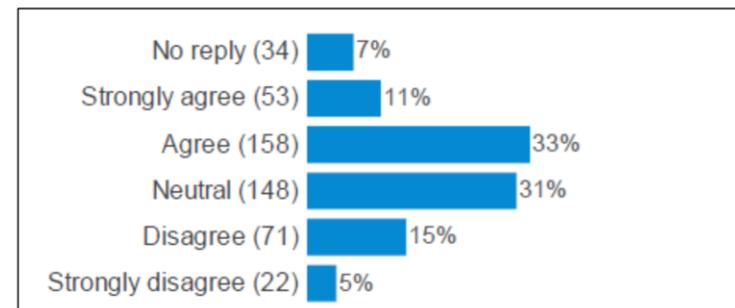


Survey Results - PART C: HOUSING cont.....

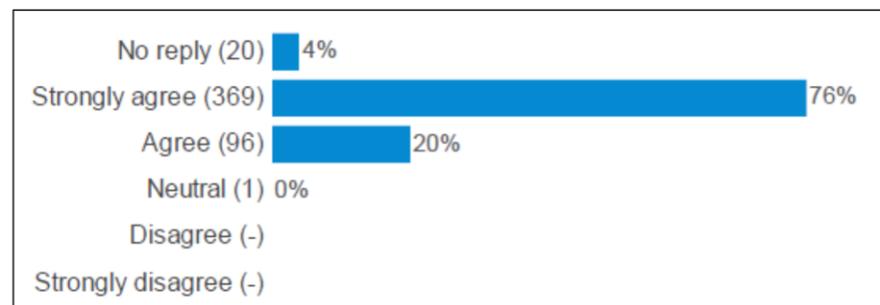
Innovative and modern new buildings make a positive contribution to local character:



Diversity in house design in residential areas is beneficial:

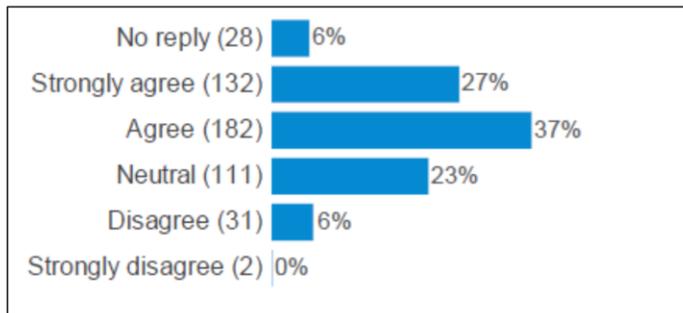


All new residential buildings should make provision for their parking needs on the plot and not on the street:

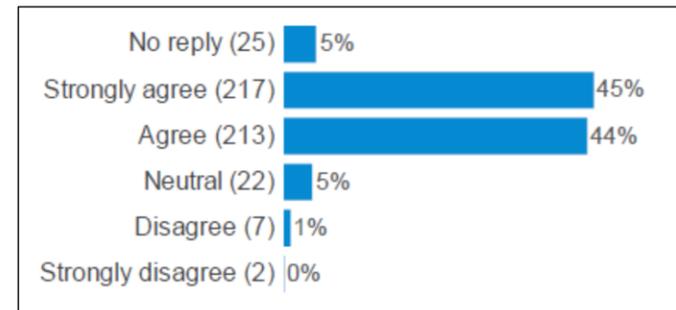


Survey Results - PART C: HOUSING cont.....

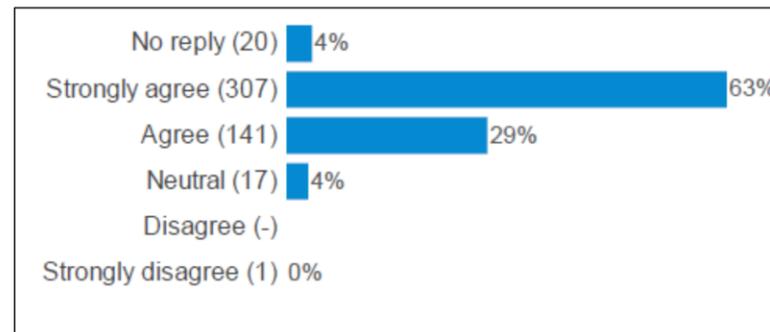
All residential building should have a front garden:



All residential building should have a back garden:



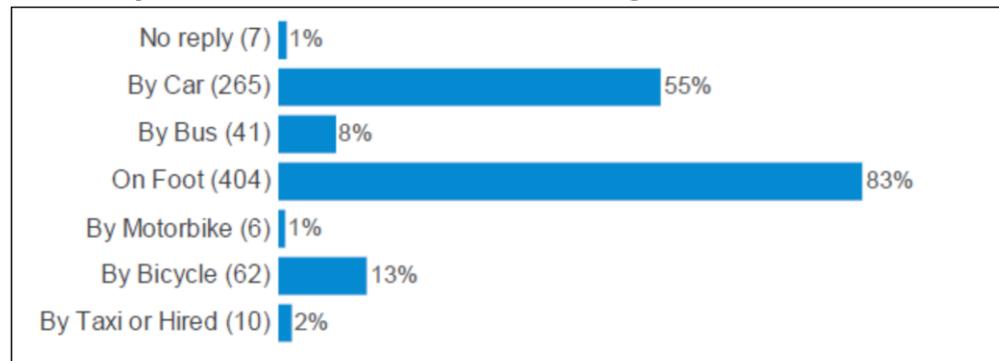
All new residential buildings should have a secure and unobstrusive space for rubbish and recycling storage:



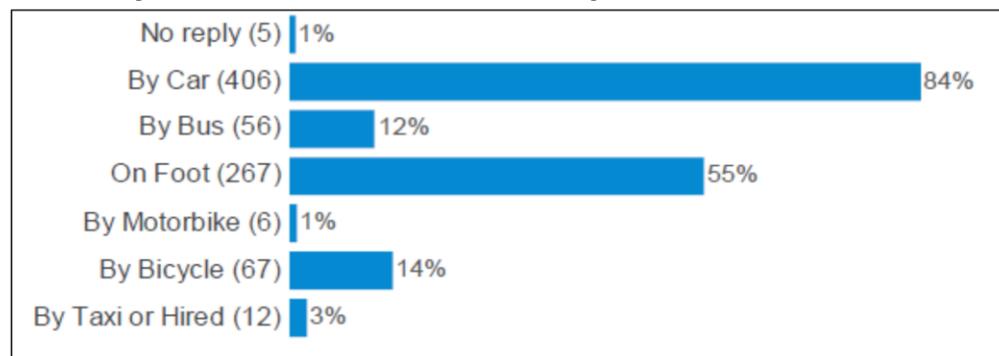
Survey Results - PART D: TRAFFIC AND TRANSPORT

Residents were asked to provide information about their current travel habits. The NDP deals mainly with land use and development, but could also be used to inform and influence other aspects of the environment, for instance, requiring developers to build new footpaths.

How do you travel to locations in the village?

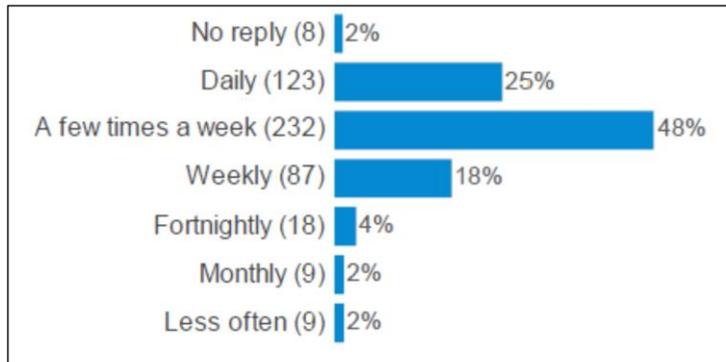


How do you travel to locations in Bishops Cleeve?

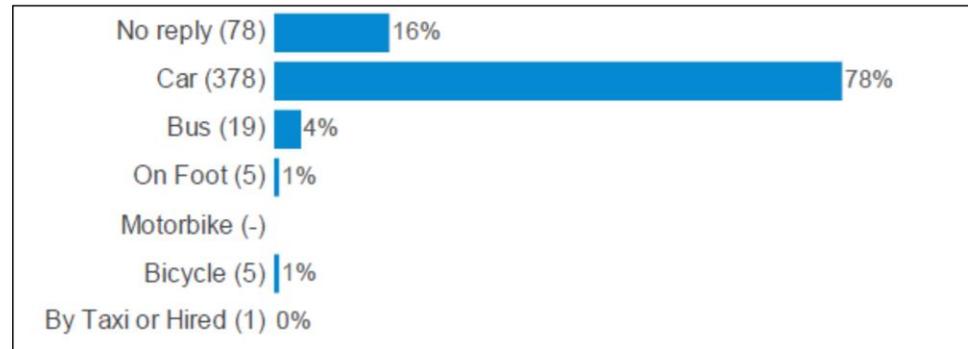


Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

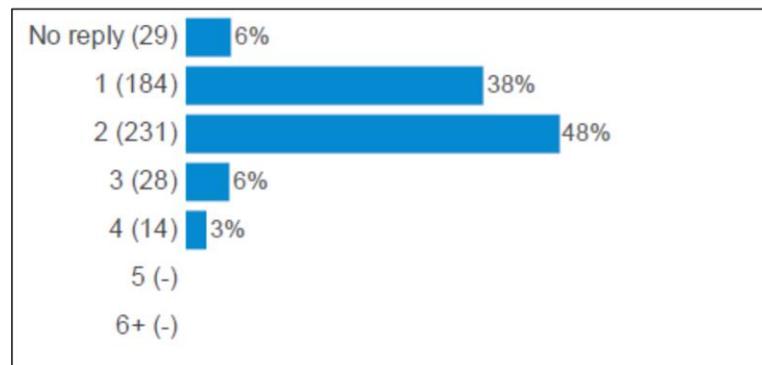
How often do you travel outside of the parish?



What is your main mode of transport?

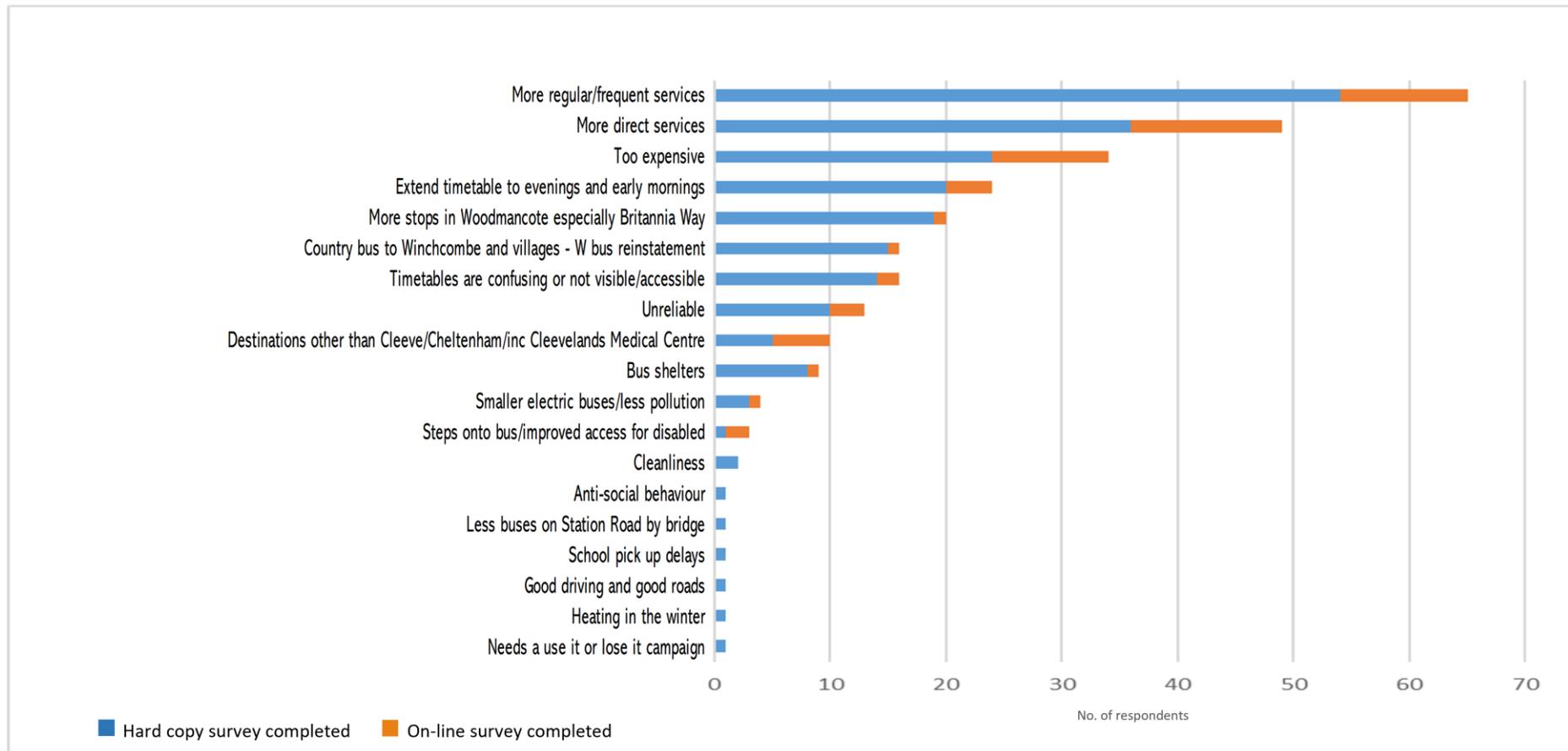


How many cars for regular use are kept in Woodmancote by members of your household?



Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

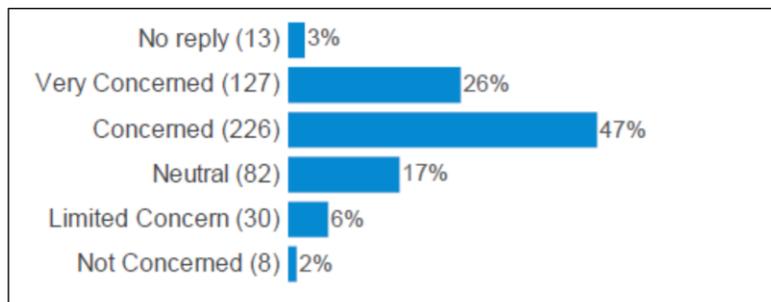
Bus Comments and Recommendations:



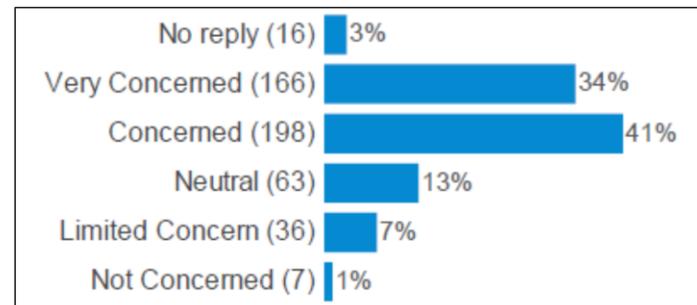
Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

Residents were asked to rate how concerned they are about a number of aspects of traffic throughout Woodmancote.

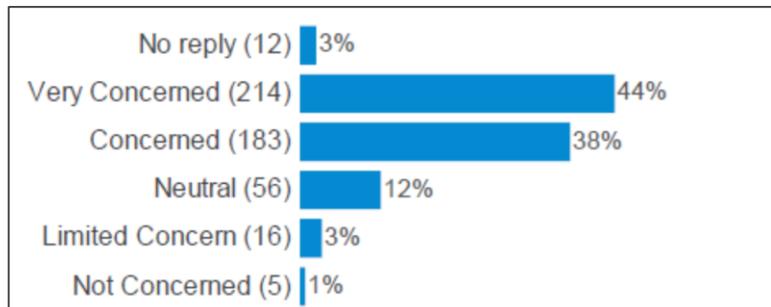
Air pollution:



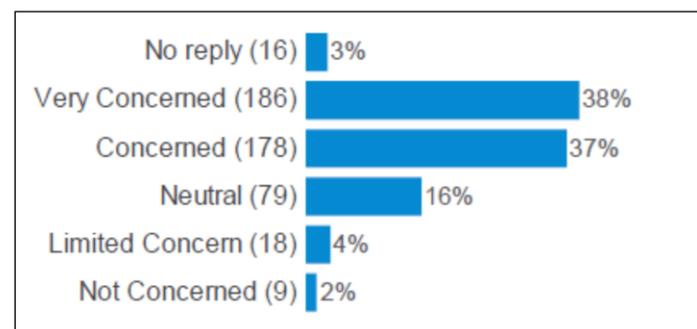
Noise pollution:



Visibility at junctions:

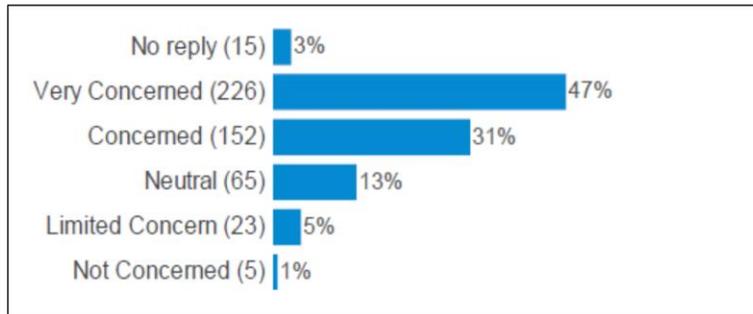


Pedestrian safety:

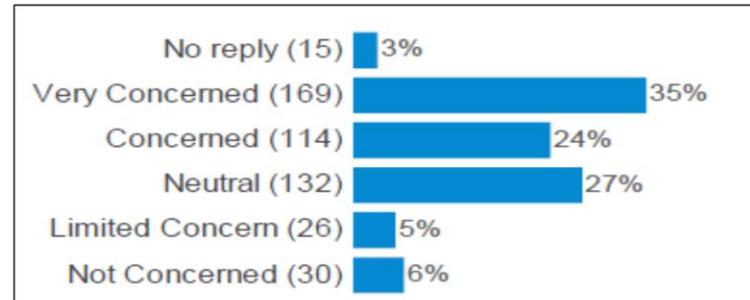


Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

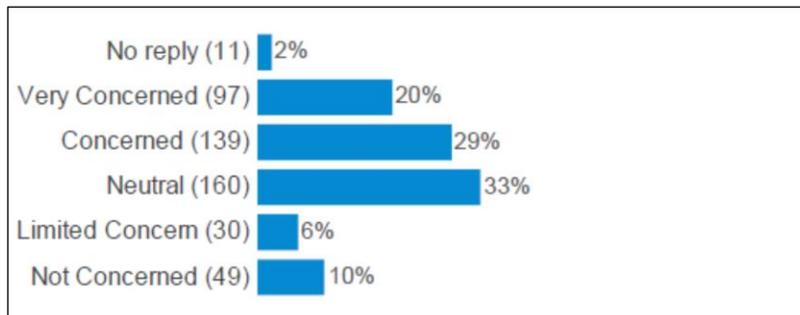
Local road congestion:



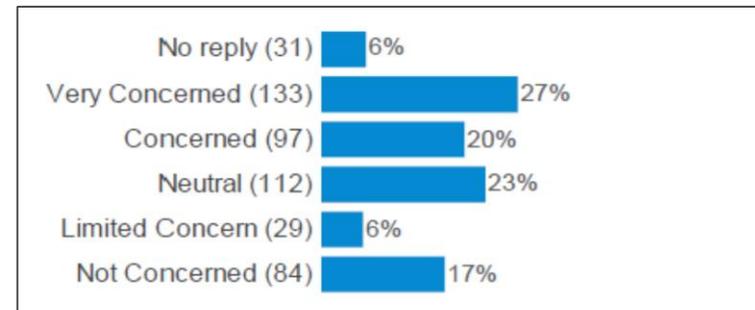
Lack of safe cycling routes in and through the village:



Frequency of local bus services to Cheltenham, Bishops Cleeve and Winchcombe:

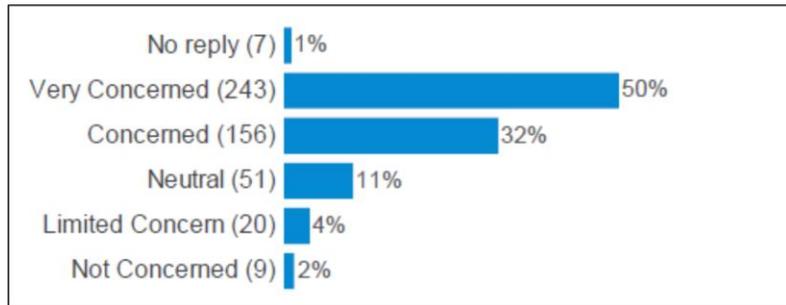


Being able to walk safely to school:

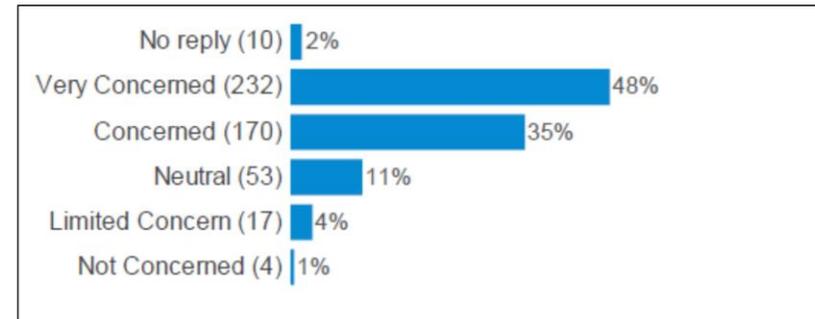


Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

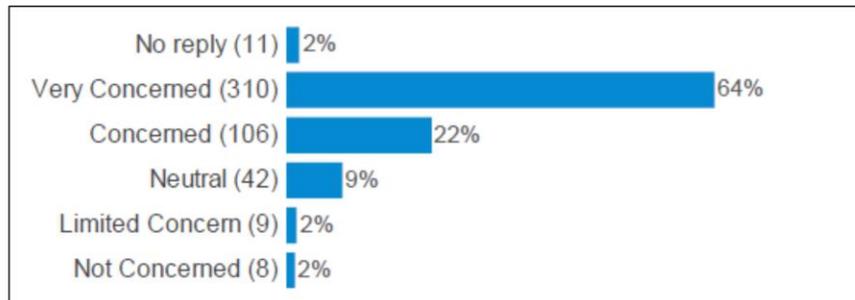
Speed of vehicles:



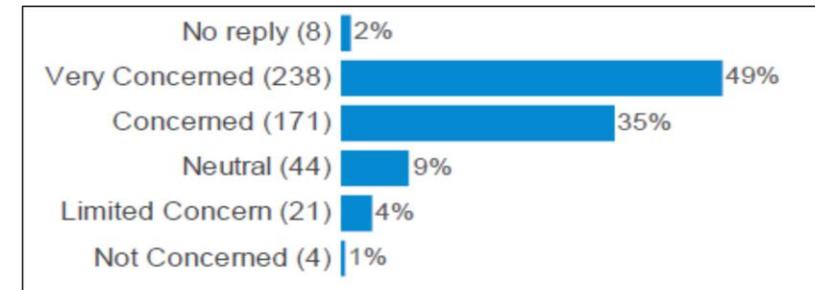
On street parking in residential areas:



On street parking around the primary school at start / end of day:

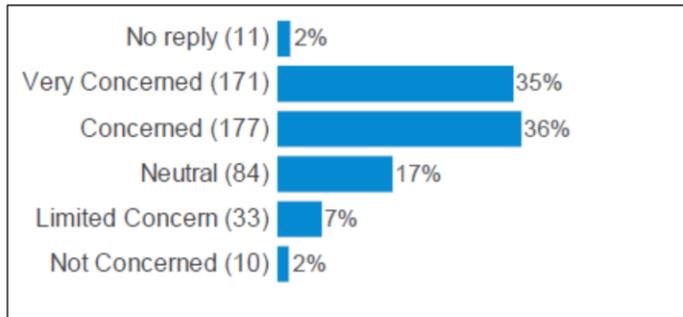


Road maintenance standards:

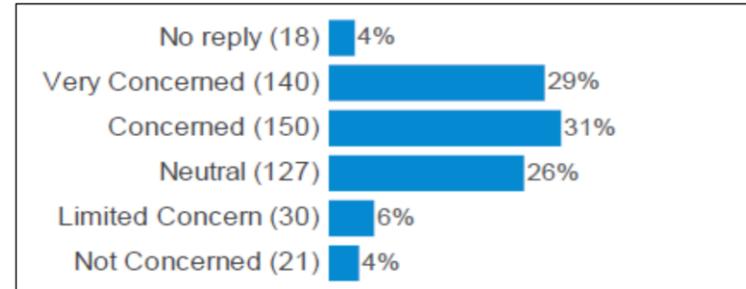


Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

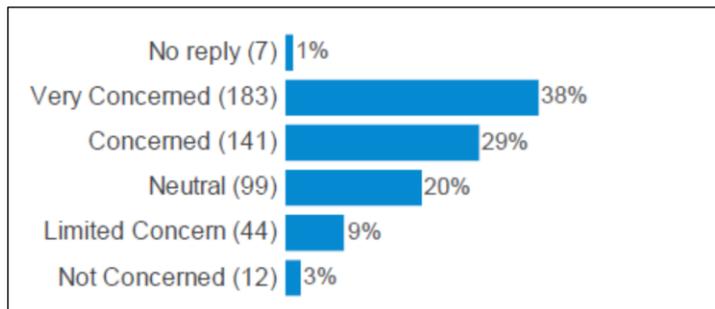
Footpath maintenance:



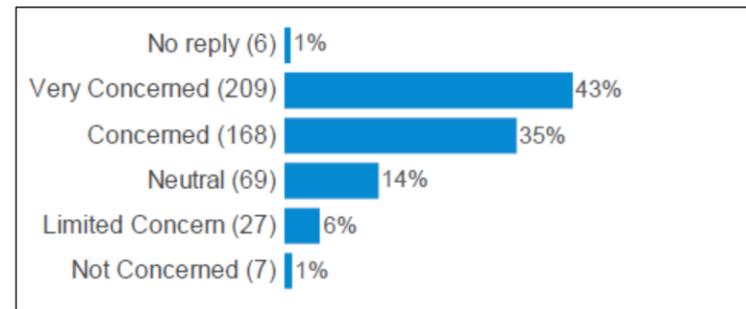
Footpath provision:



HGV traffic:



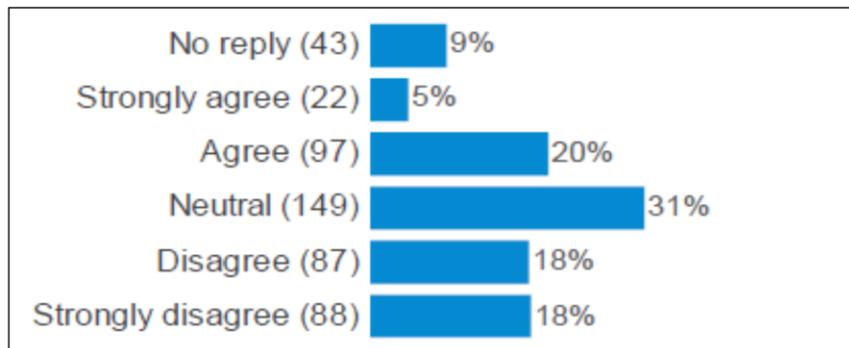
Volume of traffic:



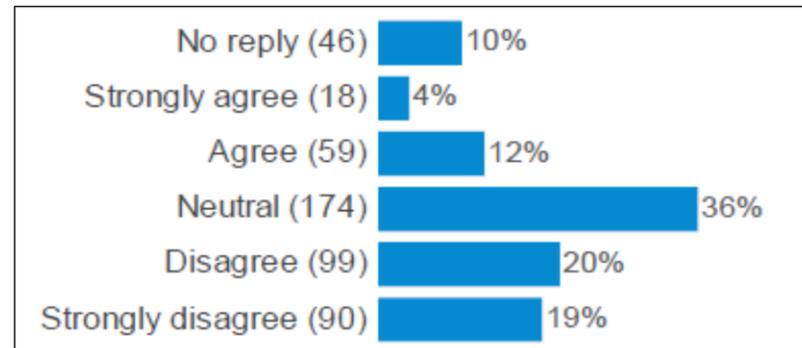
Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

During the course of drainage works on Cleeve Hill Road, local communities living on the hill, on the lanes leading to and from the hill and communities at both ends of Cleeve Hill Road were badly affected due to the increase in traffic volumes. Considering the arrangements that Gloucestershire County Council Highways put in place and the lanes in general how strongly do you agree with the following statements.

The diversion, put in place by GCC Highways to prevent use of lanes by traffic from Winchcombe, Bishops Cleeve and Cheltenham, was suitable:

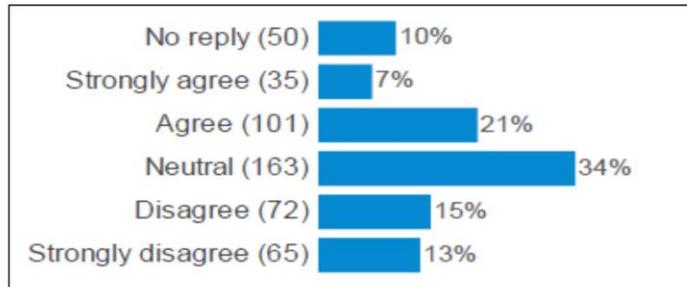


Policing the use of lanes as a cut through, as requested by WPC, was effective:

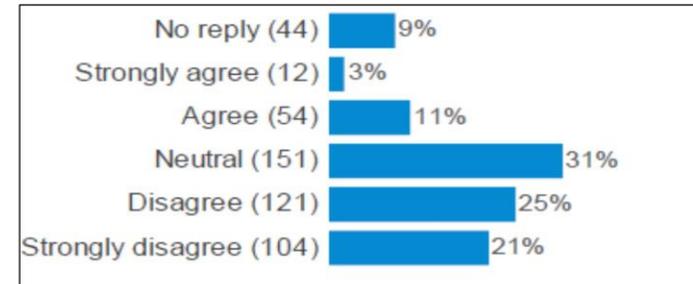


Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

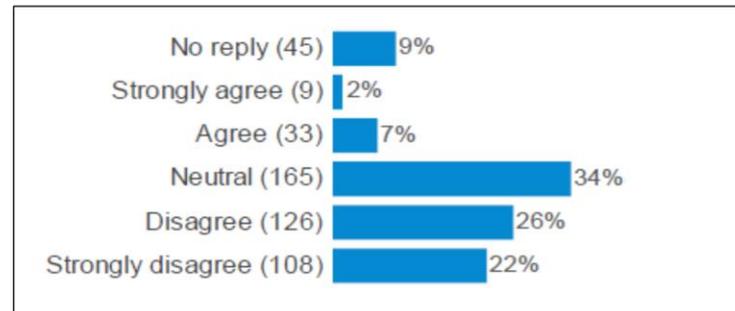
GCC Highways were willing to place warnings for traffic that lanes were unsuitable detours due to steepness and very few passing places



Maintenance of the drainage system on these lanes is sufficient:

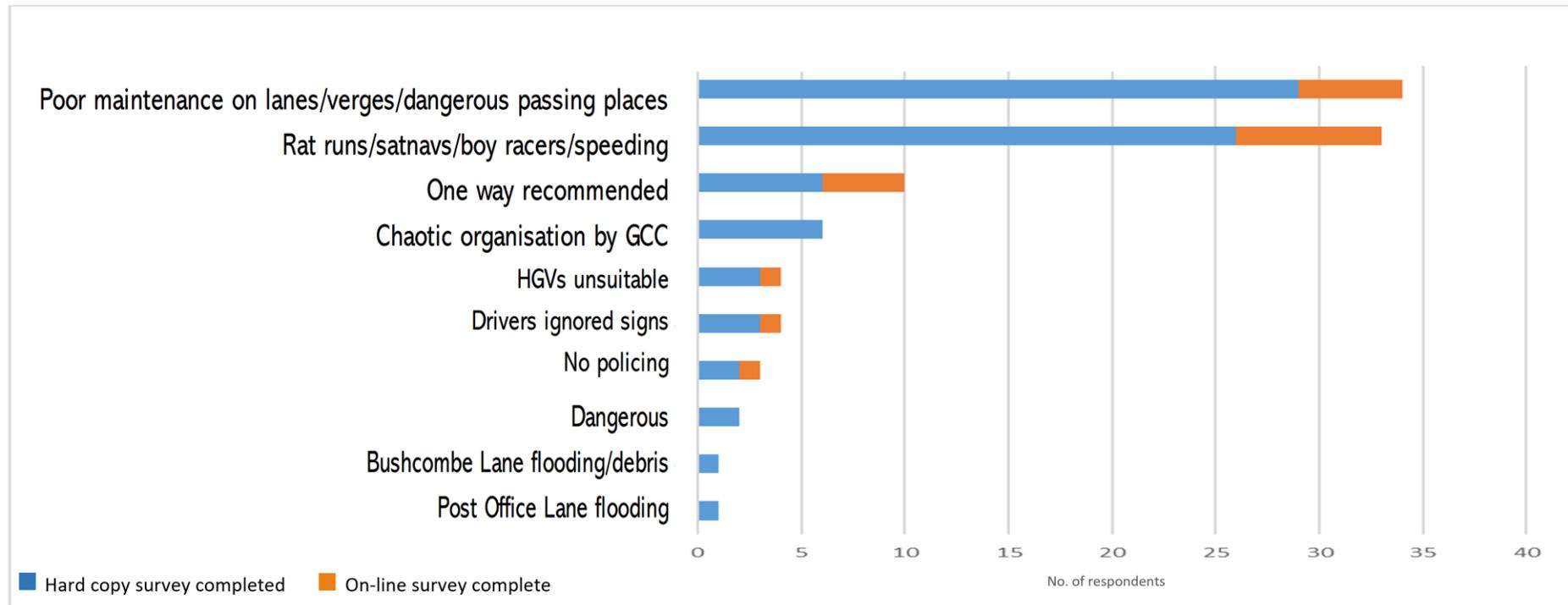


Maintenance of the drainage system on these lanes is sufficient:



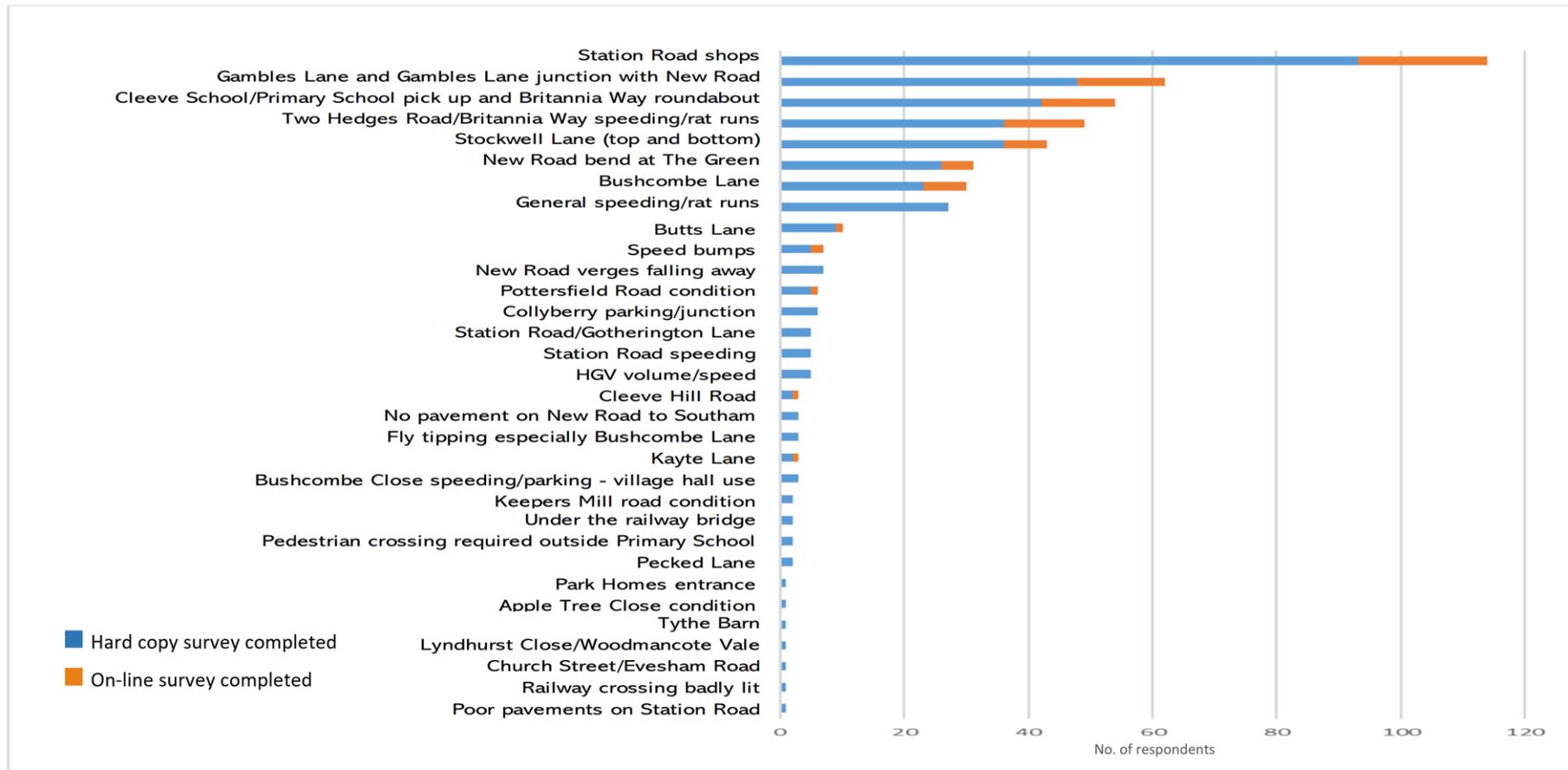
Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

