

Consultation Statement

Woodmancote Neighbourhood Development Plan (NDP)

Submission Draft

(September 2021)

Purpose

1. This Consultation Statement has been prepared in support of the Woodmancote Parish Council NDP as part of its submission to Tewkesbury Borough Council.
2. It has been prepared by the Woodmancote Steering Group, acting on behalf of the Woodmancote Parish Council (“the qualifying body”).
3. This consultation statement fulfils the requirements of the Neighbourhood Planning (General)(Amendment) Regulations 2015. This states in Paragraph 4 (3) (b) of Schedule 10 (process for making of neighbourhood development orders) states that:
 - (b) a statement containing the following information in relation to that consultation and participation must accompany the proposal submitted to the authority—
 - (i) details of those consulted,
 - (ii) a summary of the main issues raised, and
 - (iii) any other information of a prescribed description.

Details of those consulted

Introduction

4. Neighbourhood planning was introduced under the Localism Act 2011 to give communities the right to shape and develop their areas. The Woodmancote neighbourhood plan has been prepared by residents and led by Woodmancote Parish Council and has been shaped by various surveys and public consultations to accurately reflect the needs and wants of the community.

The Steering Group

5. This neighbourhood plan has been produced by a Steering Group made up of equal numbers of Parish Councillors and community volunteers.
6. As well as time spent on research through interviews and examination of strategic and factual evidence, the Woodmancote Neighbourhood Plan Steering Group has carried out many hours of consultation with residents and has considered comments and concerns. This work has resulted in a Neighbourhood Plan which sets out a vision for Woodmancote and will ensure that the parish continues to develop as a vibrant community whilst retaining its rural character for future generations.
7. Thanks are given to Tewkesbury Borough Council’s Officers who have been very helpful in this process.

Neighbourhood Plan Preparation Process

8. The following tables detail the various stages this neighbourhood plan went through to get to this consultation version.

<i>Event</i>	<i>Date</i>
Application to be designated as a Neighbourhood Area	14 June 2019
Decision Notice: Designation of Neighbourhood Area	27 June 2019
Community Visioning Event	23 January 2020
Community Consultation Survey	July – September 2020
Neighbourhood Development Plan Steering Group meetings	Throughout
Regulation 14 consultation	22nd March 2021 to 5pm on 4th May 2021

Vision Exercise (January 2020)

9. The Neighbourhood Plan was initially based upon the outcomes of the January 2020 Vision event and the draft policies were further considered by the Steering Group and in meetings with key stakeholders and Statutory Consultees.
10. A report of the visioning event was presented to the Steering Group in February 2020. This was a detailed report setting out the evidence requirements in the light of adopted and emerging development plan policies. This was a sizable report and not relevant to the consultation statement, however, the passages relevant to the initial vision are set out in **Appendix A**. The full report can be made available on request. A SWOT (Strengths/Weaknesses/Opportunities/Threats) analysis was undertaken which demonstrates how community concerns were featured in the NDP policies.

Community Survey online (summer 2020)

11. The Steering Group considered which policies might be suitable for the NDP and designed a community survey delivered online in summer 2020 (July- September 2020). The survey form was designed and administered by Gloucestershire Rural Community Council and the results were collated by the Steering Group. A summary of the survey results is replicated in **Appendix B**. The survey results were used to validate which policies to progress and how.

Discussions with Key Stakeholders whilst gathering evidence

12. Over the period where evidence was gathered, extensive advice was sought from key stakeholders including:
- The Cotswold AONB management board.
 - The Lead Local Flood Authority (Gloucestershire County Council)

- The Highways Authority (Gloucestershire County Council)
 - The Local Planning Authority (Tewkesbury Borough Council)
13. Most of these interactions resulted in email correspondence or online meetings. Full email transcripts can be supplied upon request.

Regulation 14 Consultation

14. The Woodmancote NDP was subject to consultation under Regulation 14 of the Neighbourhood Planning (General) (Amendment) Regulations 2015 from 22nd March 2021 to 5pm on 4th May 2021.
15. The consultant (Andrea Pellegram MRTPI) provided the Clerk with a briefing note on how the Reg. 14 consultation should be undertaken. This is copied in **Appendix C**.
16. The Clerk and Parish Council followed the guidance in the note. There was a late change to the NDP and a new policy was added (Policy 3) which was not picked up in the survey form. As a result, the survey form did not specifically ask about Policy 3 and all subsequent questions were out of order. The error was noted by most consultees who commented that the policy numbering on the survey form did not match the policy numbers in the NDP. Comments on Policy 3 were received from most responders under the final question "Was there anything else that you feel should have been included in the plan?". It is therefore considered that whilst the survey had the wrong policy numbers included in the questions, the responders were aware that a policy had not been mentioned and that a full and adequate response on Policy 3 was indeed achieved.
17. **Gloucestershire County Council** responded to the Regulation 14 consultation, shown in **Appendix H**.
18. The response from the **Local Planning Authority is copied in Appendix D**. The text in red shows the NDP response/action. The headline conclusion from the LPA was "There does not appear to be any significant issues with general conformity to the Development Plan."
19. The response from the **Joint Core Strategy team is copied in Appendix E**. The text in red shows the NDP response/action. The headline conclusion was "There do not appear to be any conformity issues with the Adopted JCS at this stage, but we would welcome to be consulted again at Reg 16 and to see the outcome of the Strategic Environmental Assessment and Habitats Regulations if these are required for this plan. No other significant comments. "
20. The response to the **online survey, which includes responses from Statutory Consultees is copied in Appendix F**. The text in red shows the NDP response/action.

Appendix A: Report on Community Visioning event (relevant extracts)

Vision and Policy Themes, 23 January 2020

Introduction

On 23 January 2020, the Woodmancote Neighbourhood Development Plan (WNDP) Steering Group (SG) held a public consultation event. The event was advertised by notices in the local paper and the distribution of leaflets around the village. The event started at 7.00 pm and ended at 9.00 pm. It was held in the village hall and was so popular that attendees were standing in the halls. In total, it was estimated that around 100 local people attended.

The event was introduced by the WNDP SG Chairman, James Nicholson-Smith and supported by the SG. The interactive portion of the event was led by the SG's planning consultant, Dr Andrea Pellegram.

The event was split into three parts:

- A Strengths/Weaknesses/Opportunities/Threats (SWOT) analysis of Woodmancote Parish;
- A Vision exercise looking to 2036;
- A discussion of policy themes for the WNDP.

Since the event, further work was done by the SG who have asked for input from people who were not able to attend. As a result, further comments were received and have been included in this report.

This report records the event and advises the WNDP SG on how to obtain appropriate evidence in support of the policies identified by the community as being important as well as indicating other information that will be required in support of the WNDP.

The report is structured as follows:

- Part 1: Vision, Background information
- ~~Part 2: Development Plan policies and required evidence~~
- Part 3: Record of the event and further comments received from the community.

The WNDP area is shown on the following page for reference.

Recommendations are made to the SG throughout the report in shaded boxes. At this stage, it is important that the SG restricts itself to evidence gathering. Once the evidence has been collected, it will then be possible for the Consultant to prepare a draft NDP. The SG are requested to NOT attempt to prepare policies, though it would be helpful to have clear policy objectives to guide the Consultant.

Draft Community Vision to 2036

The NDP Vision will be the goal that the policies are seeking to achieve. The draft Vision is copied below. Many of its aspirations will be addressed in policies in the adopted and emerging development plan (See Part 2) and do not require any or much amplification in the WNDP.

The table below replicates the vision set out on 27 January 2020 and indicates which aspirations would be best served by amplification in the WNDP.

- Green means that the aspiration will be fully met by Development Plan policy and no work is required

- Amber means that some amplification of Development Plan policies will be beneficial but not necessary and might be included in explanatory text or as part of a policy, and not as a stand-alone planning policy.
- Red means that the local plan policies are inadequate and require significant amplification in the WNDP.

Vision

In 2036, Woodmancote will be a place where there will be.....

- More walking and cycling for local journeys
- Better bus services
- Electric bikes
- No flooding
- Better local services and shops within walking distance
- Beautiful views of Cleeve Escarpment because inappropriate development in the AONB has been resisted
- People will enjoy walking in the countryside
- A safe environment for children
- A settlement in Cleeve Hill that has not changed since 2020
- Improved biodiversity
- Buildings for community groups to gather
- Superfast broadband, good mobile phone coverage, and electric car charging points
- development will be carbon neutral
- land for allotments and growing food
- farming is still part of Woodmancote life
- Good air quality
- A conservation area that has been enhanced since 2020

Overall, the Joint Core Strategy and the emerging Tewkesbury Local Plan provide good policy coverage for the issues raised. However, the feeling that Development Management decisions are not well informed about the Woodmancote context and special characteristics. Therefore, the NDP’s main purpose should be to amplify and support the adopted and emerging policies (amber and red in the Vision shown above).

It will be necessary for the SG to refine the Vision as evidence gathering progresses. A refreshed vision may need to be agreed with the community at this later time. It would be more “elegant” if the Vision were restructured as a paragraph statement rather than as bullet points.

RECORD OF THE EVENT AND FURTHER COMMENTS RECEIVED FROM THE COMMUNITY

SWOT Exercise

Strengths

- Open Spaces
- Close to countryside, easy access
- Tranquillity
- Access to Cheltenham, Bishops Cleeve, Tewkesbury, M5
- Views of the hills
- Beauty
- Friendly and welcoming community
- Good air quality
- Pub
- Community hall for clubs
- Green Belt, AONB
- Safe for walking in the countryside
- Newsagent and shops
- Historic buildings on Stockwell Lane
- Schools
- Cotswold Stone Buildings
- Rural community on Cleeve Hill – different environment, no facilities, no public transport, but residents love it
- Eco tourism to Cleeve Hill and AONB
- Lambs and agriculture

Weaknesses

- Reduced bus service and poor public transport (a change in the route has made the journeys 20 minutes slower)
- Congestion caused by primary and secondary school drop off/pick up, causes additional congestion for service vehicles
- Limited public transport, particularly for Cleeve Hill who must drive
- Lack of parking generally, Tesco in Bishops Cleeve does not have enough spaces
- MUST drive for shopping
- Footpaths in village are heavily used but in poor and unsafe condition, especially in Cleeve Hill

- Must drive to medical facilities and difficult to get an appointment in Bishops Cleeve. Can't park when you get there
- Run-off water after heavy rain, turns roads into rivers
- Speeding on Two Hedges Road, New Road, Station Road
- Steep lanes – Gambols, Stockwell, Bushcombe. Worn verges and ditches. Act as cut through for vans on their way to/from Wyncombe
- Recent development has been dense and lacks green planting and trees
- Can't safely cycle to Cheltenham
- Congestion near schools
- Primary school places under pressure
- Traffic caused during Cheltenham Race Meetings near race course (route into Cheltenham from Woodmancote)
- Increased traffic in village from new development in Bishops Cleeve
- Gloucestershire Warwickshire Steam Railway (GWSR) (private heritage operation – private ownership) does not stop in the village. Tried to get a stop but insufficient funding was available.
- Bushcombe Lane and Butts Lane are dangerous, particularly where vans reverse
- Many narrow rural roads and increasing traffic

Opportunities

- Mobile home allocation in emerging local plan
- Railway stop
- Improve Honeybourne Meadow – sort out balancing pond, manage willows, designated flood plain
- Tree planting
- Cycle path adjacent to railway line – two attempts have been made to create a new cycle path along the railway line but considered to be too dangerous. The charitable landowner (GWSR) have resisted the proposal. It is an opportunity to create a cycle link between Woodmancote and the Racecourse.
- Improve “walkability” in Woodmancote to reduce cars
- Improve countryside footpaths
- Reducing run off flood risks
- Stop overdevelopment of brownfield sites – only allow like for like for redevelopment, not increases in housing on individual sites

Threats

- Flooding – three lanes become rivers along Station Road (Gambles Lane, New Road, Stockwell Lane, Bushcombe Lane)

- Existing caravan park was flooded in 2007 (the area allocated in the emerging Local Plan is known as “the ponds”. Any caravans must be on stilts
- Lack of a 5 year housing land supply causes and overall increase in building and traffic, but is also putting pressure on the AONB.
- Accidents on Two Hedges Road and the junction of New Road
- Lack of local policies in the local plan that related to Woodmancote
- Poor maintenance of ditches leading to poor surface water flow in high rain
- Rivers on road cause waves when cars pass, adding to the damage to verges and ditches
- New school proposed attached to Cleeve Comprehensive will increase traffic in Woodmancote
- Development in Bishops Cleeve swamps Woodmancote with traffic

Vision for Woodmancote in 2036

1. Attendees were asked to finish the statement: “In 2036, Woodmancote will be a place where there will be.....”

- More walking and cycling for local journeys
- Better bus services
- Electric bikes
- No flooding
- Better local services and shops within walking distance
- Beautiful views of Cleve Escarpment because inappropriate development in the AONB has been resisted
- People will enjoy walking in the countryside
- A safe environment for children
- A settlement in Cleeve Hill that has not changed since 2020
- Improved biodiversity
- Buildings for community groups to gather
- Superfast broadband, good mobile phone coverage, and electric car charging points
- development will be carbon neutral
- land for allotments and growing food
- farming is still part of Woodmancote life
- Good air quality
- A conservation area that has been enhanced since 2020

Additional representation sent by email from a local resident (1)

Strengths – What is good about living in Woodmancote

2. We can walk from our house and be on Cleeve Hill in 2 minutes with 1000 acres of stunning AONB to roam over. We walk on Cleeve Hill every day .
3. The lanes, Stockwell, Post Office , Bushcombe and Gambles are places where you immediately know you are in special heritage location within the AONB. The landscape, the views, the flora and fauna change with the seasons .
4. It is Cleeve Hill and the lanes that attract Woodmancote village residents to live there and come up to Cleeve Hill for leisure and exercise. Many visitors from the UK and overseas are attracted to the AONB for the same reason and bring money into the wider Tewkesbury Borough and Cheltenham.
5. Both Cleeve Hill and Woodmancote Village both feel safe places to live and are very friendly.

Weaknesses – As we stand today what do you not like about living in Woodmancote

6. There are no services in the rural community called Cleeve Hill (whatever you do don't call it a village - see later) except for a limited bus service.
7. The bus service from Cleeve Hill is very limited and only operates up to 6-30 pm, so it is impossible to go to the theatre or cinema in Cheltenham without using a car.
8. The Lanes are spoiled at certain times of the day by speeding drivers who use them as a short cut .
9. We have to drive to Woodmancote village and Bishops Cleeve for all our services, unless you walk or have plenty of time to go on a magical bus tour taking 40-50 minutes each way.
10. Traffic in station Road , Woodmancote is very congested because of parking and school drop off and collection.
11. All services in Bishops Cleeve are under massive pressure.

Opportunities – from a practical perspective – what would you like to be improved about Woodmancote as a place to live

12. Increase opportunities to cycle and walk safely everywhere . Get all the school pupils walking or cycling where possible using protected paths or lanes. Promote electric bikes.
13. Some sort of village hub perhaps based on the village hall site or the newsagent / bathroom shop site . A place where newspapers, essential supplies, information and advice, small cafe are all available. In other words give someone like Graham more space to expand and grow .

Threats to Woodmancote – What could happen that might be outside our control that could materially and adversely affect Woodmancote as a place to live

- Tewkesbury fail to deliver on statutory duty re 5 year housing supply and then fail to adequately defend our greenbelt and AONB assets – once lost we will never get this back.
- TBC fail to protect Cleeve Hill AONB area from Infill. The lanes and Cleeve hill lose most of their character and Woodmancote merges with Bishops Cleeve . This is why we must

call Cleeve Hill a small settlement, not a village, as the JCS allows infill in villages which Cleeve Hill is NOT!

- Overdevelopment of Cleeve
- Flood risk increases due to climate change and development up the hill.
- Newsagents ceases to be viable through lack of support.
- Lose character of Woodmancote village by allowing modern development on infill or refurbishment.

If you could project forward to 2036 – what would you like to see in terms of what it would be like living in Woodmancote

14. WPC, TBC and local MPs have at last put serious effort and policies in place to protect the AONB , green belt and other heritage assets because they realise the value to the wider area and community in terms of both wellbeing (living , leisure, exercise) and bringing money into the area that funds local business.
15. Walking, cycling and autonomous small shared electric transport for the less able are what we use around here.
16. Woodmancote and Cleeve Hill are places that are still very special, where people want to live and enjoy a rural / semi rural green environment
17. Flood risk has been mitigated

Given the above – what would be the 5 main areas that you think the Neighbourhood plan should focus on.

18. Number 1 and absolutely central to the NDP should be about protecting the AONB, Green Belt and other heritage assets .
19. Infills in the AONB should be strictly limited in number by ensuring that the draft policy RES4 in the Tewkesbury plan survives and is improved.
20. The speed limit in the lanes should be reduced to 20 mph and the speed limit through the Cleeve Hill rural settlement, on the Winchcombe to Prestbury Road, reduced to 30mph to protect residents, walkers and cyclists.
21. The bus service from Cleeve Hill needs to be massively improved, if we are to reduce car use.
22. Create a village hub - a place where newspapers,essential supplies, information and advice as well as a small cafe are available.

Additional representation sent by email from a local resident (2)

* Strengths - What is good about living in Woodmancote?

In spite of excessive housing development in the parish, Woodmancote remains a relatively pleasant place to live. It is in close proximity to open countryside, Cleeve Hill and the Cotswold AONB. However there has been a significant deterioration during the 30 years my family and I have lived here. Woodmancote is/ always was a rural village. It is now rapidly becoming urbanised.

* Weaknesses - As we stand today what do you not like about living in Woodmancote?

Much higher levels of traffic and traffic noise due to excessive development both in and around the Parish. At certain times of the day this can result in gridlock in Two Hedges Road and in Station Road.

Selfish parents who cause chaos around Woodmancote school twice every weekday during term time. Even those parents living close to the school seem to find it necessary to use their cars, and park as near as they can possibly get to the school entrance in the afternoon, whilst waiting for their child. Some we have noticed sit for 30 -40 minutes or more before close of school outside residential properties with their engines running. They don't care where they park- across the entrance to Woodmancote Vale is typical, and on both sides of the road in Britannia Way. This is extremely dangerous as it reduces visibility and in my view it's only a matter of time before there's an accident. It also makes it impossible for emergency vehicles to access this area.

Higher levels of crime than was the case 30 years ago, such as break- ins and damage to vehicles.

Litter and anti -social behaviour on Honeybourne Meadow. Two trees were stripped of their bark 2 years ago, and have since died. Litter and rubbish seems to be ever present and is removed by residents who should not be faced with the problem..

Pressure on local services, again due to excessive development. For example, I could get a doctor's appointment in 2 days when I first moved to the village. Now it's more like 2 weeks. It's an absurdity that the doctor's surgery is now on the other side of the village. Inconvenient for my family, but almost impossible for old people living in Prestbury.

Which "planner's" bright idea was it to put the new surgery where it is?

Not strictly a Woodmancote issue I know, but if the same "planners" are still around that's bad news for Woodmancote when new developments come up for approval.

Grass verges damaged, and turned into unsightly quagmires for example Pottersfield Road, around the school (selfish parents again), the Junction of Britannia Way and Two Hedges Road, and at the bottom end of Chapel Lane.

The development opposite Woodmancote school is a disaster. Narrow roads with only one entrance to the development together with inadequate parking, means the roads are often packed with parked cars and would be impassable to emergency vehicles should there be a fire or medical emergency. The "planners" who approved this development are not fit for purpose. Hopefully they've been moved on, so they can do no further damage in the parish.

Opportunities - From a practical perspective - what would you like to see improved about Woodmancote as a place to live?

* A greater local police presence in order to deter anti -social behaviour and crime.

- * Roads and verges properly maintained.
- * Double yellow lines outside Woodmancote School and in Britannia Way, effectively policed.
- * The footpaths re-established on Honeybourne Meadow. Some are invisible and overgrown.
- * Bins placed in prominent places especially near benches, (No guarantee they will be used by those dumping the litter, but at least those of us who pick up the litter won't have so far to walk with it.)
- * Threats to Woodmancote - What could happen that might be outside our control that could materially and adversely affect Woodmancote as a place to live?
- * Undoubtedly further development is the main threat. The proposed development at the eastern end of Two Hedges road is an example- 100 houses means 200 cars, with only two practical exits from the site- one past Cleeve School and the other past Woodmancote School. (The exit via New Road onto the Winchcombe road is already gridlocked each morning).
More accidents waiting to happen.
- * Obstacles placed in the road, such as speed bumps and chicanes such as that under the railway bridge on Station Road. These are counter- productive, and do not increase safety-rather the opposite. Removing the bumps and placing a speed camera here and on Two Hedges Road would solve any speeding problems.
- * If you could project forward to 2036 - what would you like to see in terms of what it would be like living in Woodmancote?
- * An end to any further development in the parish, save that of infill.
- * Properly maintained roads, verges and footpaths.
- * Crime back to levels of 30 years ago.
- * An improved and reliable bus service.
- * Given the above - what would be the 5 main areas that you think the Neighbourhood Development Plan should focus on?
- * Dealing with inconsiderate parking outside of Woodmancote school.
- * A more visible police presence in the area to discourage crime and anti- social behaviour.
- * It is important that Woodmancote maintains it's own identity and sense of community- The village must NOT be effectively merged with Bishops Cleeve.
- * There needs to be a more aggressive stance in defending Woodmancote against further housing development. Both County and Borough have betrayed the residents of Woodmancote and are happy to walk over us if we allow them to do so. It's time to fight back.

Additional representation sent by email from a local resident (3)

23. Strengths – What is good about living in Woodmancote?
24. * Weaknesses – As we stand today what do you not like about living in Woodmancote?
25. * Opportunities – From a practical perspective – what would you like to see improved about Woodmancote as a place to live?
26. * Threats to Woodmancote – What could happen that might be outside our control that could materially and adversely affect Woodmancote as a place to live?
27. * If you could project forward to 2036 – what would you like to see in terms of what it would be like living in Woodmancote?
28. * Given the above – what would be the 5 main areas that you think the Neighbourhood Development Plan should focus on?
- 29.
30. 1/ I love living here. I was born here 71 years ago, and have lived here for all but 6 of my years, which were spent in Cheltenham when we first married.
- 31.
32. 2/ Nothing.
- 33.
34. 3/ Nothing.
- 35.
36. 4/ More housing, and subsequently people, is the biggest danger to our current way of life as I see it. Oh, and cars : many, many more cars.
- 37.
38. 5/ The same as it's always been : rural; quiet; civilised; friendly.
- 39.
40. 6/ Maintaining the rural character of the village; preventing more unwanted expansion; preventing more development; preventing more housing; preventing more encroachment onto the AOBN.
- 41.

Policy Themes

The community agreed that the WNDP SG should pursue the following policy themes as they prepared the WNDP:

- A. Masterplan of Caravan site
 - a. Flooding
 - b. Links to countryside
 - c. Links to village by food and cycle
 - d. Landscape protection of AONB
- B. Honeybourne Meadow
 - a. Improved biodiversity
 - b. Flood management
- C. New Development (including modifications to existing buildings and structures)
 - a. Carbon neutral
 - b. No increase in traffic
 - c. Improvements to walking and cycling network
 - d. Tree planting (where relevant)
 - e. Biodiversity net gains to go towards improvements at Honeybourne Meadow
- D. Infill development
 - a. No increase in plot density (like for like replacement, no additional dwellings)
 - b. On plot parking should be provided
 - c. Must respect the local landscape character: AONB and Green Belt
- E. Sustainable Transport
 - a. Improvement to walking and cycling
 - b. Improvements for bus services

42. In support of the above, the WNDP will provide additional supporting evidence on the value of the Green Belt and the AONB in Woodmancote.

Appendix B: Results of Community Survey Summer 2020

Please indicate the number of people in your household by age group: (18 - 30)



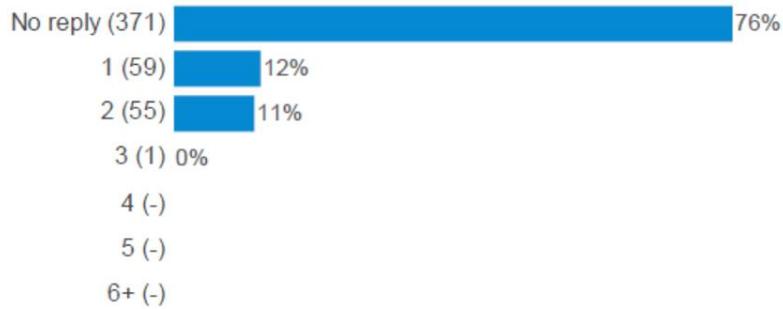
Please indicate the number of people in your household by age group: (31 - 40)



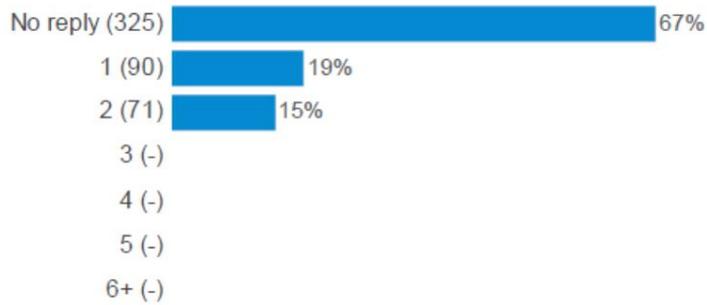
Please indicate the number of people in your household by age group: (41 - 50)



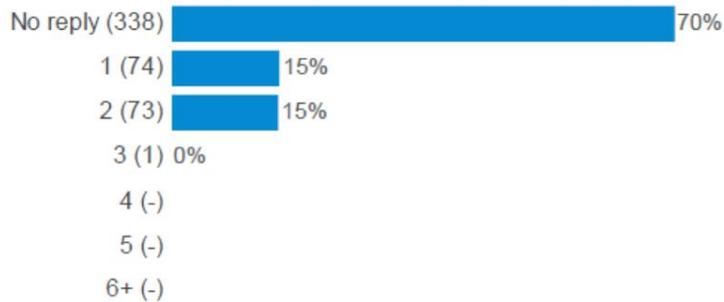
Please indicate the number of people in your household by age group: (51 - 60)



Please indicate the number of people in your household by age group: (61 - 70)



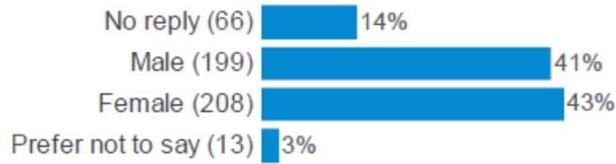
Please indicate the number of people in your household by age group: (71 - 80)



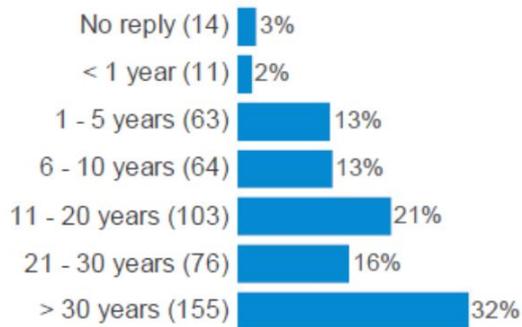
Please indicate the number of people in your household by age group: (80 +)



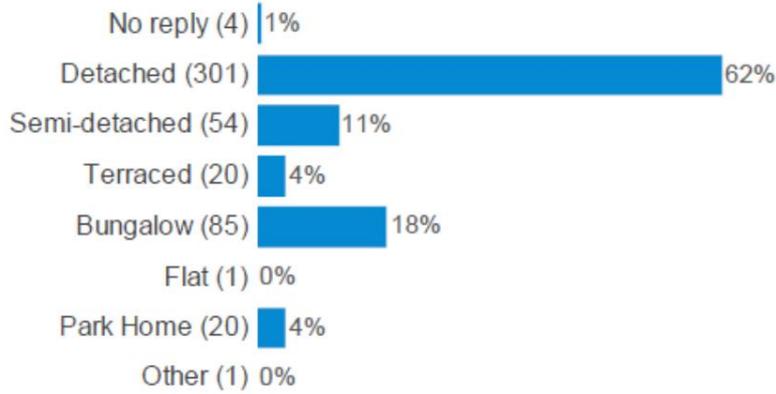
What is your gender?



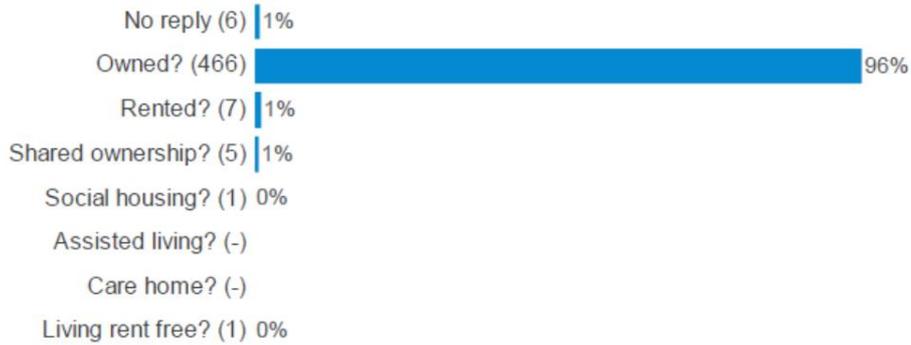
How long have you lived in Woodmancote?