Residents of the lanes were offered the opportunity to provide further comments:



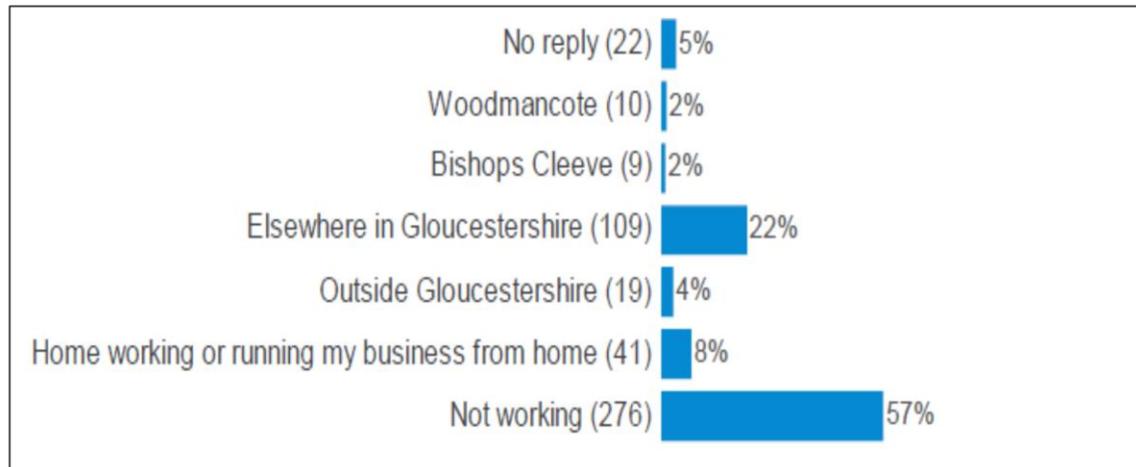
Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

Residents were asked if there were any roads in the village that cause them concerns:



Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

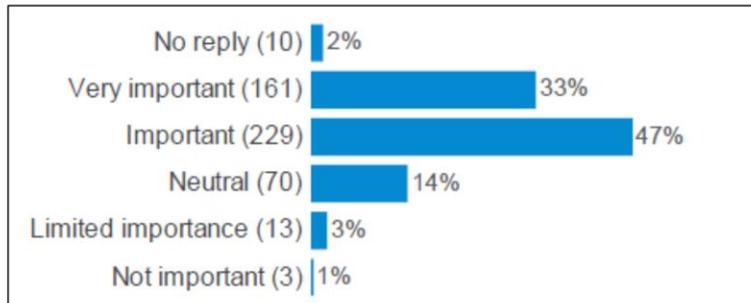
Where is your employment located:



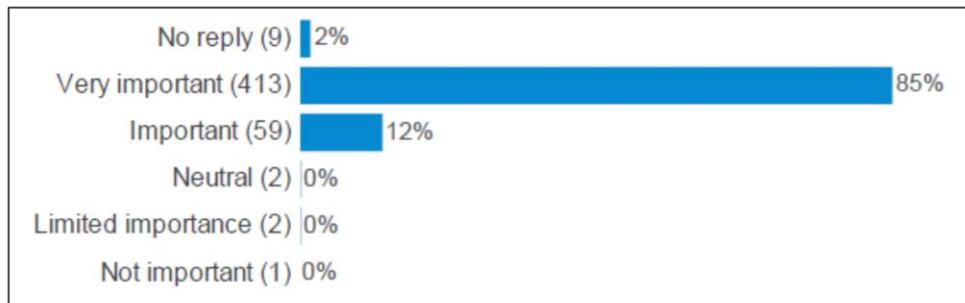
Survey Results - PART E: VILLAGE CHARACTER AND LANDSCAPE

Residents were asked to rate how important a number subjects were to maintaining the village character and landscape.

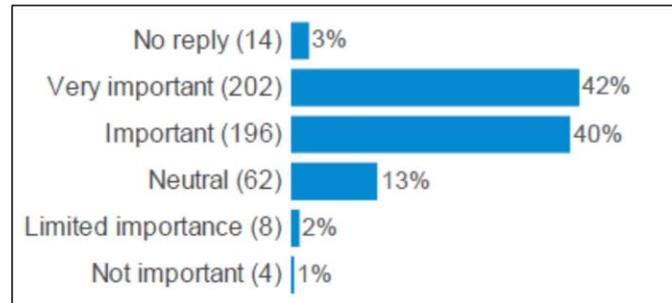
Promotion of local history to help maintain the village's identity and cultural heritage:



Green Spaces within the village are kept for community enjoyment / recreation and be immune from any further housing development:



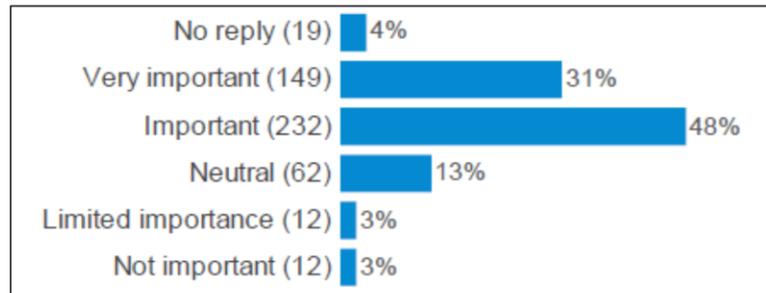
Improving local biodiversity within the village:



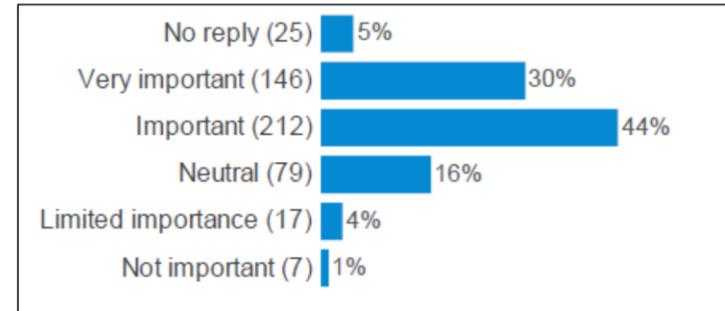
Survey Results - PART F: CLIMATE CHANGE

Residents were asked to rate how important a number of aspects relating to climate change were to them. All questions relating to Woodmancote doing its bit to combating climate change were substantially important or very important

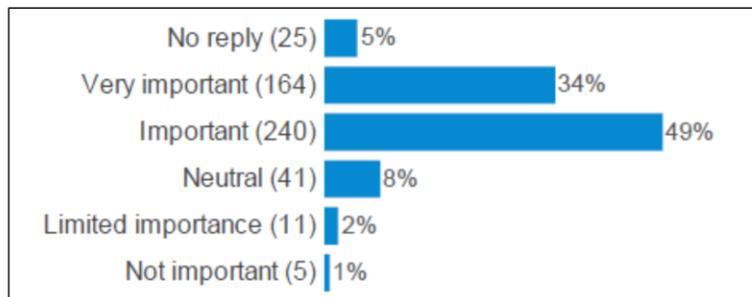
Encouraging a zero net carbon footprint:



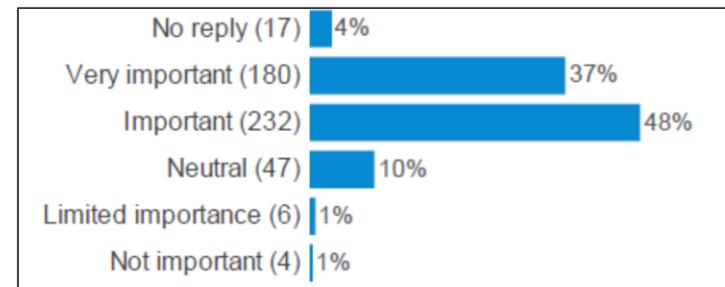
Home renewable energy:



Reduction in energy use:

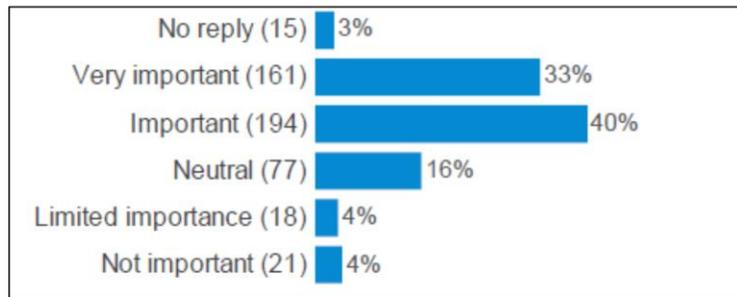


Better insulation of existing homes:

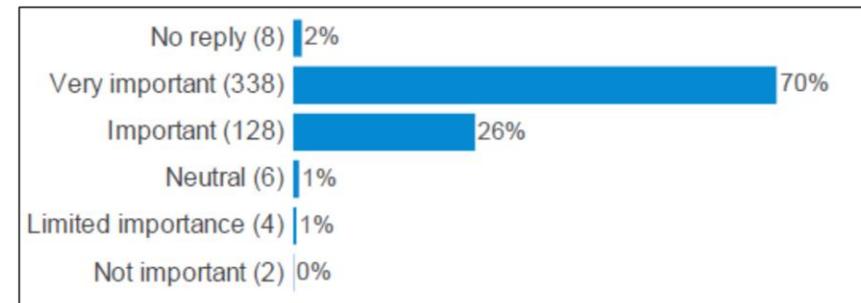


Survey Results - PART F: CLIMATE CHANGE cont.....