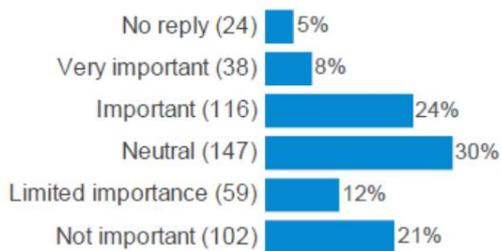
Please describe your home:



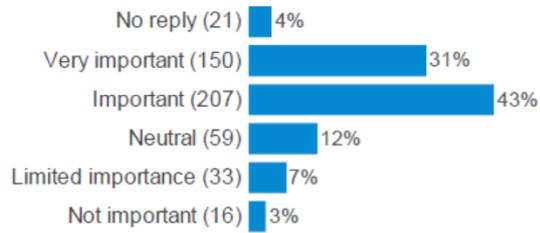
Is your home:



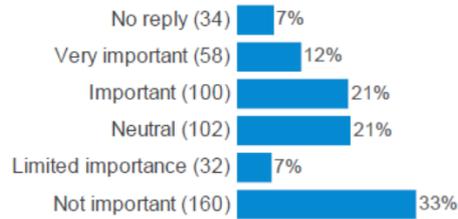
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Church)



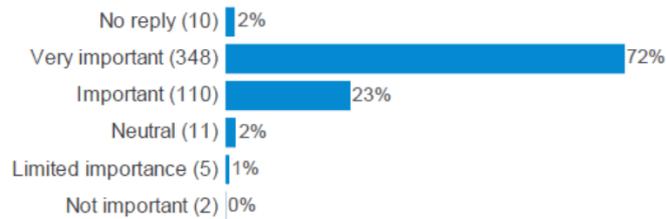
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Community Centre (Village Hall))



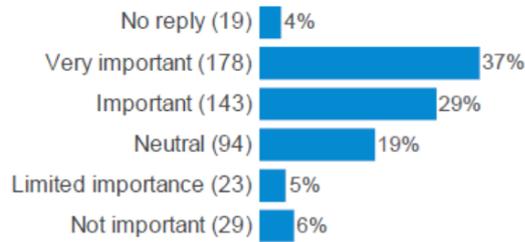
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Play Group and Mothers Clubs at the Village Hall)



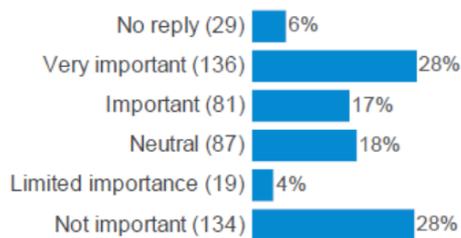
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Local Health Services at Tewkesbury and Cheltenham)



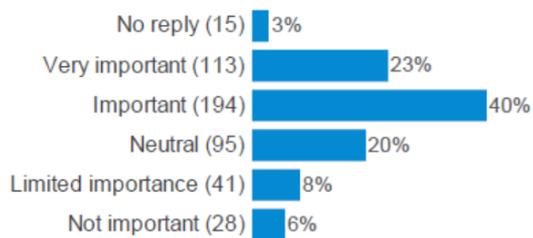
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Visiting Health Services)



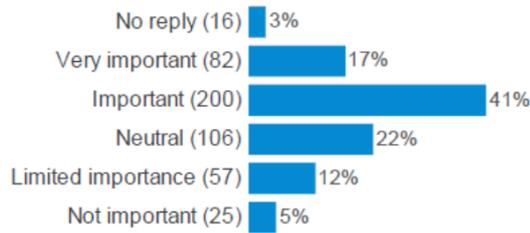
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Primary School and / or Secondary School within walking distance)



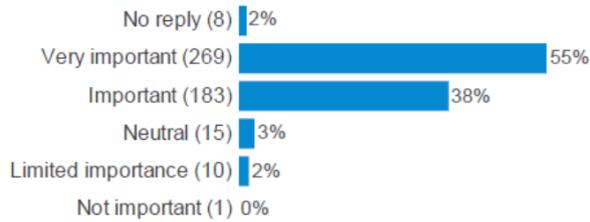
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Public House)



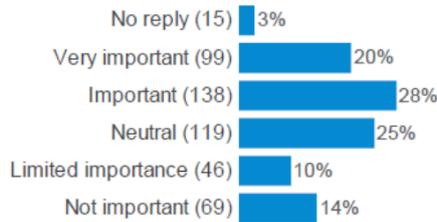
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Restaurant / takeaway)



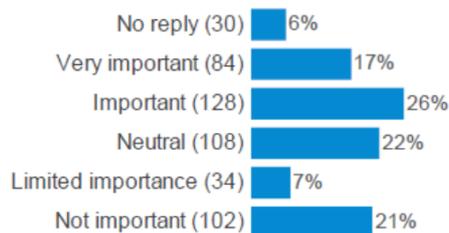
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Local shops)



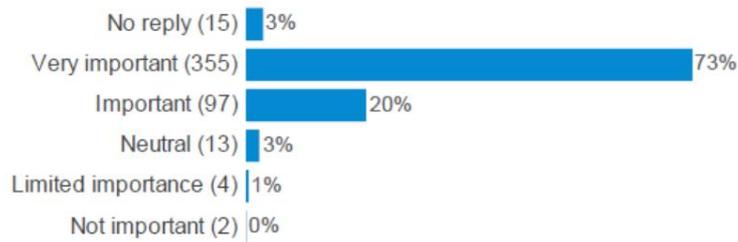
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Vets and other services at Oxbutts Industrial Estate)



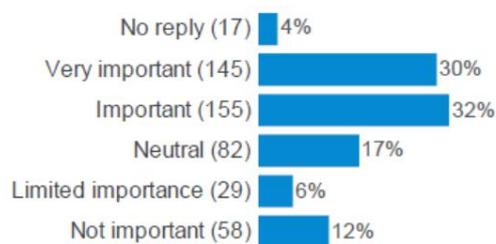
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Local employment opportunities)



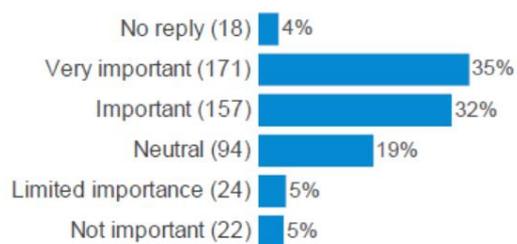
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Good broadband and good mobile phone coverage)



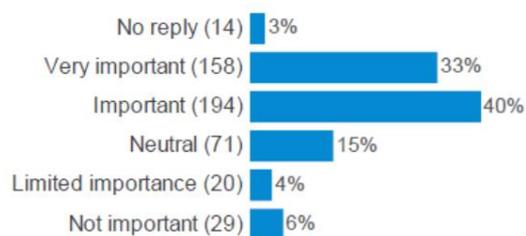
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Play Area in the playing field)



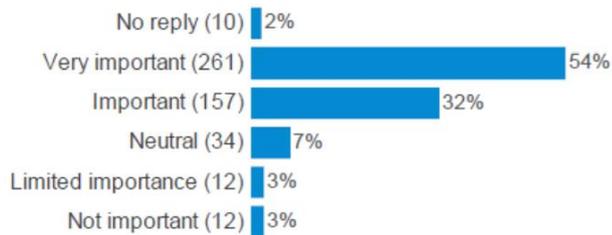
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Open space at Honeybourne Meadow)



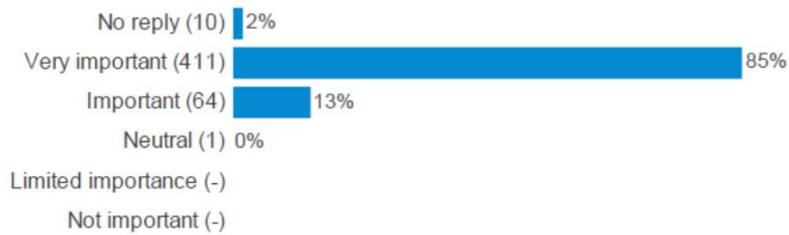
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Facilities for Leisure and Sport (including the cricket club))



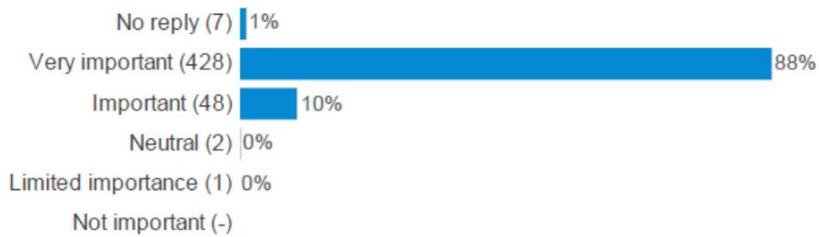
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Walking and other outdoor pursuits e.g. horse riding)



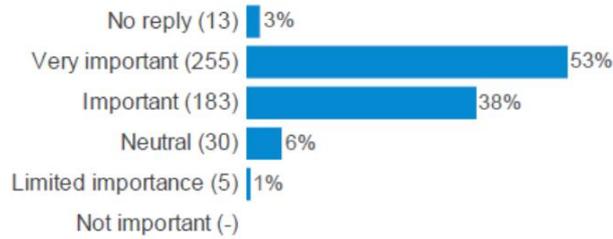
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Enjoying the tranquility and peace of the environment)



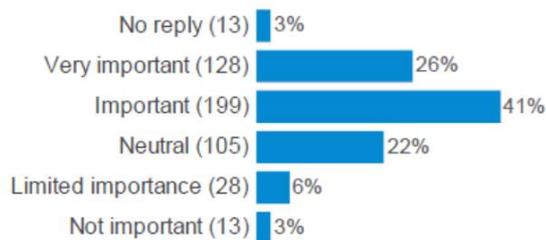
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (The surrounding countryside)



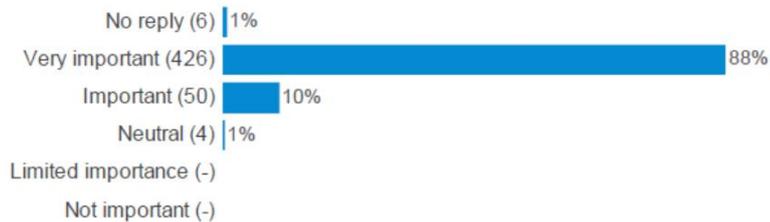
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Community Spirit)



Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Lots of things going on e.g. clubs and activities)



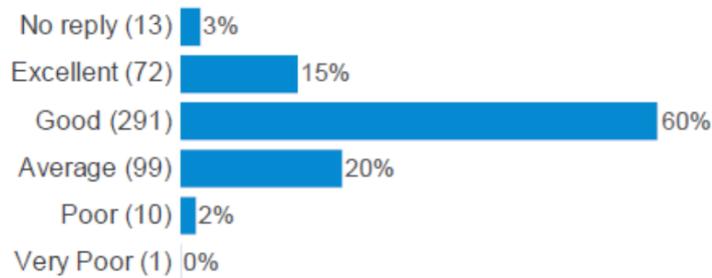
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Feeling safe in your home and when moving around the village)



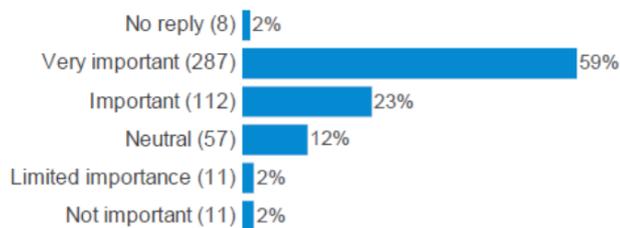
Please think about living in Woodmancote and indicate how important each of the following things are to your quality of life: (Other (please specify:))



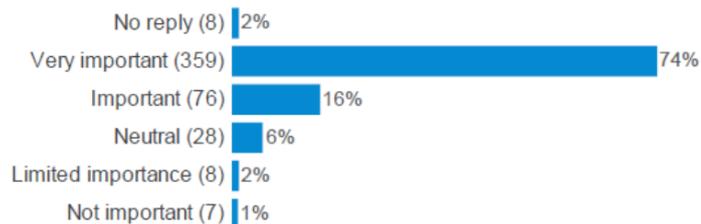
In your opinion, how strong is the sense of community in the village?



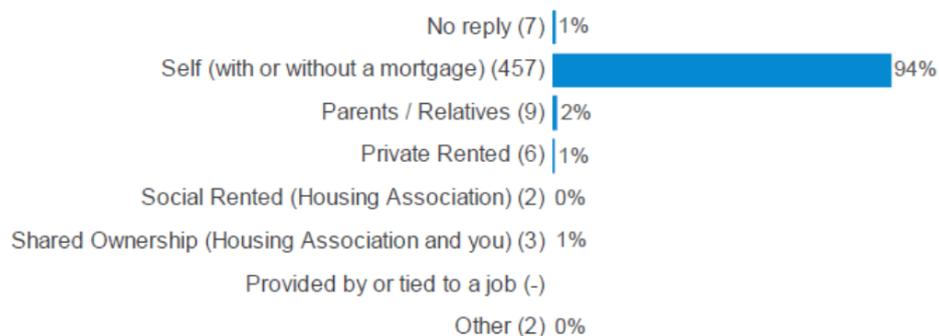
**How important do you feel it is to maintain physical separation from other settlements?
(Clear separation between Woodmancote and Southam)**



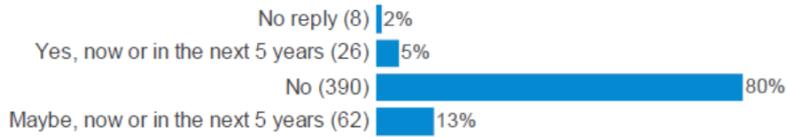
**How important do you feel it is to maintain physical separation from other settlements?
(Clear separation between Woodmancote and Cheltenham)**



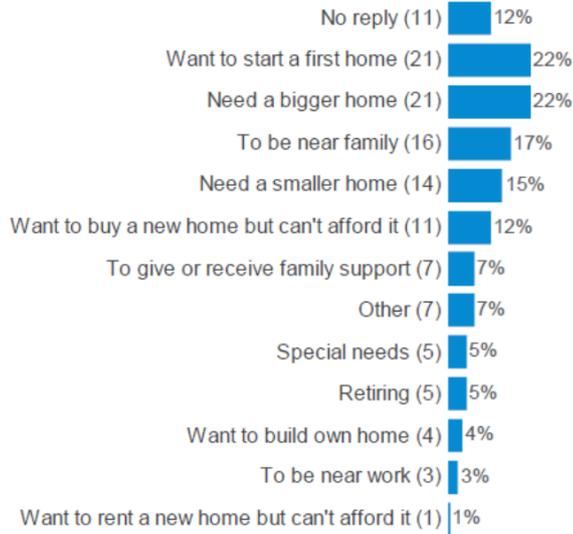
Who owns the house you live in now?



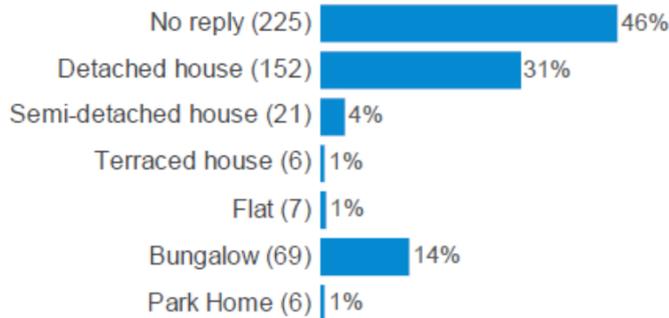
Is anybody in your family, who has ever lived in your current home, looking for a new home in Woodmancote?



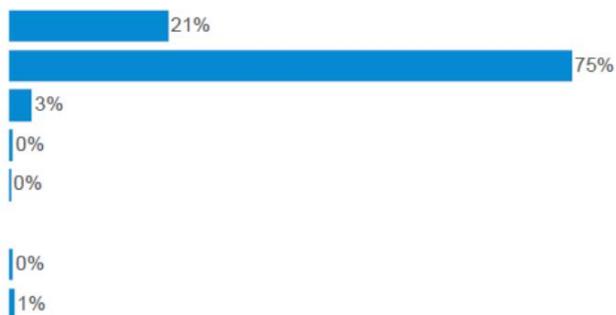
If you answered "yes" or "maybe" to the last question, why does your household need a new home?



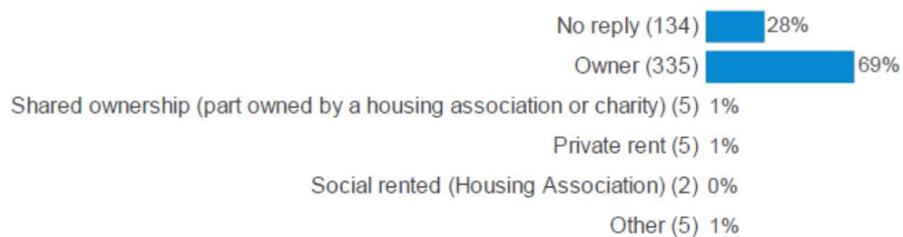
What type of home would best suit your needs?



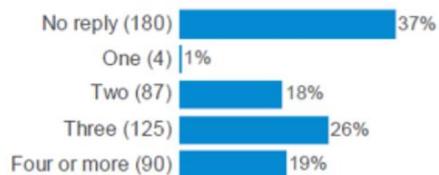
Does anyone in your household have a specialist housing need? If so, what type do they require?



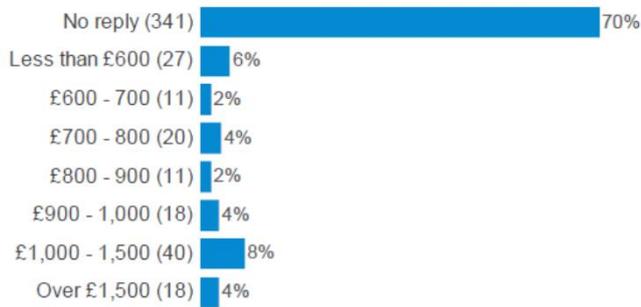
What tenure does your household need if you were to move?



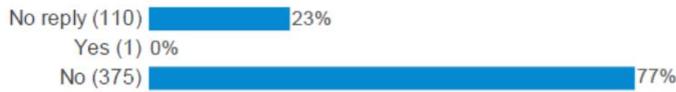
How many bedrooms would your new home need?



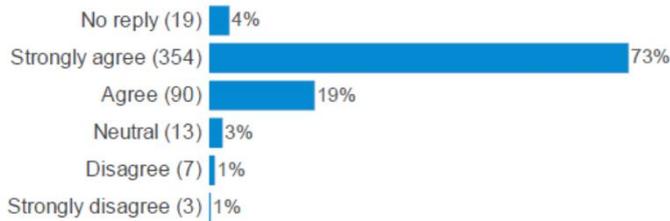
If interested in renting or buying a property, would you provide us with some idea of how much rent / mortgage you could afford to pay per month (please do not include housing benefit contributions)



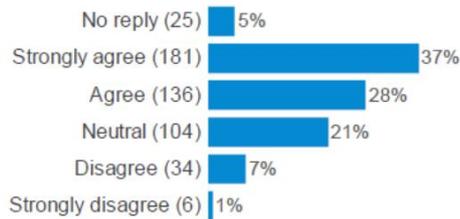
Are you seeking affordable housing through a housing association and are you registered with them?



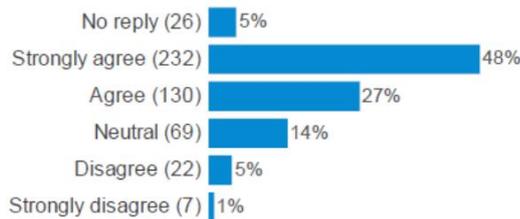
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (All development (including extensions) should be sympathetic to its surroundings and in character with the rural feel of the village)



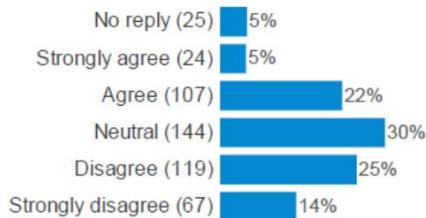
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (Building in back gardens changes the character of the village)



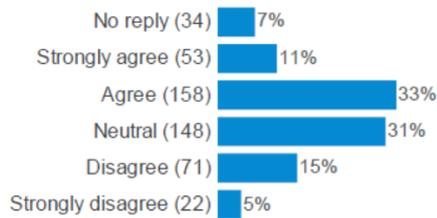
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (New buildings should be traditional in design and should reflect neighbouring development)



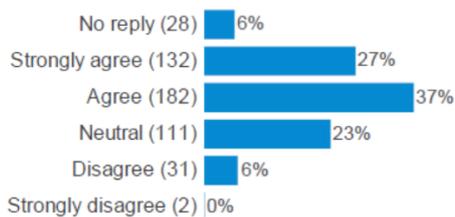
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (Innovative and modern new buildings make a positive contribution to local character)



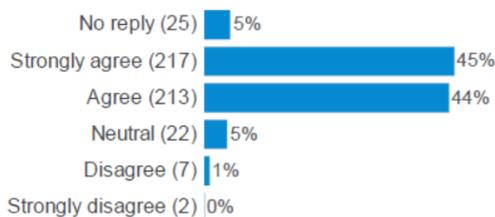
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (Diversity in house design in residential areas is beneficial)



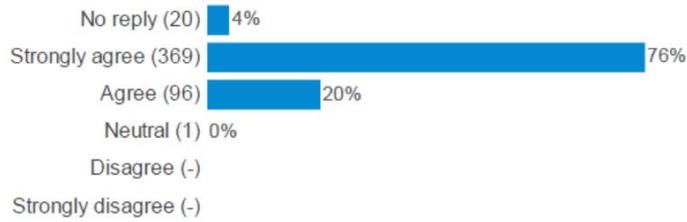
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (All residential buildings should have a front garden)



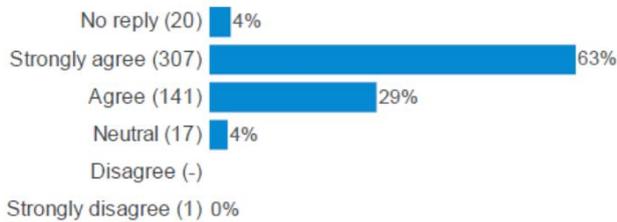
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (All residential buildings should have a back garden)



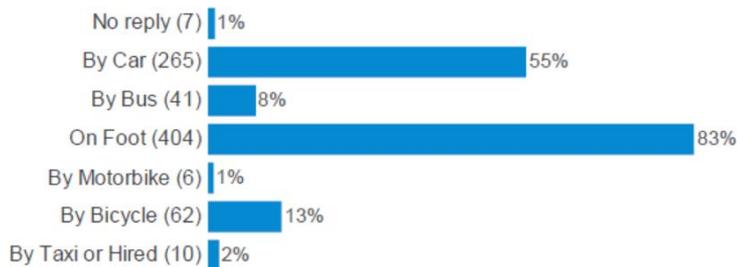
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (All new residential buildings should make provision for their parking needs on the plot and not on the street)



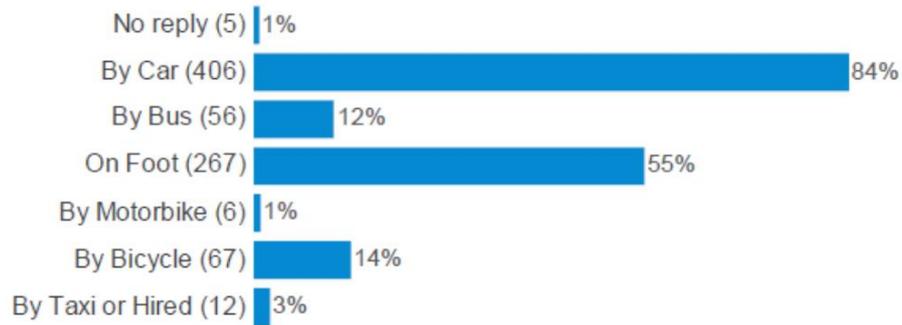
In respect of any future housing development in Woodmancote, what principles should influence the location and design of new homes in Woodmancote? Please indicate whether you agree or disagree with the following statements: (All new residential buildings should have a secure and unobtrusive space for rubbish and recycling storage)



How do you travel to locations in the village?



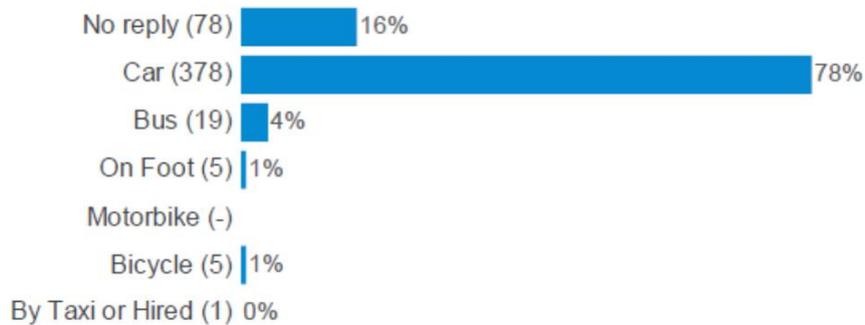
How do you travel to locations in Bishops Cleeve?



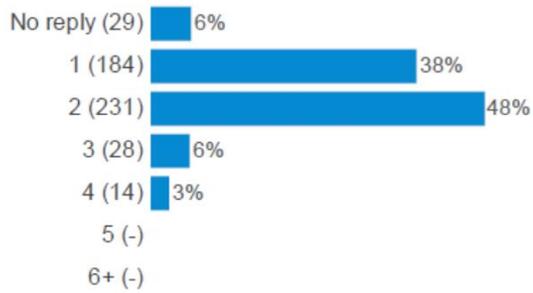
How often do you travel outside of the parish?



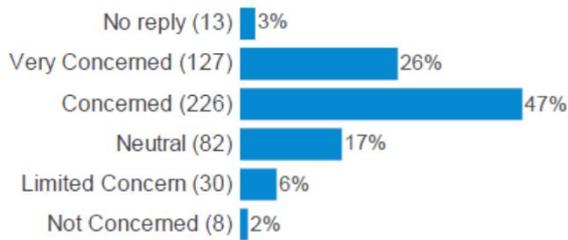
What is your main mode of transport?



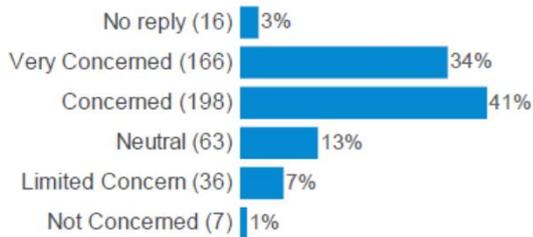
How many cars for regular use are kept in Woodmancote by members of your household?



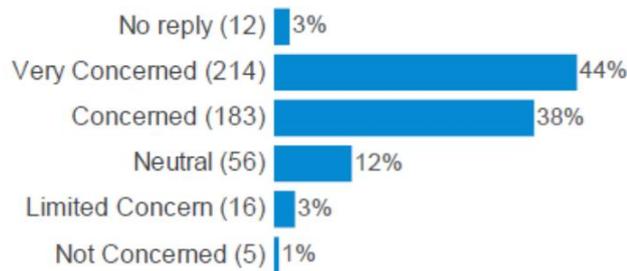
How concerned are you about the following aspects of traffic throughout Woodmancote? (Air pollution)



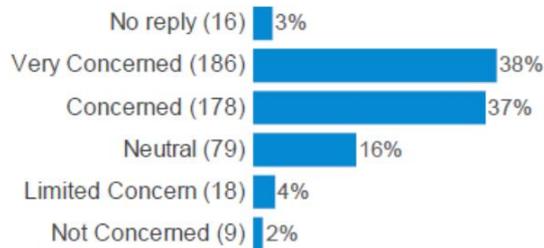
How concerned are you about the following aspects of traffic throughout Woodmancote? (Noise pollution)



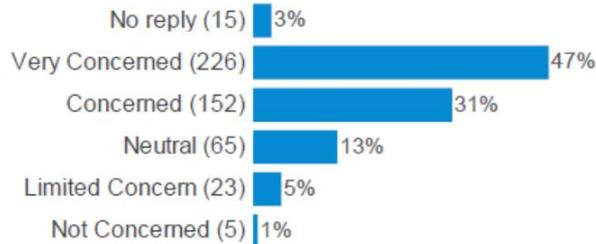
How concerned are you about the following aspects of traffic throughout Woodmancote? (Visibility at junctions)



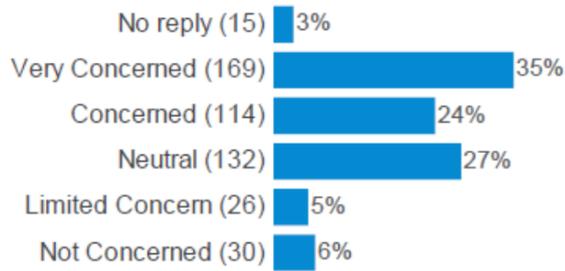
How concerned are you about the following aspects of traffic throughout Woodmancote? (Pedestrian safety)



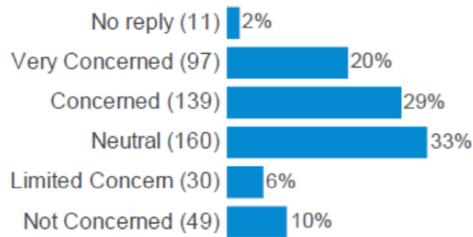
How concerned are you about the following aspects of traffic throughout Woodmancote? (Local road congestion)



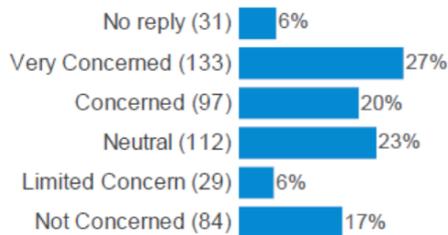
How concerned are you about the following aspects of traffic throughout Woodmancote? (Lack of safe cycling routes in and through the village)