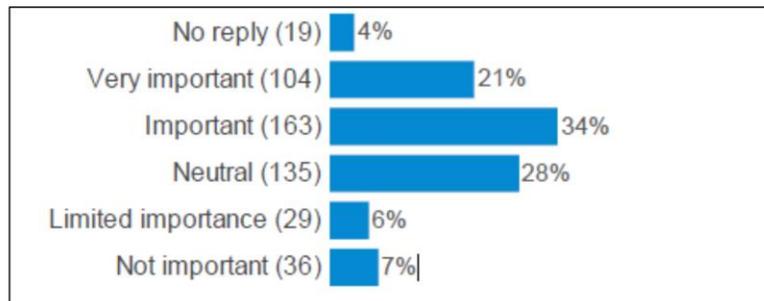
LED street lighting:



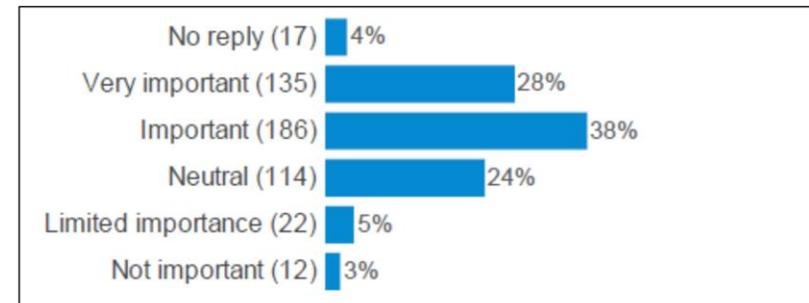
Recycling of waste:



Electric vehicle charging points:

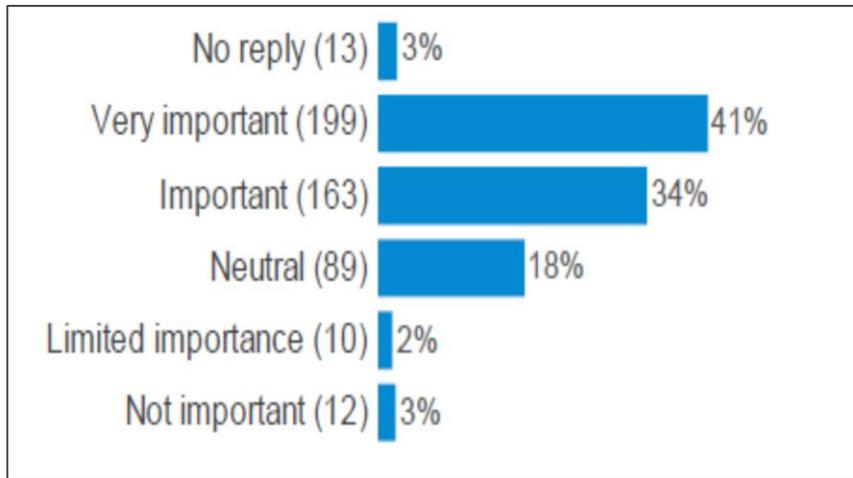


Improved public transport:

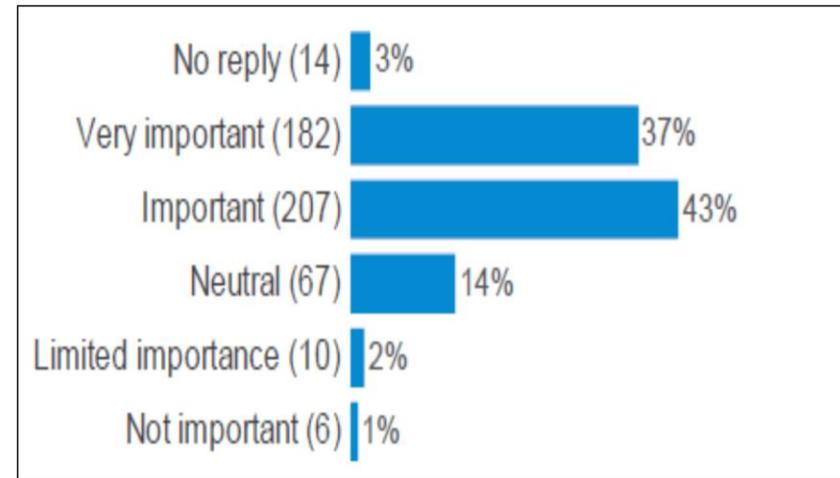


Survey Results - PART F: CLIMATE CHANGE cont.....

Increased walking and cycling facilities:

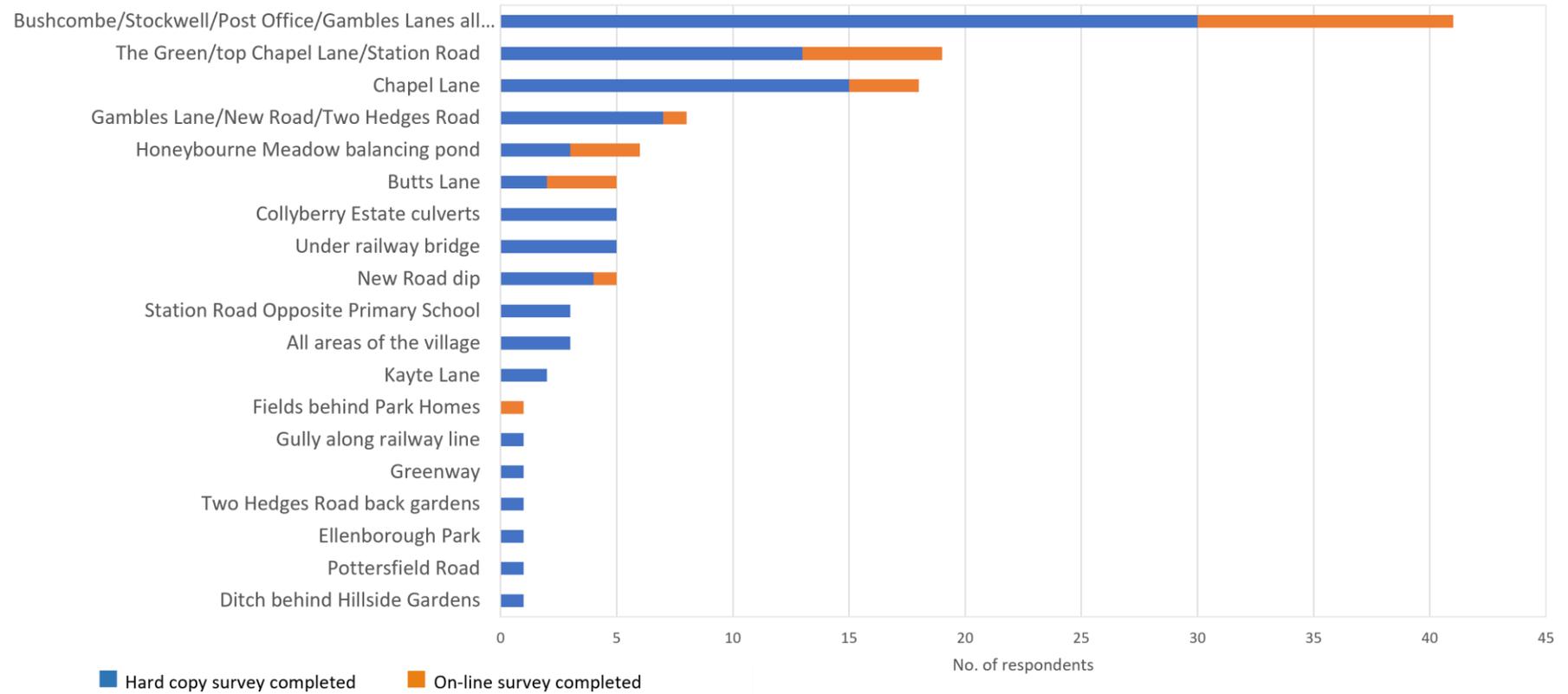


Encouraging increased use of rainwater harvesting, for example, storing rainwater for garden use:



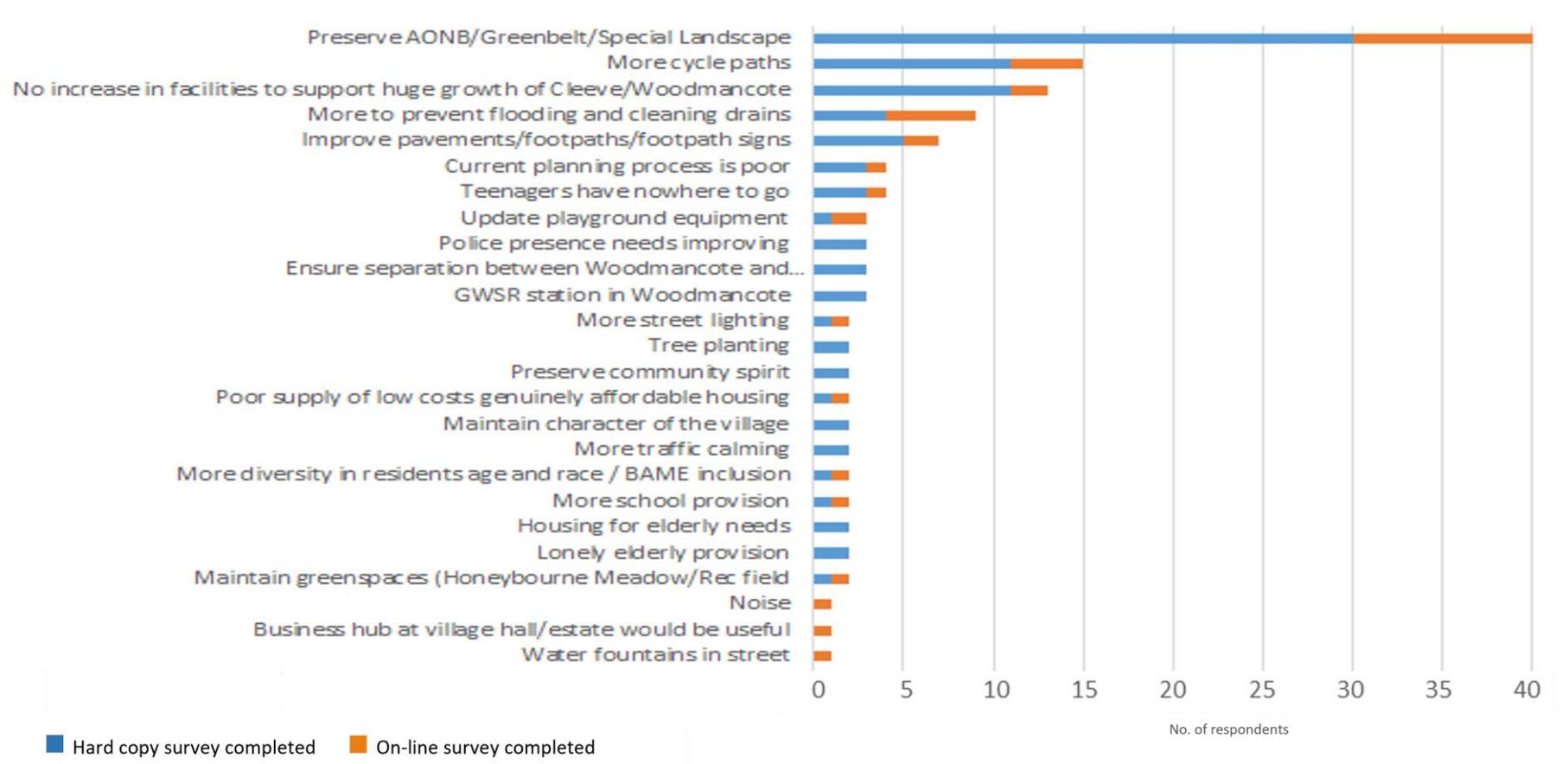
Survey Results - PART F: CLIMATE CHANGE cont.....

Below are the areas that respondents had observed instances of localised flooding in the last 5 years:



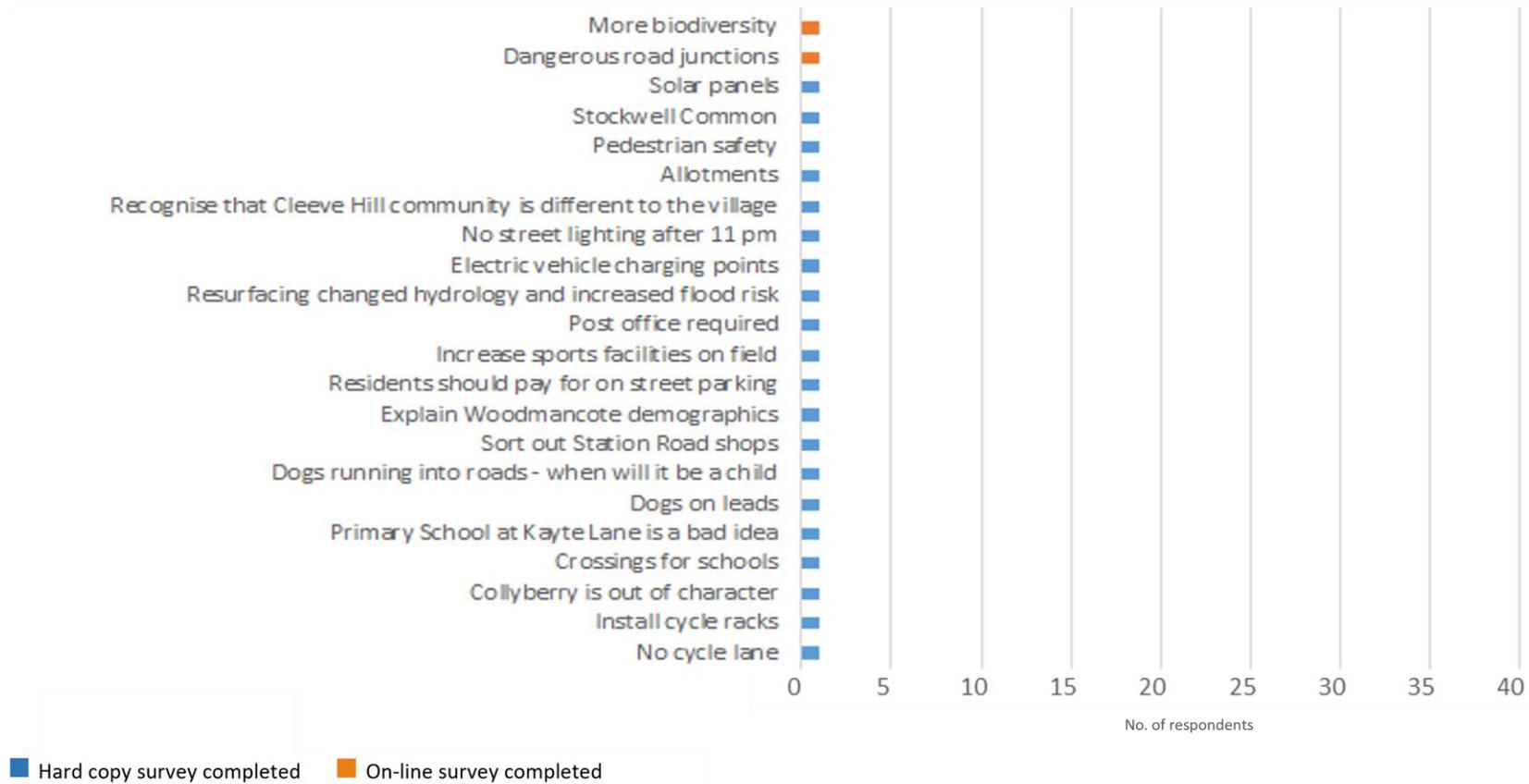
Survey Results - PART G

Below are items that respondents thought were not covered elsewhere in the survey – part 1:



Survey Results - PART G

Below are items that respondents thought were not covered elsewhere in the survey – part 2:



**Appendix 3: Open ended responses to the
Community Survey (July 2020)**

Methodology

66. The residents survey questions were constructed to allow a blend of multiple choice answers to facilitate objective analysis of free text to give more flexibility and subjectivity and more emotive responses.
67. The analysis of multiple choice answers was prepared by Gloucestershire Rural Community Council and a full set of detailed reports was compiled showing both counts and percentages. This was then put into a summary report for distribution to the Steering Group and the Parish Council.
68. The Analysis of the free text needed to account for respondents repeating themselves for emphasis as well as putting answers in the wrong spaces.
69. Answers were grouped into similar areas and some degree of interpretation was required to make the results sensible and useful in the context of developing a neighbourhood development plan.
70. A tally system of analysis was therefore adopted which would be more difficult to audit and this was deemed to be an acceptable weakness in the methodology given that the output was intended to identify themes rather than precise scientific measurement.
71. The analysis was carried out by James Nicholson-Smith from the Steering Group. The approach was designed to be as objective as possible and James Nicholson-Smith considered the risks of bias caused by his own background as a 50-60 year old white male home owner of detached house and resident of Woodmancote/Cleeve since 1997.

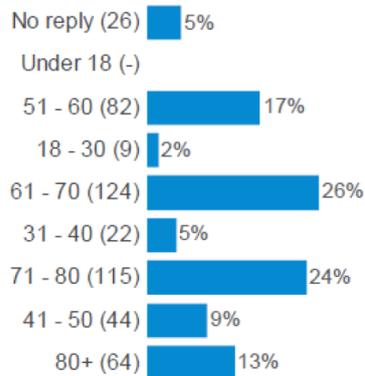
Responses

72. We received 486 responses and whilst this is impressive the age profile and % not working in the responses 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. There is therefore some bias in the response when comparing the profile of respondents against the OSCI data profile of the parish.

Where the household wish to submit a single survey please tick this box and enter details of all eligible residents at Question 42.



Please indicate your age group:



Multiple Choice Summary

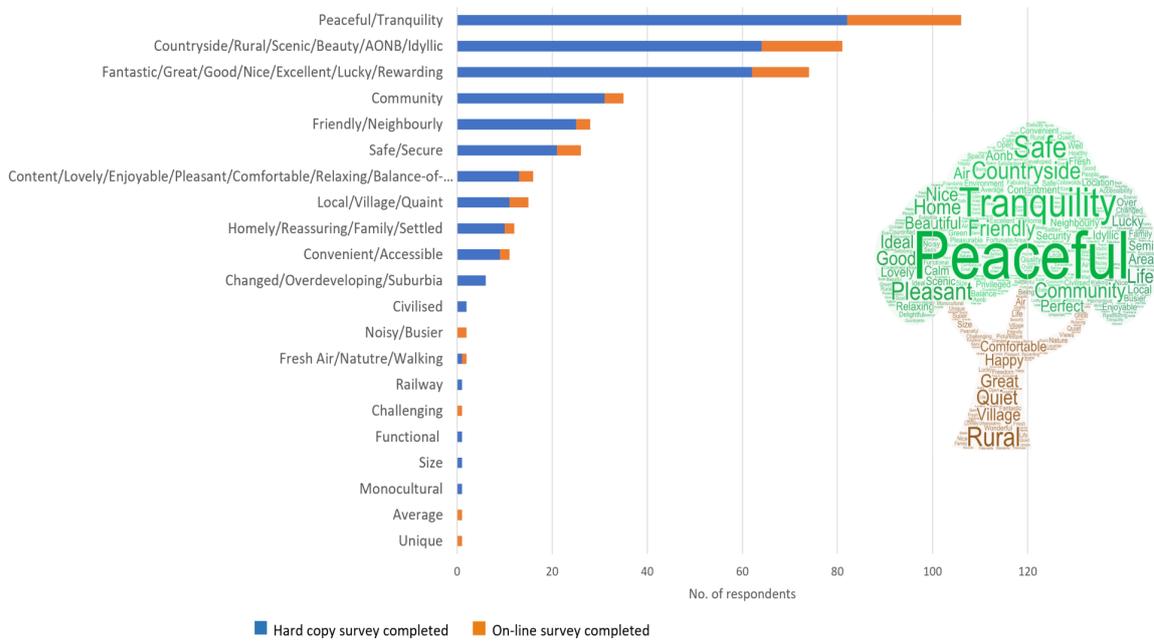
73. 98% registered both a) peace and tranquillity of environment and b) surrounding countryside as important and very important to living in Woodmancote.
74. 82% considered the separation of Woodmancote and Southam was important and very important.
75. 90% considered the separation of Woodmancote and Cheltenham was important and very important.
76. If new homes were required, 31% wanted detached houses and 14% wanted bungalows.
77. 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 – i.e. they wished to maintain the current density, openness and low profile nature of the village.
78. 89% believed that all development should have a back garden
79. 96% believed that any new development should only have off street parking and 92% want unobtrusive rubbish bin areas
80. On every question – Traffic and on street parking relating school parking is a major concern and scored very high % scores
81. 80% thought that local history was important to maintain the character/identity of the village
82. 85% felt that the green spaces were very important to the parish with a further 12% saying it was important.

- 83. All questions relating to Woodmancote doing its bit to combating climate change were substantially important or very important
- 84. 75% wanted to see improvements in walking and cycling provision

One Word to describe Woodmancote

Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

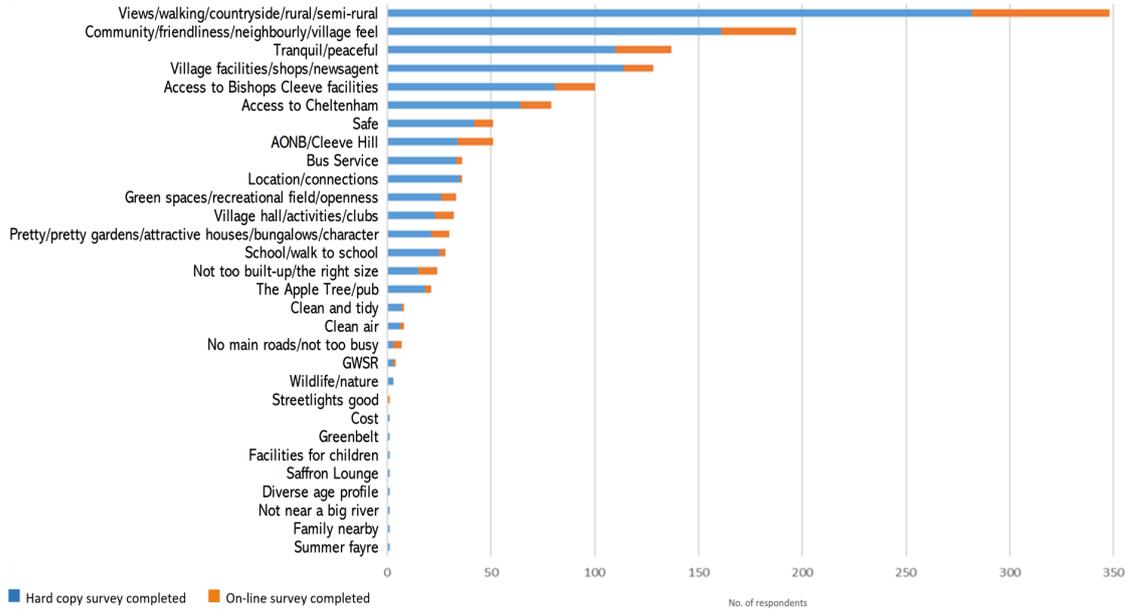
One word that best describes living in Woodmancote for you:



The three best things about living in Woodmancote

Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

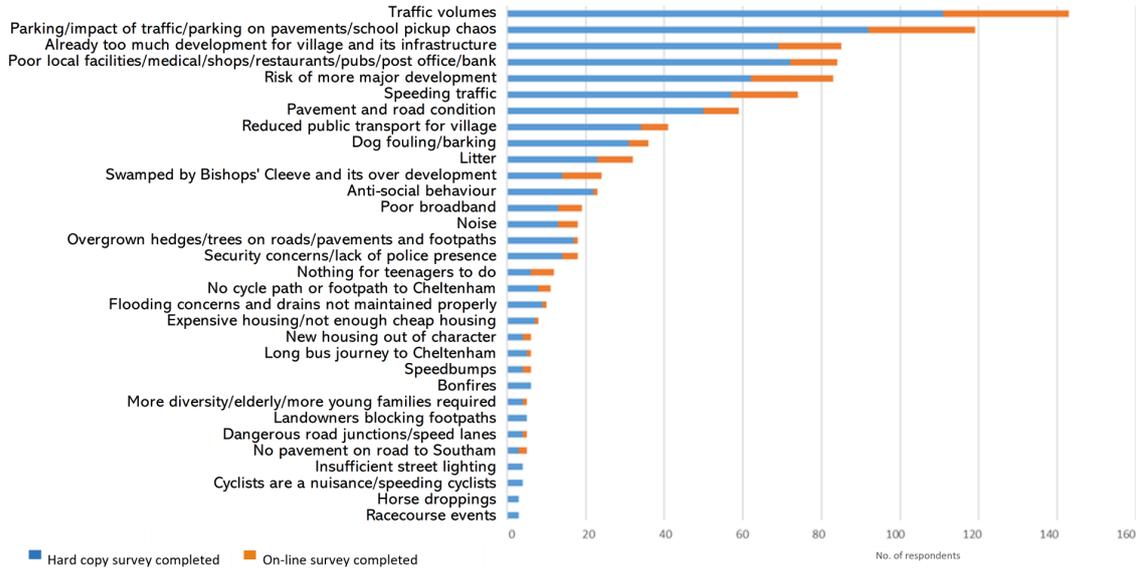
The best things about living in Woodmancote are:



The three worst things about living in Woodmancote

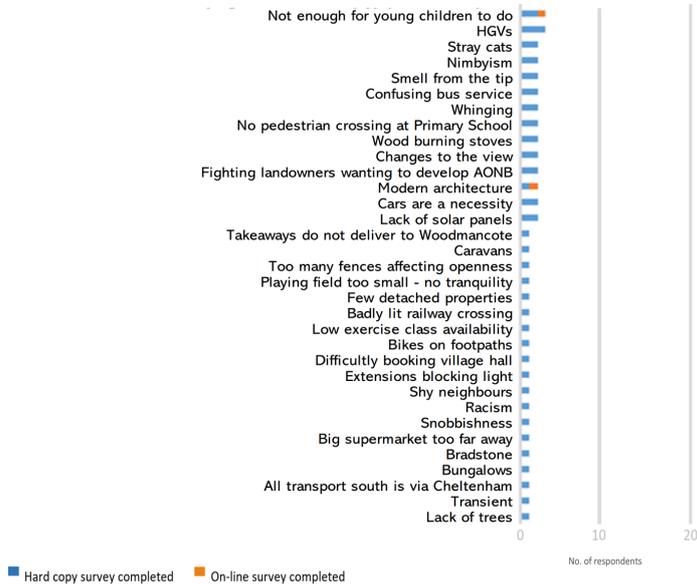
Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

The worst things about living in Woodmancote are – part 1:



Survey Results – PART B: SOCIAL AND COMMUNITY cont.....