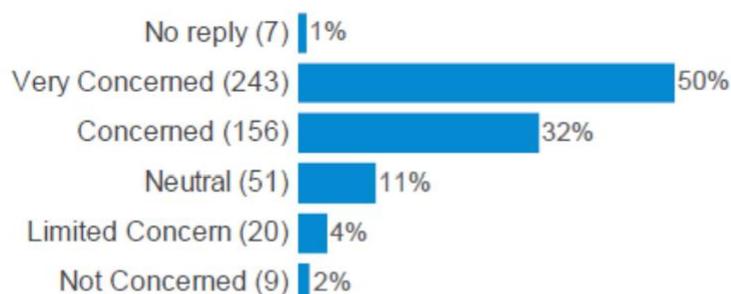
How concerned are you about the following aspects of traffic throughout Woodmancote? (Frequency of local bus services to Cheltenham, Bishops Cleeve and Winchcombe)



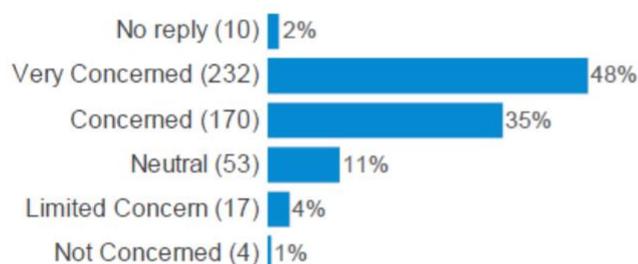
How concerned are you about the following aspects of traffic throughout Woodmancote? (Being able to walk safely to school)



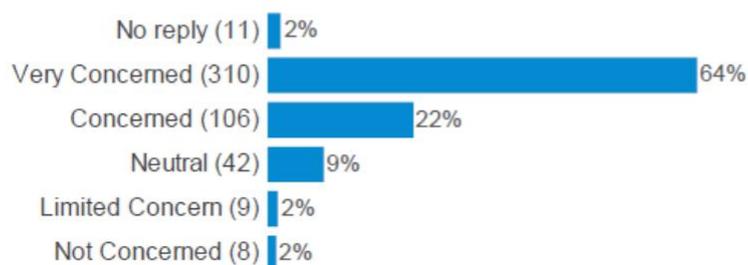
How concerned are you about the following aspects of traffic throughout Woodmancote? (Speed of vehicles)



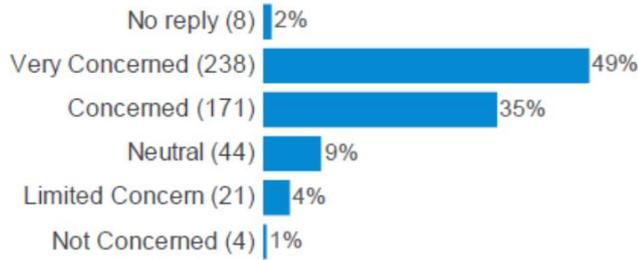
How concerned are you about the following aspects of traffic throughout Woodmancote? (On street parking in residential areas)



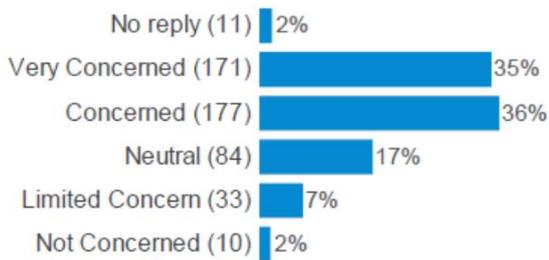
How concerned are you about the following aspects of traffic throughout Woodmancote? (On street parking around the primary school at start / end of day)



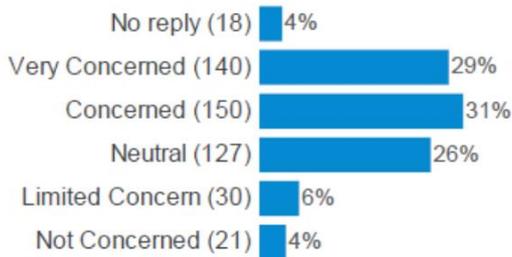
How concerned are you about the following aspects of traffic throughout Woodmancote? (Road maintenance standards)



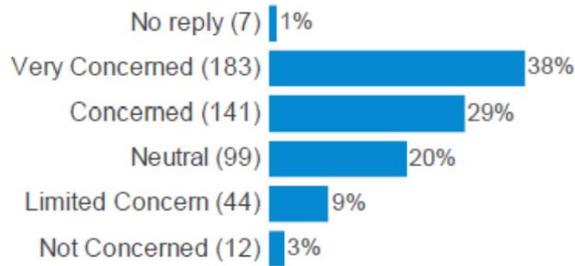
How concerned are you about the following aspects of traffic throughout Woodmancote? (Footpath maintenance)



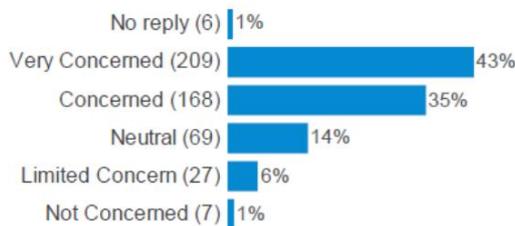
How concerned are you about the following aspects of traffic throughout Woodmancote? (Footpath provision)



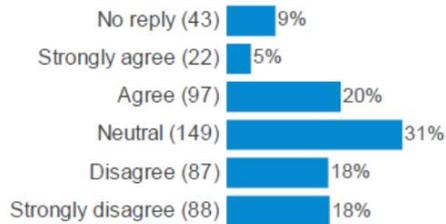
How concerned are you about the following aspects of traffic throughout Woodmancote? (HGV traffic)



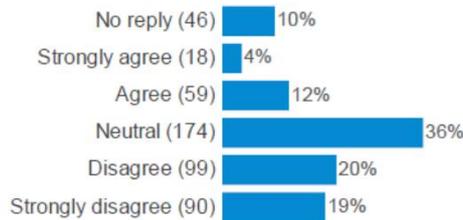
How concerned are you about the following aspects of traffic throughout Woodmancote? (Volume of traffic)



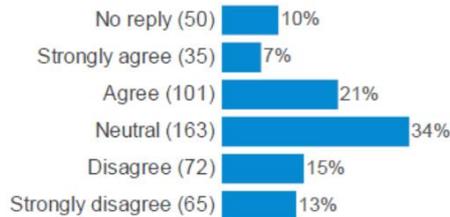
During the course of recent drainage works on Cleeve Hill Road, local communities living on the hill, on the lanes leading to and from the hill and communities at both ends of Cleeve Hill Road were badly affected due to the increase in traffic volumes. Considering the arrangements that Gloucestershire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



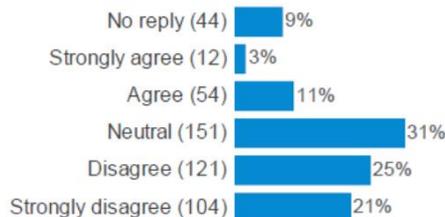
During the course of recent drainage works on Cleeve Hill Road, local communities living on the hill, on the lanes leading to and from the hill and communities at both ends of Cleeve Hill Road were badly affected due to the increase in traffic volumes. Considering the arrangements that Gloucestershire County Council Highways put in place and the lanes in general how strongly do you agree with each of the following statements: (Policing the use of lanes as a cut through, as requested by WPC, was effective)



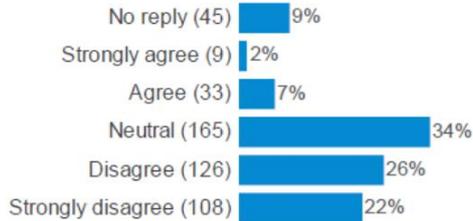
During the course of recent drainage works on Cleeve Hill Road, local communities living on the hill, on the lanes leading to and from the hill and communities at both ends of Cleeve Hill Road were badly affected due to the increase in traffic volumes. Considering the arrangements that Gloucestershire County Council Highways put in place and the lanes in general how strongly do you agree with each of the following statements: (GCC Highways were willing to place warnings for traffic that lanes were unsuitable detours due to steepness and very few passable places)



During the course of recent 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 each of the following statements: (Maintenance of these lanes is adequate)



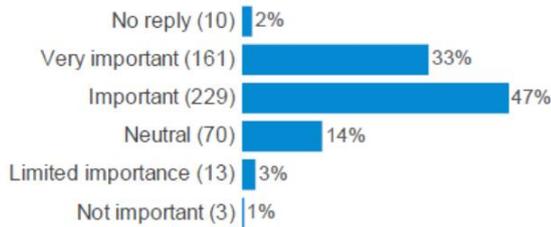
During the course of recent drainage works on Cleeve Hill Road, local communities living on the hill, on the lanes leading to and from the hill and communities at both ends of Cleeve Hill Road were badly affected due to the increase in traffic volumes. Considering the arrangements that Gloucestershire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



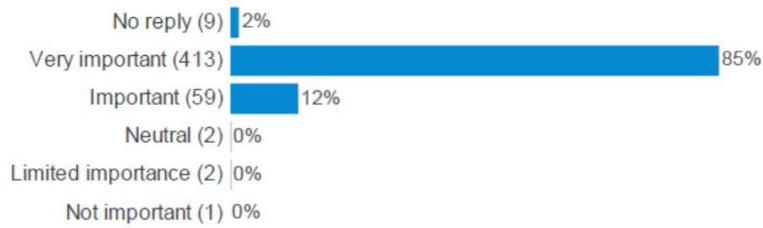
Where is your employment located?



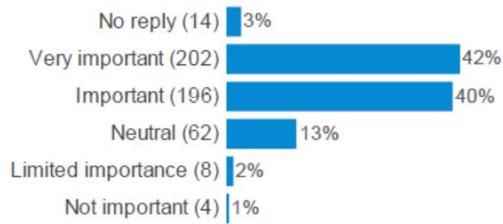
How important are the following to you? (Promotion of local history to help maintain the village's identity and cultural heritage)



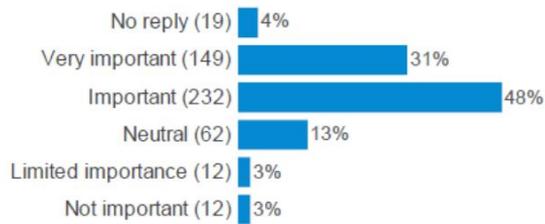
How important are the following to you? (Green Spaces within the village are kept for community enjoyment / recreation and be immune from any further housing development)



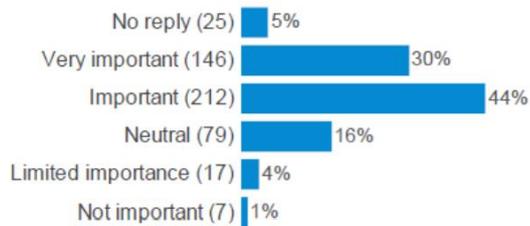
How important are the following to you? (Improving local biodiversity within the village)



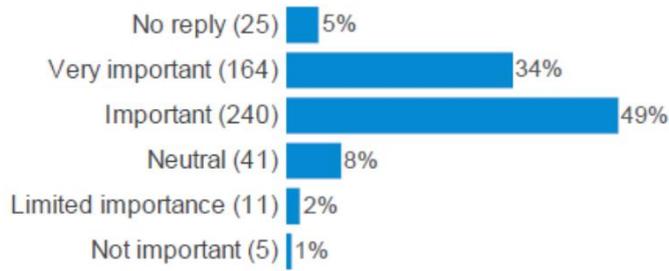
How important are the following to you? (Encouraging a zero net carbon footprint)



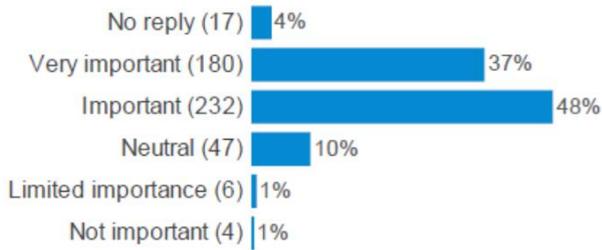
How important are the following to you? (Home renewable energy)



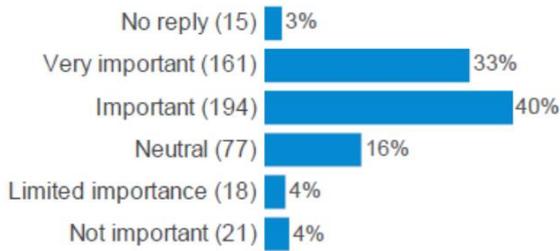
How important are the following to you? (Reduction in energy use)



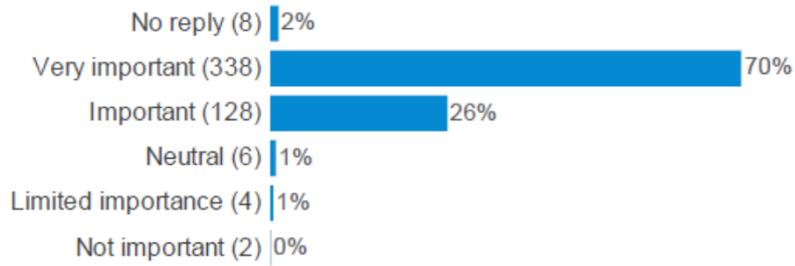
How important are the following to you? (Better insulation of existing homes)



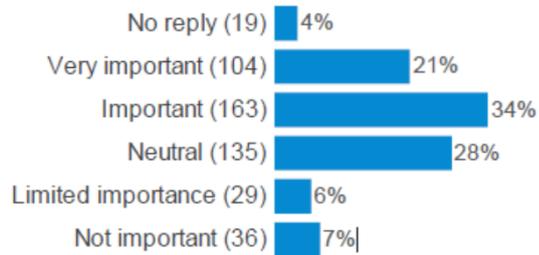
How important are the following to you? (LED street lighting)



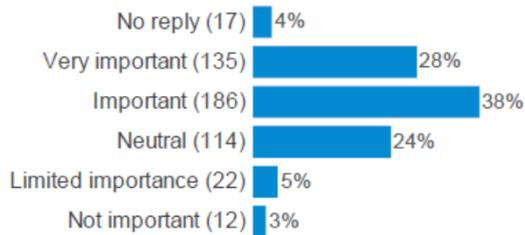
How important are the following to you? (Recycling of waste)



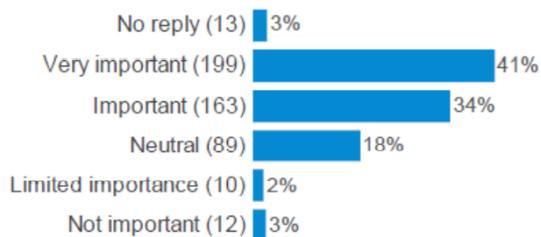
How important are the following to you? (Electric vehicle charging points)



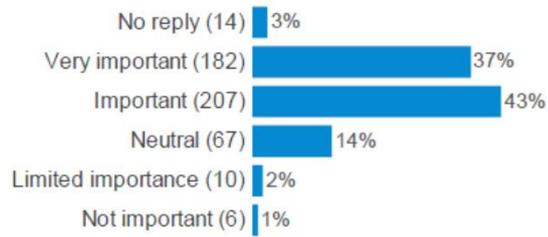
How important are the following to you? (Improved public transport)



How important are the following to you? (Increased walking and cycling facilities)



How important are the following to you? (Encouraging increased use of rainwater harvesting, for example, storing rainwater for garden use)



Please tick the box if you would like to subscribe to receive email updates on the Woodmancote Neighbourhood Development Plan. You can unsubscribe at any time.



Appendix C: Guidance note to Clerk on how to undertake Regulation 14 Consultation.

BRIEFING NOTE ON REGULATION 14 CONSULTATION OF WOODMANCOTE NEIGHBOURHOOD DEVELOPMENT PLAN

Prepared by Andrea Pellegram, MRTPI

11 February 2021



Andrea Pellegram Ltd.

1. The Regulation 14 Draft Neighbourhood Development Plan (NDP) for the Parish of Woodmancote in Tewkesbury Borough was prepared under the Neighbourhood Planning Regulations (2012).
2. The Regulation 14 consultation Neighbourhood planning regulations requires the draft neighbourhood plan proposal to be the subject of a pre-submission consultation before it is submitted to the local authority for independent examination. The consultation should last at least 6 weeks.
3. The regulations say:

PRE-SUBMISSION CONSULTATION AND PUBLICITY

14. Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

CHANGED REQUIREMENTS DUE TO CORONAVIRUS RESTRICTIONS

4. The Government has issued new guidance for neighbourhood planners which is relevant to this consultation. Relevant text is copied below and yellow highlighting is used to emphasis the most relevant passages.

Referendums: *All neighbourhood planning referendums that have been recently cancelled, or are scheduled to take place, between 16 March 2020 and 5 May 2021 are postponed in line with the [Local Government and Police and Crime Commissioner \(Coronavirus\) \(Postponement of Elections and Referendums\) \(England and Wales\) Regulations 2020](#) until 6 May 2021.*

Decision-making: *Where the local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application.*

Examinations: *The general rule remains that examinations should be conducted by written representations. If an examiner considers that oral representations are necessary, these should not take place in person. Wherever possible, oral representations may still take place using video conferencing or other suitable technologies.*

Public consultation: *The Neighbourhood Planning (General) Regulations 2012 require neighbourhood planning groups and local planning authorities to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area at particular stages of the process. It is not mandatory that engagement is undertaken using face-to-face methods. However, to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access, more targeted methods may be needed including by telephone or in writing. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods and how to reach certain groups in the community.*

There are also requirements in the Neighbourhood Planning (General) Regulations 2012 that require at some stages of the process for neighbourhood planning groups and local planning authorities to publicise the neighbourhood planning proposal and publish details of where and when documents can be inspected. It is not mandatory for copies of documents to be made available at a physical location. They may be held available online. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods that will provide communities with access to physical copies of documents.

Paragraph: 107 Reference ID: 41-107-20200925

Revision date: 25 09 2020 See [previous version](#)

5. This briefing note provides instructions to Woodmancote Parish Clerk how to undertake the Regulation 14 consultation. It has been drafted to take account of the Coronavirus restrictions.

PREPARATION FOR THE CONSULTATION

6. The consultation may be a large exercise, depending on the number of responses and their complexity. It will be a requirement of the Consultation Statement that a full record is kept of the responses with an indication of how the comments were addressed in the next draft of the NDP (the Submission Draft to the Local Planning Authority under Regulation 16).
7. Therefore, it is recommended that the following checklist is considered before the consultation is started:
 - (a) Agree the consultation process and messages with Woodmancote Parish Council as appropriate;
 - (b) Identify a suitable 6-week period for the consultation. The documents are dated "March 2021" so it would be appropriate to start the 6 week period in March;
 - (c) The Parish Clerk will be the first point of contact for the consultation and will be responsible for undertaking the publicity arrangements and collation of results.
8. Once these matters have been resolved, it will be necessary to prepare for publicity activities outlined below and to amend all Parish Council messages to include the consultation period.

PUBLICITY

9. The Regulations require that the draft NPD is widely publicised. It is recommended therefore that the Parish Council undertakes the following activities:

Survey form

10. Wherever possible, respondents should be encouraged to use the standardised survey form shown in **Appendix 1**. This can be converted into the Parish Council's standard house style. James Nicholson Smith may wish to add his own words to these standard forms.
11. It is recommended that where electronic copies of the survey form are made available, that these are either in Word format or in some other editable format so that respondents can add their comments electronically, rather than in written form or other format that cannot be cut and pasted. An **electronic survey form** can be arranged but there will be a cost for this (which can be covered under the Locality Grant). Should an electronic survey format be required by the Parish

Council, Andrea Pellegram can recommend a consultant who has done this for other NDPs.

Hard copies

12. It is recommended that the leaflet is printed and distributed to all households and businesses in the parish. In this way, it can be certain that all residents and people who do business in Woodmancote have the opportunity to respond. However, if there is some other method of advertising, for instance a parish newsletter, this would also be acceptable.
13. At least 3 hard copies of the draft NDP should be made available for public inspection under normal circumstances. However, given the restrictions of the Covid 19 lockdown, hard copies should be made available online or by post where required. The leaflet should provide a telephone number where responders can leave their address to receive a paper copy in the post. Therefore, the Parish Council should have at least 3 printed hard copies of both the NDP and supporting documents (or have provision to produce copies when required).
14. All survey responses should be collected for future reference. Contact names for organisations should be collected and attached to their responses. Individual's responses do not require to have a name attached in order to protect their privacy under GDPR legislation.

Emails

15. Wherever possible, respondents should be encouraged to look at a digital version of the NDP and to complete the digital response form. It would be helpful to make a copy available on the Parish Council website.
16. The Parish Council should send an updated version of the email text in **Appendix 3** on day 1 of the consultation (or as amended by JNS).
17. The list of consultees should include the consultees identified by Tewkesbury Borough Council, all elected members of Woodmancote Parish Council, Clerks of neighbouring parishes, Tewkesbury Borough Councillors who may take an interest, applicants or agents for current planning applications, local community groups and local businesses. It should also contain the consultees supplied by the District Council (**Appendix 4**) and all those organisations who had an input to the NDP. JNS will have contact email addresses.
18. The email should have the following attachments or link: the NDP including Appendixes, the leaflet (if this is being prepared), the survey form.

Parish Council Website

19. The Parish Council's website should be updated to include a prominent notification that the NDP is subject to the Regulation 14 consultation. Draft text is shown in **Appendix 2**.
20. The website should have downloadable copies of the survey form and the NDP.

Advertisement in local newspaper and other commercial publications

21. If the Parish Council regularly advertises in the local commercial press, a short notice should be placed advertising the Regulation 14 consultation and pointing readers to the Parish Council's website. **Draft text is in Appendix 2.**

Parish communications

22. All normal communications channels used by the Parish Council such as newsletters, notice boards and phone messages should highlight the consultation and point residents towards the Parish Council's website and the consultation.

The Planning Authority

23. An electronic copy of the NDP and its Appendixes, consultation materials and this note should be sent to the planning authority.

AFTER THE END OF THE CONSULTATION PERIOD

24. Once the consultation period has ended, the Parish Clerk should hand all correspondence to Andrea Pellegram for further consideration. This information should be in its original form as well as summarised in the format of a Microsoft spreadsheet with the survey questions across the top row, and the survey respondents moving down. A sample table is set out below. Responses to individual questions should be cut and pasted into the relevant cell.
25. If it is anticipated that there will be many responses, it might be worthwhile to use an electronic survey so that the Clerk does not need to prepare a lengthy spreadsheet with cut and pasted responses.

Name of respondent	Respondent ID number	Question 1	Question 2	Etc.

APPENDIX 1: STANDARD SURVEY FORM TO BE UPDATED TO MATCH HOUSE STYLE. The Steering Group may wish to personalise this.

Neighbourhood planning gives communities the power to prepare a shared development vision for their area. This neighbourhood plan seeks to shape, direct and help to deliver sustainable development by influencing the planning policies and decisions made by Tewkesbury Borough Council.

Neighbourhood plans must conform with local plan policies and can amplify the planning decision-making framework.

This neighbourhood plan will help ensure that planning proposals take account of Woodmancote's circumstances and needs.

Decisions about planning applications must comply with policies in the Development Plan. In Woodmancote, this means that planning decisions must pay heed to the policies in this neighbourhood plan when adopted ("made") and in the Tewkesbury Borough Plan and the Joint Core Strategy. This neighbourhood plan also anticipates development proposed in the review of the Borough Plan.

The plan has been prepared by a Steering group of Parish Councillors and Woodmancote residents and has had input from members of the public, local businesses and Statutory Consultees such as the Local Planning Authority, the Lead Local Flood Authority, the AONB Management Board and the Highways Authority.

WE WANT YOUR VIEWS ON THE DRAFT POLICIES IN THE PLAN SO THAT WE KNOW THAT WE ARE SUBMITTING OUR FINAL PROPOSAL TO TEWKESBURY BOROUGH COUNCIL IN LINE WITH OUR COMMUNITY'S EXPECTATIONS.

Please look at a copy of the plan and the questionnaire by clicking [this LINK](#). If you wish to have a paper copy, please call this number and we will send you a copy in the post. **XXXXXX** Hard copy responses should be sent to this address: **XXXXXXX**

The consultation runs from **DATE 1 AND DATE 2.**

Do you agree with the Vision for Woodmancote Neighbourhood Plan (page 52)? If not, what alternative wording can you suggest?

Policy 1 Cotswolds Area of Outstanding Natural Beauty: this policy seeks to support existing policies that restrict development in the Cotswolds AONB by signposting applicants to where they can find the relevant character Assessment and Landscape advice produced by the Cotswolds AONB Board. The policy also seek to support natural flood management, sustainable transport and biodiversity net gain in the AONB and to restrict new housing development outside **Woodmancote Village**. Do you agree with the wording of this policy and if not, what alternative wording would you propose?

Policy 2 Green Belt: This policy seeks to resist development that is not appropriate in the Green Belt and to support natural flood management, sustainable transport and biodiversity net gain. Do you agree with the wording of this policy and if not, what alternative wording would you propose?

Policy 3 Protected View Over the Strategic Landscape Area: This policy seeks to protect a key view from the AONB over Woodmancote and in the Special Landscape Area. Do you agree with the wording of this policy and if not, what alternative wording would you propose?

Policy 4 Water Management Statements: This policy seeks to manage the harm that new development can cause by contributing to flooding. The policy gives local criteria how to apply Tewkesbury flood planning policies in the parish. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?

Policy 5 Design of Sustainable Urban Drainage Systems: This policy seeks to reduce flooding impacts of new developments by requiring sustainable urban drainage systems and for larger renovations and to include measures to manage rainwater. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?

Policy 6 Natural Flood Management: This policy sets out a preference for using nature to manage flood waters. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?

Policy 7 Flooding on Roads in the AONB: This policy seeks to limit development that will lead to additional traffic on Gambles Lane, Stockwell Lane, Post Office Land and Bushcombe Lane where this would cause road safety issues in times of flooding and severe weather. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?

Policy 8 Design: This policy draws on evidence from the Character Assessment in Appendix 5 and seeks to secure good design from new development. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?

Policy 9 Oxbutts Caravan Park: This policy adds detail to emerging Local Plan policy RES1 and WO01 to emphasise the importance of the AONB, SLA, views, and also to make provision for flooding. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?

Was there anything else that you feel should have been included in the plan?

The consultation period for this stage of Woodmancote Neighbourhood Development Plan runs from XXXX to XXXXX. Please make every effort to complete the survey within this time period. If you have any questions about the plan or the survey, please contact XXXXX.

Thank you for completing the survey!

APPENDIX 2: DRAFT TEXT FOR NOTIFICATIONS AND SURVEY

26. Draft text for website and press advertisement (amend as appropriate):

HAVE YOUR SAY ON PLANNING POLICIES FOR WOODMANCOTE!

The Parish Council have completed their first draft of Woodmancote Neighbourhood Development Plan 2020-2036.

Neighbourhood planning gives communities the power to prepare a shared development vision for their area. This neighbourhood plan seeks to shape, direct and help to deliver sustainable development by influencing the planning policies and decisions made by Tewkesbury Borough Council.

We would like to know what you think of the policies and proposals and welcome your feedback.

Please look at a copy of the plan and the questionnaire by clicking this [LINK](#). If you wish to have a paper copy, please call this number and we will send you a copy in the post. XXXXXX

The consultation is open between **DATE1** and **DATE 2**.

Responses can be sent to **XXXXXXXXX**.

APPENDIX 3: TEXT FOR EMAIL ON DAY 1 OF CONSULTATION

HAVE YOUR SAY ON PLANNING POLICIES FOR WOODMANCOTE!

The Parish Council have completed their first draft of Woodmancote Neighbourhood Development Plan 2020-2036.

Neighbourhood planning gives communities the power to prepare a shared development vision for their area. This neighbourhood plan seeks to shape, direct and help to deliver sustainable development by influencing the planning policies and decisions made by Tewkesbury Borough Council.

We would like to know what you think of the policies and proposals and welcome your feedback.

Please look at a copy of the plan and the questionnaire by clicking this [LINK](#). If you wish to have a paper copy, please call this number and we will send you a copy in the post. XXXXXX

The consultation is open between [DATE1](#) and [DATE 2](#).

Responses can be sent to [XXXXXXXXX](#).

APPENDIX 4: CONTACTS SUPPLIED BY THE LOCAL PLANNING AUTHORITY

Historic England (English Heritage)	southwest@HistoricEngland.org.uk
Environment Agency	enquiries@environment-agency.gov.uk westmidsplanning@environment-agency.gov.uk
Natural England	consultations@naturalengland.org.uk
Gloucestershire Police	Mark.Murphy@gloucestershire.pnn.police.uk
Local Highways Manager See map for relevant one at https://www.gloucestershire.gov.uk/highways/communities-and-parishes/parish-and-member-services/	Richard.GRAY@gloucestershire.gov.uk
Cotswolds AONB	john.mills@cotswoldsaonb.org.uk
Thames Water	townplanningpolicy@thameswater.co.uk
Local Nature Partnership	info@gloucestershirewildlifetrust.co.uk

James Nicholson Smith can supply email addresses from all those individuals he consulted, namely:

- The Lead Local Flood Authority
- The Local Planning Authority
- The AONB Management Board
- The Highways Authority
- Cleeve Hill Society
- There may be others.....