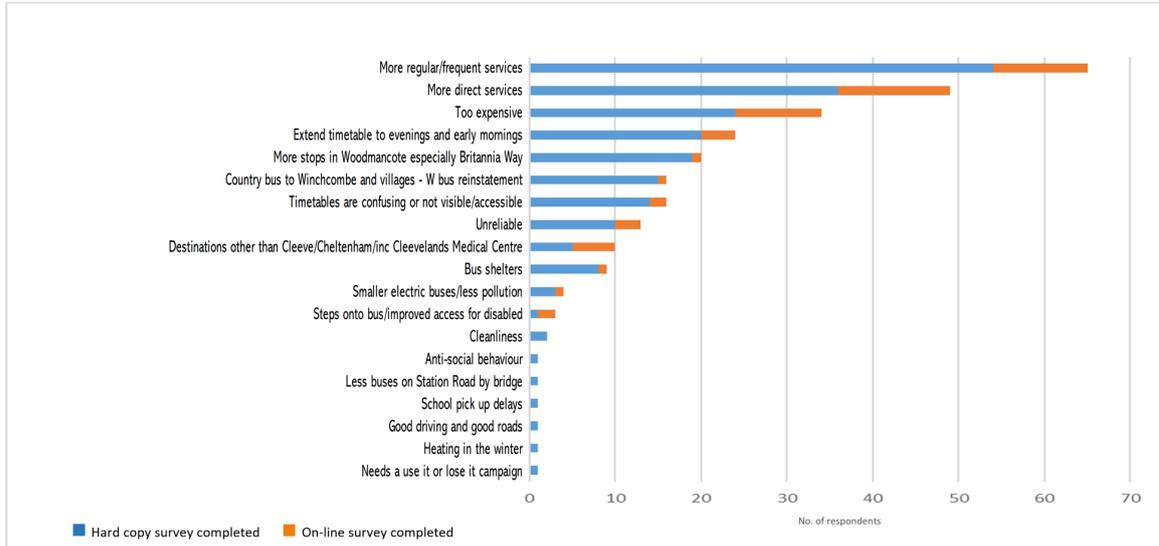
The worst things about living in Woodmancote are – part 2:



Public Transport – Bus Service

Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

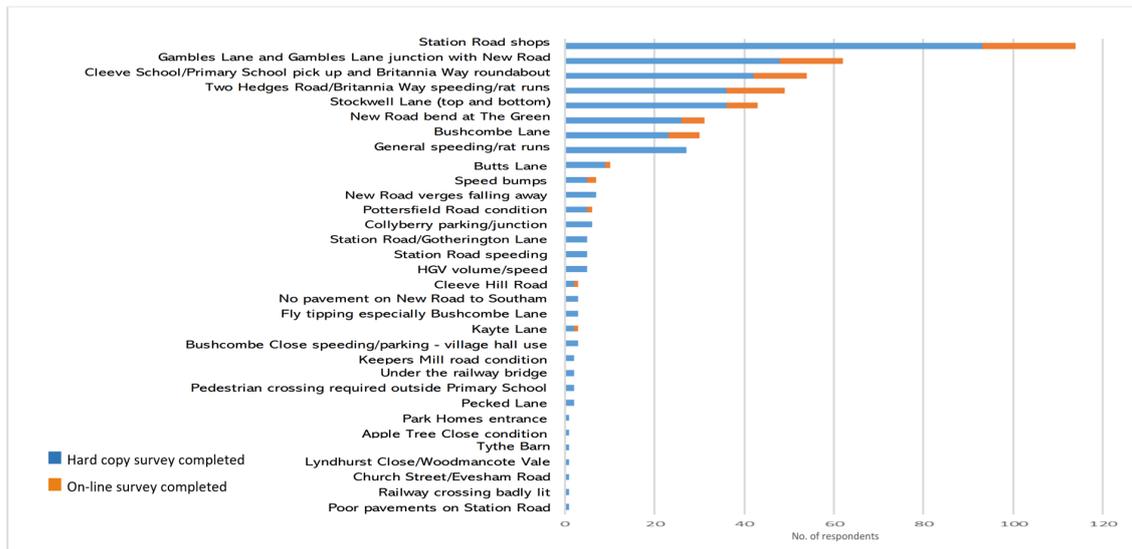
Bus Comments and Recommendations:



Road Concerns

Survey Results - PART D: TRAFFIC AND TRANSPORT cont.....

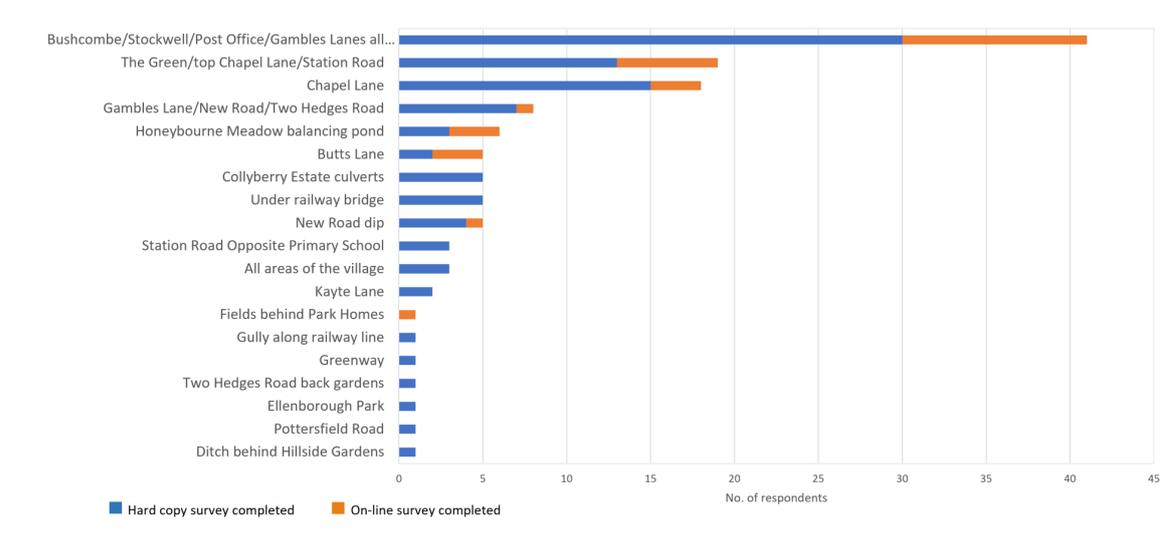
Residents were asked if there were any roads in the village that cause them concerns:



Flood Concerns

Survey Results - PART F: CLIMATE CHANGE cont.....

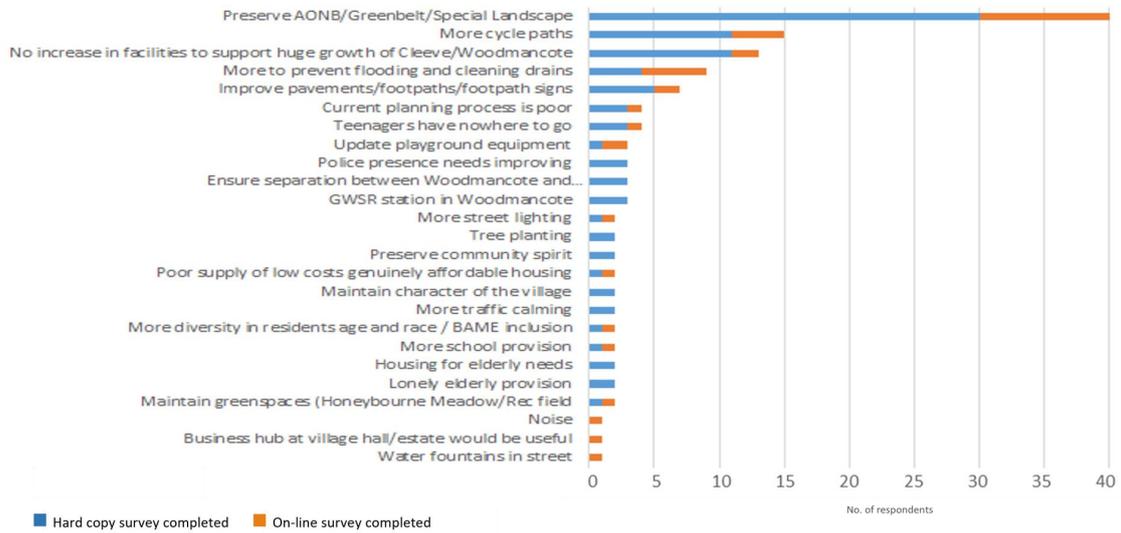
Below are the areas that respondents had observed instances of localised flooding in the last 5 years:



Other issues

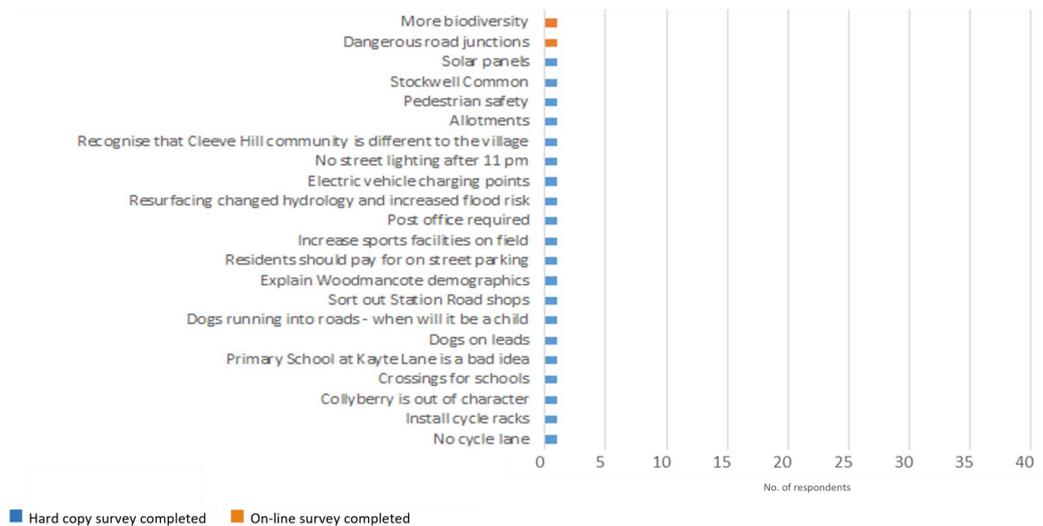
Survey Results - PART G

Below are items that respondents thought were not covered elsewhere in the survey – part 1:



Survey Results - PART G

Below are items that respondents thought were not covered elsewhere in the survey – part 2:



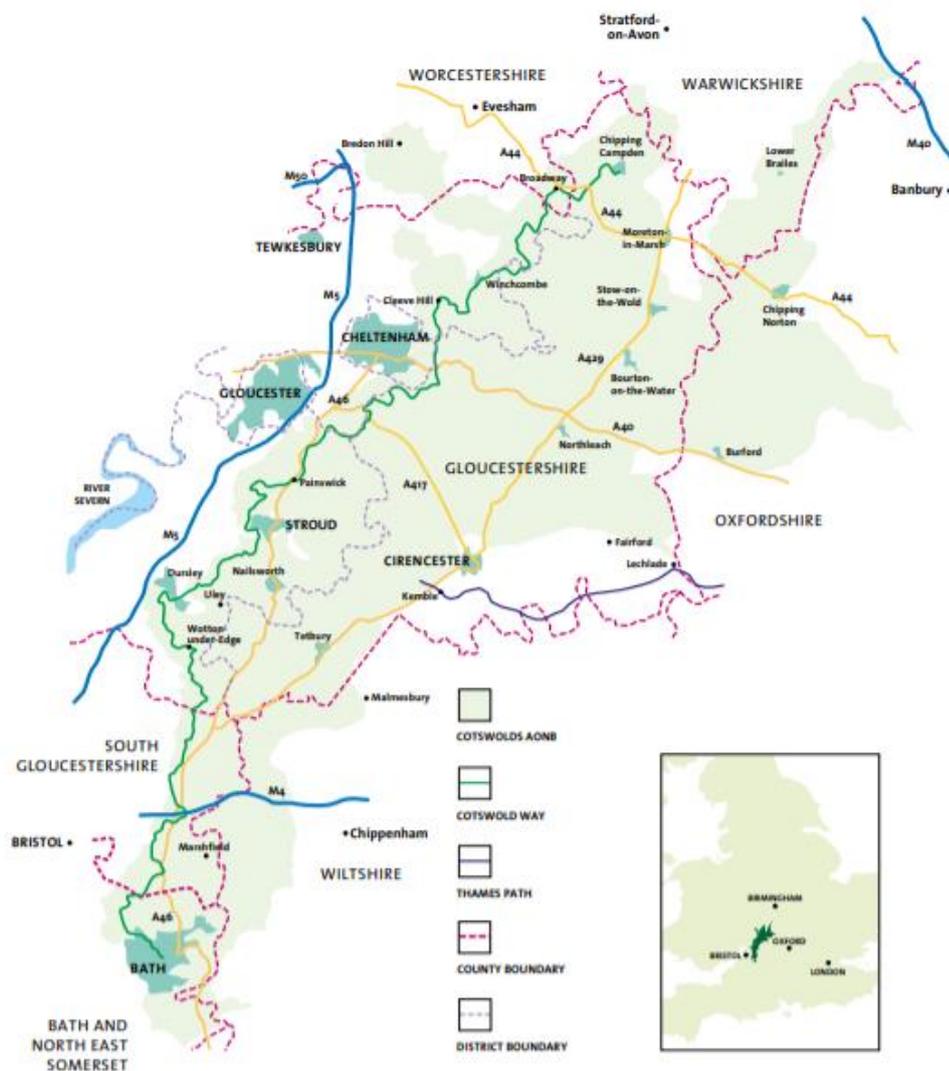
Appendix 4: Cotswolds AONB

Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023

86. Woodmancote is located on the western boundary of the Cotswold Area of Outstanding Natural Beauty (AONB) as shown in **Figure 10**.

Figure 10: Cotswolds AONB

Map of the Cotswolds Area of Outstanding Natural Beauty



 Cotswolds Area of Outstanding Natural Beauty

Source: Cotswolds AONB management plan

87. Section 85, Countryside and Rights of Way Act 2000 requires relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB. NPPF requires planning permission to be granted unless there is a clear reason for refusing the development proposed in an AONB.²⁴
88. 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 which 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.
89. Policy CE10 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. NDP policies 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.
90. Policy UE2 supports the creation of a safe, pleasant, accessible, clearly waymarked and well connected Public Rights of Way network.

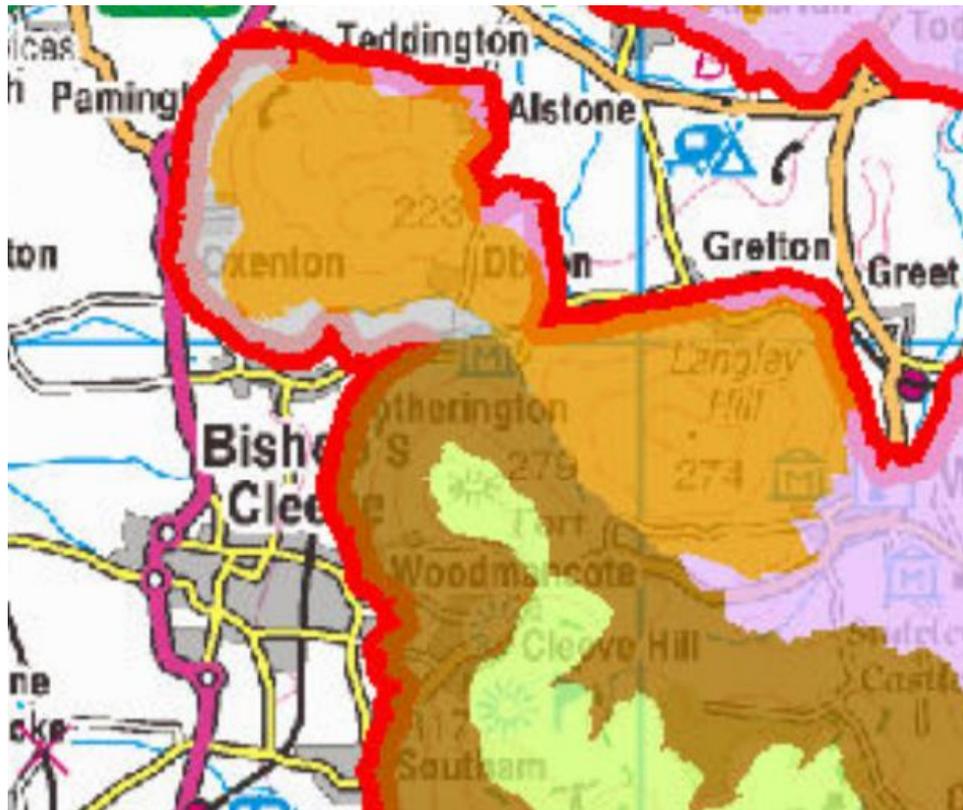
Cotswolds AONB Landscape Strategy and Guidelines detailed guidance for AONB in Woodmancote

5. Woodmancote is only partially in the AONB and has two landscape character types: Escarpment and High Wold. This is illustrated in **Figure 11** which is an excerpt from the Cotswold AONB Landscape Character Types online map²⁵.

²⁴ NPPF para 11 and footnote 6.

²⁵ <https://www.cotswoldsaonb.org.uk/wp-content/uploads/2017/07/landscape-character-type-map.pdf>

Figure 11: Woodmancote landscape character types



6. The escarpment (brown shading) stretches 52 miles in an almost unbroken line and often cloaked in semi-natural broadleaved woodland. It comprises an exposed west-facing slope with a distinct sense of elevation and dramatic views to the west. The continuity of the scarp is interrupted by a series of major valleys and embayments, and rock outcrops often marking the sites of former quarries. A mosaic of woodland, hedgerows, scrub, and isolated trees, and particularly the dramatic beech hangers, gives the impression of a well wooded landscape, although the area is also well-suited to pasture and grassland.
7. The escarpment is a distinctive and dramatic landscape. The combination of its elevation, and the steep slopes rising from the lowlands, make it a highly visible feature and therefore very sensitive to change, particularly where this would introduce built elements within the otherwise agricultural landscapes, or interrupt the balance of rough grassland, species rich calcareous grassland and broadleaved woodland on the upper escarpment slopes.
8. The highest portion of Woodmancote including Cleeve Hill is landscape type High Wold, 7C Cotswolds High Wold Plateau.
9. The High Wold (green shading) comprises a broad, elevated, gently undulating plateau dissected by a network of dry valleys with distinctive convex profiles. It is an expansive, large-scale landscape with long views and an impression of cohesion that belies its fragmentation. Despite its predominantly agricultural character, the wide, elevated, gently undulating plateau landscape retains a strong sense of remoteness and tranquillity contributing to its high sensitivity. Wide panoramic views,

a high degree of inter-visibility, and limited woodland cover also add to the sensitivity of the High Wold landscape to development, particularly tall vertical elements, such as telecommunication masts and wind turbines and to woodland creation and shelterbelt planting.

10. With regard to development in the AONB or affecting its setting, the Landscape Strategy Guidelines offer the following advice in paras. 2.1 and 7.1:

Cotswold Escarpment
<ul style="list-style-type: none">• Maintain the open, dramatic, and sparsely settled character of the Escarpment.• Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements onto the escarpment.• Conserve pattern of settlements fringing the lower slopes and their existing relationship to landform.• Ensure new development is proportionate and does not overwhelm the existing settlement.• Ensure that new development does not adversely affect settlement character and form.• Conserve the distinctive orientation of linear villages on lower escarpment slopes and the relationship of settlements to the Escarpment and spring line.• Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful rural landscape character.• Avoid cramming development right up to the boundaries resulting in hard suburban style edge to the settlement.• Control the proliferation of suburban building styles and materials.• Restore existing stone, old brick and half-timbered buildings within settlements in preference to new built development.• Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style).• Existing buildings should be carefully conserved and, where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented.• Adopt measures to minimise and where possible reduce light pollution.• Promote initiatives that remove heritage assets from 'at risk' status in the Heritage at Risk Register.• Avoid development that may restrict or obscure views to the upper escarpment slopes and distinctive features such as folly towers and hillforts.• Conserve the rural character of the road network, and in particular hollowways climbing the escarpment. Cotswolds AONB Landscape Strategy and Guidelines 2. Escarpment Adopted June 2016 Local Forces For Change Potential Landscape Implications Landscape Strategies and Guidelines.• Avoid proposals that result in the loss of archaeological and historical features or that impact on the relationship of the settlement and its links with surviving historical features.• Ensure the historic character and context are included in Neighbourhood Plans.• Identify key viewpoints to and from the escarpment.• Create new woodlands that link to existing woodlands on lower escarpment slopes to counteract the impact of intrusive or degraded urban edges.• Plant trees and hedges within and around new development to reduce impact on the landscape ideally in advance of the development taking place.• Retain existing trees, hedges etc as part of the scheme.

- Promote and link to the escarpment 'green' infrastructure in any major extensions to Gloucester and Cheltenham
- Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network.
- Consider the impact on local Public Rights of Way as settlements expand and, take into account any required improvements

High Wold

- Maintain the open, sparsely settled character of the High Wold by limiting new development to existing settlements.
- Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillsides.
- Ensure new development is proportionate and does not overwhelm the existing settlement.
- Ensure that new development does not adversely affect settlement character and form or impact on views of key features such as church towers.
- Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful rural landscape character.
- Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.
- Control the proliferation of suburban building styles and materials.
- Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style).
- Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views.
- Retain existing trees, hedges etc as part of the scheme.
- Ensure new development is integrated into its surroundings. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place.
- Ensure the density of new development reflects its location relative to the 'core' of the settlement and its proximity to the surrounding rural landscape.
- Adopt measures to minimise and where possible reduce light pollution.
- Promote initiatives that remove heritage assets from 'at risk' status in the Heritage at Risk Register.
- Preserve archaeological and historical features and deposits.
- Avoid proposals that result in the loss of archaeological and historical features or that impact on the relationship of the settlement and its links with surviving historical features.
- Ensure the historic character and context are included in Neighbourhood Plans
- Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network.
- Consider the impact on local Public Rights of Way as settlements expand Cotswolds AONB Landscape Strategy and Guidelines 7. High Wold Adopted June 2016 Local Forces For Change Potential Landscape Implications Landscape Strategies and Guidelines and take into account any required improvements.

91. With regard to isolated development in the AONB or such development affecting its setting, the Guidelines offer the following advice in paras. 2.2 and 7.2:

Cotswold Escarpment
<ul style="list-style-type: none"> • Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated. • Protect the undeveloped, unlit character of much of the escarpment. • Oppose new housing on the Escarpment (unless special circumstances apply in accordance with Paragraph 55 of the NPPF and development conserves and enhances the AONB as required by the CRoW Act 2000. • Avoid conversion of isolated farm buildings. • Conserve the distinctive rural and dispersed settlement pattern. • Restore existing stone farm buildings and structures in preference to new built development. • Existing buildings should be carefully conserved and, where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented. • Maintain the sense of openness and consider the impact of development proposals on views to and from the escarpment slopes, including the impact of cumulative development. • Control the proliferation of suburban building styles and materials. • Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs, and traditional fruit varieties, whilst discouraging large alien tree species such as eucalypts and conifers and inappropriate forms and cultivars of native species, particularly on fringes of open countryside. • Respect traditional position of agricultural buildings and their relationship to the surrounding land.
High Wold
<ul style="list-style-type: none"> • Avoid isolated development that will intrude negatively into the landscape and cannot be successfully mitigated. • Conserve areas of dark skies. • Oppose new housing on the High Wold (unless special circumstances apply in accordance with Paragraph 55 of the NPPF and development conserves and enhances the AONB as required by the CRoW Act 2000. • Avoid conversion of isolated farm buildings. • Conserve the distinctive rural and dispersed settlement pattern. • Restore existing stone farm buildings and structures in preference to new built development. • When restored or converted to new uses, buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented. • Maintain the sense of openness and consider the impact of built development on views to and from the High Wold, including the impact of cumulative development • Control the proliferation of suburban building styles and materials. • Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs, and traditional fruit varieties, whilst discouraging large alien tree species such as eucalypts and conifers and inappropriate cultivars of native species, particularly on fringes of open countryside. • Respect traditional position of agricultural buildings and their relationship to the surrounding land.