Appendix D: Response to Regulation 14 Consultation – Tewkesbury Borough Council

Reference	NDP wording	TBC comments	NDP response
General		There does not appear to be any significant issues with general conformity to the Development Plan.	Noted.
Pg 2 Introduction	It has therefore become apparent that seeking to build more houses in Woodmancote parish would contribute little to the local district or Joint Core Strategy area's housing need but would significantly harm the land that the proposed new planning system is seeking to "Protect" for future generations. Therefore, the preference is to focus development in the established settlement areas and use the protected land constructively to improve biodiversity and reduce flood risk for the benefit of the whole County and support the allocation of housing in other areas of Tewkesbury Borough.	<p>This is too subjective and provocative and should be removed. Everything in the neighbourhood plan should be objective and factual. I would reiterate my previous comment on this:</p> <p>Is there something about addressing local need here – i.e. to provide houses to those who have grown up and live in Woodmancote – i.e. small infill development, as this will contribute to addressing local need which does exist</p>	Modified the text - deleted "and support the allocation of housing....." in order to emphasise that the preference is to focus development in the established settlement.
Page 26, Paragraph 45	52% of the residents are female and between 45 years old and 75 years old the female proportion is even higher	This does not quite make sense. Please clarify	Changes made.
Page 26, Paragraph 45	It is fair to say that actual employment in Woodmancote is low and most residents work	This could be clearer.	Changes made.

	<p>outside the parish. Therefore 52.9% of employment is in the manufacturing sector may not be particularly meaningful although the fact that 21.1% of businesses are in professional, scientific and technical services may well fit the qualification and profession profile.</p>		
<p>Paragraph 50 page 29</p>	<p>The photo above illustrates just how inappropriate such a policy is.</p>	<p>This is subjective and I suggest it is removed. Further the whole point of the sequential approach is to avoid areas that have a high risk of flooding when locating new development, accepting that some areas may still be at a small risk of flooding, but to put in place measures to mitigate this.</p> <p>Please note Matt Tyas' comments from previously which stated: Paragraphs 55 and 121 of the NDP refer to the sequential test not being applicable in Woodmancote because the parish is located in Flood Zone 1. It is however worth noting the advice at paragraph 158 of the NPPF which states that the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. The Planning Practice Guidance on flood risk also confirms that the sequential</p>	<p>Sentence removed. Text added as a new para.</p>

		<p>approach to locating development in areas at lower flood risk should be applied to all sources of flooding, including development in an area which has critical drainage problems, as notified to the local planning authority by the Environment Agency, and where the proposed location of the development would increase flood risk elsewhere (Paragraph: 033 Reference ID: 7-033-20140306). Having regard to this advice, although the sequential test would not normally apply to sites in Flood Zone 1, there may be site specific circumstances and localised flooding issues that indicate otherwise</p>	
<p>Paragraph 55, page 36</p>	<p>This is the largest AONB in the country (designated in 1966) and after extensive reviews by both the JCS team, Cheltenham Borough Council and Tewkesbury Borough, the Cotswold AONB is considered to be a “Natural Landscape” asset requiring the greatest level of protection. Figure 16 shows the extent of the AONB in Woodmancote.</p>	<p>I think the AONB requiring the greatest level of protection stems from the NPPF – and this should be stated here, as it is slightly misleading that it is said that after extensive reviews of the councils that the Cotswolds AONB is considered to be a natural landscape requiring the greatest level of protection – I am not sure where this has come from? Paragraph 172 of the NPPF provides: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and</p>	<p>New sentence on NPPF 172 added.</p>

		Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.	
	The adopted JCS sets out clear policies regarding the Cotswolds	Would it be better to clarify by saying the 'Cotswolds AONB' otherwise it is not completely clear as to what you are referring to with regard to the Cotswolds?	Change made.
Paragraph 62, page 38	Tewkesbury Borough Local Plan to 2011 Policy HOU4 limits development in places such as Cleeve Hill to new residential development where such dwellings are essential to the efficient operation of agriculture or forestry, involve the acceptable conversion of an existing building, or the provision of affordable housing. NPPF 2019 para. 172 indicates that in planning policies and decisions, "great weight should be given to conserving and enhancing landscape and scenic beauty" of AONBs, and that they "have the highest status of protection in relation to these issues."	You should not refer to policies in the 2011 Plan, as it is very likely that the emerging Plan will be adopted before the NDP is made, in which case this would be irrelevant.	Reference deleted.
Paragraph 63, page 38.	Emerging Borough Plan policy Res 4	Please put Res in capitals in accordance with the Policy RES 4	Change made.
Page 76		Policy 9 (Design) third section refers to Box 7 & 8 of the WNDP. I think that this should possibly be Box 8 & 9?	Change made.

Paragraph 80 page 48	The reason that these constrained sites are proposed is undoubtedly due to the exceptional views that the steep hillsides in Woodmancote offer	This is a subjective statement. I would advise to remove.	
Vision – page 51	A settlement in Cleeve Hill that has not been extended since 2020	This sounds anti-development. NDPs should be pro-growth documents and not prevent development. Rephrase – e.g. Any new development will be within the settlement boundary and respect the Green Belt, landscape designations and local character	Text changed.
Policy 1A page 56 A.	Development proposals in Woodmancote should demonstrate that they have fully addressed the Cotswolds Conservation Board’s Landscape Character Assessment and Landscape Strategy and Guidelines and have provided all necessary mitigation, and should be in character with the Woodmancote AONB	I think it is important to determine whether you want proposals within Woodmancote only to be considered under this policy , or whether all proposals in Woodmancote neighbourhood plan area or Parish should be considered? You talk about Cleeve Hill, and although you say you do not want development there – you may get some infill proposals which would need to consider the AONB???	Changed to “All” development.
Policy 1B page 56	Proposals in the Woodmancote AONB that provide the following enhancements in particular will be supported: i. Improved access for walking, cycling and horse riding in the AONB; ii. Introduction of Natural	Would you also want proposals in the setting of the Woodmancote AONB to provide such enhancements???	Added “or that affects its setting”.

	Flood Management projects as set out in WNDP Policy 7.		
	Paragraph 101, page 57. The southern portion of Woodmancote Parish lies within the Cheltenham Green Belt as shown in Figure 20.15 The JCS stresses the important role that this portion of Green Belt serves because it effectively delineates' Cheltenham from Bishops Cleeve and Woodmancote. The JCS notes that public consultation has emphasised the importance of retaining the separation of Cheltenham. ¹⁶ In Tewkesbury, the JCS notes the importance of the rural character which is seeks to protect and enhance ¹⁷ and the Green Belt which will be managed to enhance its contribution to the landscape, biodiversity and access. ¹⁸	I think this needs rewording to be clearer	This seems clear – it is a short review of the Development Plan policy on Green Belt in Woodmancote.
Paragraph 102, page 57	As discussed above, the current Green Belt boundary was based on a 2007 review. Policy SD5: Green Belt restricts development within the Green Belt's boundaries to types of development which are deemed appropriate by the NPPF unless very special circumstances can be demonstrated.	The tests for Green Belt are to demonstrate exceptional circumstances for removal from the Green Belt in plan making (paragraph 135-139 of the NPPF), but to demonstrate very special circumstances in development proposals. (paragraphs 143-147 of the NPPF).	Additional text added.
Paragraph 105, page 68	For the period 2031 (when the Borough Plan period expires) and 2036	What is the evidence for this? You need to demonstrate that this is	This is all set out in detail in Appendix 6.

	(when the neighbourhood plan period expires) only 2-3 additional dwellings will be required outside the settlement boundary.	based on sound evidence or it could be challenged.	
Policy 8, page 71	<p>A. Development that adds traffic on steep roads subject to flash flooding, in particular on Gambles Lane, Stockwell Lane, Post Office Lane and Bushcombe Lane, will be resisted unless it can be demonstrated that road users and pedestrians from the development and other affected properties will not be endangered by flash flood events or severe weather. B. Where development of more than a single dwelling is proposed, it will be a condition of permission that an information pack is provided to new occupants to raise awareness of the hazards of driving on Woodmancote's lanes at times of heavy rain</p>	<p>See Matt Tyas' previous comments on this section which state: Whilst the reasons for this policy are understood, there are concerns over its justification and effectiveness. For example, proposals for new dwellings with a direct access onto the specified lanes are likely to be limited as a result of their location outside of the settlement boundary and within the AONB. It may be difficult to justify the refusal of such schemes based on them causing an unacceptable impact on highway safety based on flash flooding, as this will only occur from time to time and there will always be a duty on occupants to consider driving conditions before heading out. Furthermore, it would also be difficult for applicants to demonstrate that road users and pedestrians from the development and other affected properties will not be endangered by flash flood events, as this will very much depend on personal behaviour/vigilance and types of vehicle used,</p>	<p>Clause B was added in response to Mat Tyas' comments.</p> <p>The difficulty of this policy in decision-making is acknowledged. However, as demonstrated throughout the NDP, there are significant concerns that additional traffic on the steep lanes is dangerous for drivers and other road users. Therefore, it is appropriate that new development that will lead to traffic on these lanes should demonstrate that the harm that might be caused will be mitigated.</p> <p>No change made.</p>

		<p>rather than things that can be controlled through the planning system. A better approach here may be to raise awareness of the dangers associated with driving on these lanes during times of flash flooding, for example by requiring new homeowner information packs to be provided to new occupants as a condition of planning permissions, and advising on safer, alternative routes (where possible). Consultation with the County Highways Authority will be useful for the development of this policy</p>	
Appendix 5: Introduction		<p>In the Introduction there is no reference to any methodology followed or rationale used to reach the conclusions. It would be generally more reassuring to see some guidance documents referenced such as:</p> <ul style="list-style-type: none"> • Historic England, Understanding Place: Historic Area Assessments (2017) • Historic England Advice Note 3 The Historic Environment and Site Allocations in Local Plans (2015) • Historic England Historic Landscape Characterisation - Taking Stock of the Method (2003) • Historic England Advice Note 1 Conservation 	Methodology section added to Appendix 5.

		Area Appraisal, Designation and Management (2018)	
Character map on page 13		Appears incomplete and does not seem to relate to the key	This was deleted since each area has its own map.
Pro -forma Reg 14 Survey Form		Policy 9 is referred to as Policy 8.	Noted. The entire survey after policy 2 was mis-numbered.

Appendix E: Response to Regulation 14 Consultation from the Joint Core Strategy team

Survey question	JCS comment	NDP comment
<p>Do you agree with the Vision for Woodmancote in the Neighbourhood Development Plan</p>	<p>Not sure if plan period to 2036 would be in general conformity with the JCS but cannot find anything in guidance to suggest this is not possible. NDPs don't necessarily have to be 15 years ahead and could be reviewed later, e.g. on adoption of the JCS Review.</p> <p>Vision – statement – A settlement in Cleeve Hill that has not been extended since 2020 – sounds anti-development. NDPs should be pro-growth documents and not prevent development. Rephrase – e.g. Any new development will be within the settlement boundary and respect the Green Belt and local character.</p>	<p>Reason for plan period is set out in para. 10. If JCS does not object then assume this is acceptable.</p> <p>This has been changed in accordance with comments from LPA.</p>
<p>Policy 1 Cotswolds Area of Outstanding Natural Beauty: This policy seeks to support existing policies that restrict development in the Cotswolds AONB by signposting applicants to where they can find the relevant character Assessment and Landscape advice produced by the Cotswolds AONB Board. The policy also seeks to support natural flood management, sustainable transport, and biodiversity net gain in the AONB and to restrict new housing development outside Woodmancote Village. Do you agree with the wording of this policy and if not, what alternative wording would you propose?</p>	<p>Policy 1 Point C – Not sure if this is meant the way it reads – that they do not want RES2 in the Tewkesbury Borough Plan. If that's the case, the NDP Policy 1 would not be in conformity with the borough plan.</p>	<p>This is a misunderstanding. The policy supports RES2 but provides local detail. Added commas to add clarity with regard to Cleeve Hill community.</p>

<p>Policy 2 Green Belt: This policy seeks to resist development that is not appropriate in the Green Belt and to support natural flood management, sustainable transport and biodiversity net gain. Do you agree with the wording of this policy and if not, what alternative wording would you propose?</p>	<p>Policy 2 – Not sure point A is written correctly – Do they mean – Development in the Green Belt will not be supported unless very special circumstances can be demonstrated?</p> <p>Recommend strengthening Point B by saying – Proposals within or on the edge of the Green Belt that, provide the following...</p>	<p>Change made to “very special circumstances”.</p> <p>Text added</p>
<p>Policy 3 Protected View Over the Strategic Landscape Area: This policy seeks to protect a key view from the AONB over Woodmancote and in the Special Landscape Area. Do you agree with the wording of this policy and if not, what alternative wording would you propose?</p>	<p>Policy 3 is called Residential development outside the Settlement Boundary in the draft plan, not protected view over the strategic landscape area, as above – this is Policy 4.</p> <p>The following comments relate to Policy 3 as per the draft plan.</p> <p>Use A, B, C etc for policy points for consistency with other policies in the plan.</p>	<p>Survey numbering was incorrect.</p> <p>Change made</p>
<p>Policy 4 Water Management Statements: This policy seeks to manage the harm that new development can cause by contributing to flooding. The policy gives local criteria how to apply Tewkesbury flood planning policies in the parish. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?</p>	<p>Policy 5 is called Water Management Statements in the draft plan, not Design of Sustainable Urban Drainage Systems as above – this is Policy 6.</p> <p>The following comments relate to Policy 5 as per the draft plan.</p> <p>Para 115 The abbreviation SuDS does not mean surface water drainage systems. It means Sustainable Drainage Systems or Sustainable Urban Drainage Systems.</p> <p>Amend throughout the report, including the glossary of terms at the beginning of the plan.</p> <p>Para 124 – Reference to pre-app advice from the parish council fine but should state this as in addition to any other statutory consultees such as the Lead</p>	<p>Survey numbering was incorrect.</p> <p>Corrections made.</p> <p>Corrections made.</p> <p>Additional text added.</p>

	<p>Local Flood Authority or local planning authority.</p> <p>Policy 5 Point B – Don't understand this. It states - B. The "Minor Development" exclusion in the Water Management SPD does not include householder developments that increase the size of the dwelling in areas that are considered sensitive to increased surface water flood risk on the site or elsewhere in Woodmancote or further downstream outside the Neighbourhood Plan area.</p> <p>So... something appears missing.</p>	<p>This is an anomaly in the SPD which has its own definition of minor development which is not the opposite of the NPPF definition of Major Development. The NDP uses the wording in the SPD though agreed, it is not clear.</p>
<p>Policy 6 Natural Flood Management: This policy sets out a preference for using nature to manage flood waters. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?</p>	<p>Policy 6 is called Design of Sustainable Urban Drainage Systems in the draft plan, not Natural flood management as above – this is Policy 7.</p> <p>The following comments relate to Policy 6 as per the draft plan.</p> <p>Surface Water Drainage Systems SuDS title – amend as mentioned above to Sustainable Drainage Systems (SuDS).</p> <p>Policy 6 – Could strengthen policy by including reference to encourage 70% climate change allowance. Encourage rather than must reflects evidence presented.</p>	<p>Survey numbering was incorrect.</p> <p>Done.</p> <p>New policy clause added.</p>
<p>Policy 7 Flooding on Roads in the AONB: This policy seeks to limit development that will lead to additional traffic on Gambles Lane, Stockwell Lane, Post Office Land and Bushcombe Lane where this would cause road safety issues in times of flooding and severe weather. Do you agree with the wording of this policy and table, and if not,</p>	<p>Policy 7 is called Natural Flood Management in the draft plan, not flooding on roads in the AONB as above – this is Policy 8. No comments on Policy 7</p>	<p>Survey numbering was incorrect.</p>

<p>what alternative wording would you propose</p>		
<p>Policy 8 Design: This policy draws on evidence from the Character Assessment in Appendix 5 and seeks to secure good design from new development. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?</p>	<p>Policy 8 is called flooding on roads in the AONB in the draft plan, not Design as above – this is Policy 9.</p> <p>The following comments relate to Policy 8 as per the draft plan.</p> <p>Para 151 – Spelling error – last sentence – ‘rooves’ should be ‘roofs’.</p>	<p>Survey numbering was incorrect.</p> <p>Spelling changed</p>
<p>Policy 9 Woodmancote Park Homes/Oxbutts Caravan Park: This policy adds detail to emerging Local Plan policy RES1 and WO01 to emphasise the importance of the AONB, SLA, views, and, also to make provision for flooding. Do you agree with the wording of this policy and table, and if not, what alternative wording would you propose?</p>	<p>Policy 9 is called design in the draft plan, not Woodmancote Park Homes/Oxbutts Caravan Park as above – this is Policy 10.</p> <p>No comments on Policy 9</p>	<p>Survey numbering was incorrect.</p>
<p>Is there anything else that you feel should have been included in the plan?</p>	<p>No question for Policy 10 - Policy 10 is called Oxbutts Caravan Park in the draft plan, not Woodmancote Park Homes/Oxbutts Caravan Park as above under Policy 9 question above.</p> <p>The following comments relate to Policy 10 as per the draft plan.</p> <p>Policy 10 Point D – Reference to 70% allowance for climate change – cannot be must or ensure – given evidence – but strongly recommended or encouraged. As per suggestion to include such text under policy 6 Design of SuDS.</p> <p>These comments have been made with conformity with the Adopted JCS in mind only.</p> <p>Comments from other</p>	<p>Survey numbering was incorrect.</p> <p>Changed “ensure” to “consider”</p>

	<p>Tewkesbury Borough Council Officers should be incorporated.</p> <p>There do not appear to be any conformity issues with the Adopted JCS at this stage, but we would welcome to be consulted again at Reg 16 and to see the outcome of the Strategic Environmental Assessment and Habitats Regulations if these are required for this plan. No other significant comments.</p> <p>Only recommend to check abbreviations and spelling throughout.</p>	

Appendix F: Response to Regulation 14 consultation sent via email not using questionnaire to reply

Name, Email & Address	Response	NDP response
<p>Chas & Sue Howes chas.howes@hotmail.com</p>	<p>Overall, both Sue and I have to say this document(s) is a major piece of work and thoroughly comprehensive. We have now read all of the plan and most of the appendices and don't have much to say apart from the following (in no particular order): -</p> <p>The Plan would warrant an executive summary - it is not until towards the end that the policies are revealed. What might be helpful to the reader is if there is a direct match between what the public in Woodmancote want and the policies themselves. This could be in tabular form making the connection more emphatic.</p> <p>The plan effectively terminates in 2036 which is a relatively short time frame when housing development is concerned, despite it being 5 yrs longer than the JCS. It might be helpful to outline what will happen at that point. Whilst it will be hard to specify in detail, it will presumably be up for review and reimplementation subject to public agreement. At the moment the plan is silent</p> <p>Some of the super-script numbers referring to footnotes need formatting - e.g. page 11, second line; the '7' needs formatting - also see para 101 4 numbers need formatting</p> <p>On the same page, should the economic box for Policy 8 be shaded. There is an</p>	<p>Planning policy documents do not normally have an executive summary.</p> <p>The plan will remain Made after that date but it will be considered out of date. It is not normal for a plan to say what happens after its period end. No change.</p> <p>All footnotes checked and changed as required.</p> <p>Flooding cannot be seen as an economic policy.</p>

	<p>obvious economic impact if they continue</p> <p>It is interesting that the 4 things noted as being the worst aspects of living in Woodmancote relate to vehicles, roads and facilities. But the plan doesn't really address this - an omission (?), particularly water flooding (ref para 81)</p> <p>Para 32 - remove one of the two 'the' in the middle of the second line</p> <p>There are some really key points that would warrant being lifted and repeated in the first few pages - similar to the Exec Summary - for example, para 40, second sentence, and para's 62 and 63 where it discusses 'great weight' and 'no more than 5% growth'</p> <p>The Key Challenges section should be brought to the fore, perhaps part of the Exec Summary - in the Exec Summary, people's views, the vision, key challenges and core policies (1st line only) should all sit next to each other demonstrating a well thought through plan that ties together</p> <p>Para 45 - 4th bullet point - 15% of all households is 188, not 50 (.15 x 1250)</p> <p>What does "fuel poverty" in bullet point 10 mean?</p> <p>Do all polices carry equal weight?</p> <p>Some of the charts and maps are hard to read, even when printed out - for example, page 45 has blurred, small text on the map - key points may be being missed because the reader cannot tell which area is being discussed. Similarly figure 28 on page 69</p>	<p>The NDP addresses these points as far as they are material to planning. The policies specifically address traffic and flooding.</p> <p>Could not find the in para . 32.</p> <p>These are technical policy points and probably not suitable for the introduction?</p> <p>This is placed before the policy section as a summary of the first part of the document and a preamble to the policies which address the challenges.</p> <p>Deleted second part of point for clarity</p> <p>Yes.</p> <p>Clear online – perhaps need a new printer?</p> <p>Deleted</p>
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	<p>Para 146, - how are the four lanes "sometimes contentious"</p> <p>Para 152 - take out 'that' after 1990s</p> <p>Box 8 - Doors and Windows - what are 'Colonial type features'</p> <p>Policy 9, para c - should be 8 and 9, not 7 and 8</p> <p>Policy 8 - don't forget diversions from other roads that adds to the congestion, traffic and consequently pressure on the infrastructure - usually along the country lanes mentioned in 145</p> <p>We both thought the vision on page 51 was very good but that 'no flooding' was a little ambitious, given the 70% assumption of the effects of global warming. Again, there is little mention of infrastructure here</p> <p>Policy 1, sub-para B - this reads that all proposals that include the listed enhancements will be supported, but what if the house is a monstrosity! Similarly, Policy 2 could be reworded to say that "proposals with the following enhancements will be judged more favourably - rather than having a black and white view that if the enhancements are included, we will support it and vice versa if not.</p> <p>By the way, Sue and I were very disappointed not to see pictures of Upper Bottomley Farm on the front page!!!!!!</p>	<p>Deleted</p> <p>Deleted</p> <p>Amended</p> <p>Cannot have planning policies for road diversions except as a condition on which roads to use which would need to be decided for individual applications and not suited as a policy.</p> <p>Cannot have policies on monstrosities. Policy is meant to guide development in a clear and test-based manner.</p>
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<p>Alex Claridge Managing Director Seventynine Lighting Ltd</p> <p>07968360891 01452 714391 79group.co.uk</p> <p>Head Office Britannia House, Staverton Technology Park, Staverton, Gloucestershire GL51 6TQ</p> <p>Regional Office 335b Wakefield Rd, Denby Dale, Huddersfield, West Yorkshire, HD8 8RT</p>	<p>In relation to the information within the Woodmancote Development boundary, there is mention of the potential expansion of the Woodmancote Park Home site as seen in appendix 6 and noted in the special landscaped area in the Woodmancote Village Development Plan main document (the area noted WOO1) in figure RES1 & RES2.</p> <p>Please note that not all of the land in this proposed Woodmancote Park Home expansion is owned by the park home. A section shown as included is held under the Land Registry Title GR303317 and is owned by Mr and Mrs Claridge of Yarnston Leys Butts Lane and should be removed from any documents that proposit to be included in the plan.</p> <p>The title plan is attached.</p>	<p>This should have been considered as part of the Local Plan allocation. Not a matter for the NDP (though important for project delivery).</p>
<p>Helen Randall helenrandall01@gmail.com 18 Beverley Gardens, Woodmancote</p>	<p>I just wanted to express my appreciation for the huge amount of work that has gone into creating the draft Woodmancote NDP. If the plan is made it will do much to help preserve and indeed enhance our quality of life. As a relative newcomer (2 years) I found the history a really interesting insight into our neighbourhood and history. I've learnt about places i have yet to explore and views I have not yet discovered. My thanks to all who have been involved in developing this plan.</p> <p>I suspect I'm not alone in thinking the proposed limit (which I support) on new builds over the course of the plan may not meet with favour by the Borough. Time will tell.</p>	<p>Noted</p>

<p>Rod Craig rod@boxfarm.co.uk Box Farm Stockwell Lane Woodmancote.</p>	<p>I have studied the draft Woodmancote Neighbourhood Development Plan as requested. It is a massive piece of work and I acknowledge the enormous effort involved in preparing it. I am afraid that I found the online form too restrictive so have used the following narrative format for my comments.</p> <p>It seems to me that the document is biased towards an historical image of the village that has long departed. The majority of the community live in the new developments of Pottersfield, Britannia Way, Colleyberry Road, etc. and that is the reality of the place. Clearly the older parts of the village are a key contributor to the quality of life for all and we enjoy the preservation of their significant elements, but it is demeaning to the community to deplore the existence of the bulk of properties. For instance, this is apparent in the historical narrative in Appendix 5 Page 9 where after the Pottersfield development was grudgingly allowed "... worse was to come ..." - Britannia Way! Surely we should relish what we have now rather than brood on ancient decisions. Woodmancote is a vibrant village with a large affluent population which enjoys spacious comfortable housing, great education and facilities, able to indulge in worries about the quality of the views. It well past being just a small collection of tumbledown obsolete agricultural buildings.</p> <p>I am also unclear as to the justification for what seem to be value judgements incorporated in the comments within the Character Assessments. How are they arrived at and what is their validity? Are they the personal opinion of the author(s) or are they a reasoned judgment from a</p>	<p>Sentence deleted.</p> <p>James - I suggest you review the entire appendix and take out the disparaging comments about the newer developments....</p>
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	<p>panel of expert professionals or maybe the result of a local referendum? I refer to such notes as page 41 “prominent new builds that are out of character and detract from views of AONB”, page 39 “large grey GRP roof structures detract from the view across the top of the roofline to the horizon”, and page 45 referring to Colleyberry Road which “also contains styles and street scene that is not present elsewhere in the village and would therefore detract from the character of the village”. It appears that these comments are claiming there is something inherently wrong with variety in recent developments. On the other hand in the older more established areas such as Station Road “the more frequent use of red-brick and render is different but does not detract from the overall feel”. Is this the right balance?</p> <p>With regard to the Character Of The Built Environment section (paragraph 153) the conclusions are unnecessarily prescriptive. In many cases where a generalisation is used to justify a negative feature it is not correct to state that such features are not found locally. Equally there are positive features that are inappropriate in some settings. I deplore the aim for dull standardisation implied by this approach. If we want to live in Stalinist Russia then we can move there. For brevity I wish to avoid a line-by-line discussion of Box 8 and Box 9 so will just pick on a few of points by way of illustration.</p> <p>Glass balconies have clearly offended someone but to try to ban them from the village is excessive. They are a modern feature that can enhance a well-designed building. They might be inappropriate at a sensitive point on the escarpment if they</p>	<p>It is appropriate to seek to use local design features as a cue to design to foster a local sense of identity.</p> <p>The conclusions in Tables 8 and 9 are based on local design features seeking to ensure that future</p>
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	<p>could cause “glint” but otherwise they should have a place in the palette of design features. Likewise glass sliding doors. Most of the village is roofed with what I would call grey concrete tiles (which I am unable to determine whether they are approved or disapproved) but why not grey GRP? A prohibition on 3rd storey dormers and greater than two storey houses is an unnecessary restriction on development when such features exist within the conservation area and throughout the village already.</p> <p>I think that the village needs to encourage innovative well-designed development rather than trying to lockdown to some backward facing image. The contents of Box 8 and Box 9 should be reviewed and severely curtailed to ensure that opportunities are not squandered.</p>	<p>development is in harmony with existing development. The tables are not prescriptive, and policy 9C allows a high degree of design flexibility.</p>
<p>Mike and Beth Sullivan mike.futuream@gmail.com The Woodlands Butts Lane Woodmancote GL52 9QH</p>	<p>My wife and I write to express our wholehearted support of the Neighbourhood Development Plan 2020-2036 and thank you for all of the work that you have undertaken to produce it. We feel that it is very important that your representations, together with the views of residents are considered, are understood and appreciated as serious concerns and desires and are approved and adopted by Tewkesbury Borough Council.</p>	<p>Noted</p>
<p>Sandy Newman sandynewman03@gmail.com</p>	<p>I have completed the questionnaire and just wanted to thank you and the team for all your hard work. I was unable to join the online meeting which was a great shame.</p>	<p>Noted</p>

	<p>I have pointed out the following concerns in the questionnaire but hopefully you will pick this up from other residents in the Denham Close area. Surface flooding was horrendous in 2004 and 2007 leading to flooding in houses in Denham Close mainly due to blocked drains and poor maintenance of surface drains. Whilst I agree wholeheartedly with all the flood alleviation systems listed it must not impact on existing drainage. There is a huge holding tank on the corner of our property but this could not cope when drains leading from this were compromised due to poor maintenance and previous planning shortcomings. As recently as this Christmas several residents had to bail water away from a neighbouring house that was on the brink of being flooded for a third time. This was purely down to blocked drains as our holding tank had no water in it! The local council must take some responsibility for this surely. Nigel Adcock did come down to see the problem but by that time I had managed to clear the blocked drain of leaves and silt (with a long pole) to allow the water to flow. I did contact the council but as usual nothing has happened. Problem areas like the one in Denham Close need more regular maintenance as we get all the surface water flow from the local estate and even some of the field drains as it flows on down through to King's Farm and beyond.</p> <p>Future planning must hold developers to account for water management which should be a condition of planning.</p> <p>Many thanks for your time.</p>	
<p>David Stuart Historic Places Adviser</p> <p>Historic England South West</p> <p>1st Floor Fermentation North Finzels Reach Hawkins Lane Bristol BS1 6WQ</p> <p>Direct Line: 0117 975 0680 Mobile: 0797 924 0316</p>	<p>Thank you for your Regulation 14 consultation on the Pre-Submission draft of the Woodmancote Neighbourhood Development Plan.</p> <p>Our apologies for not completing this response online or using the response form as a downloaded document. Unfortunately our need to retain a copy of our response precluded the former, and being unable to translate the latter from a pdf document precluded its use. However, we have relatively few comments to offer so hopefully</p>	

<p>https://historicengland.org.uk/southwest</p>	<p>sending our response in this format won't create too much of an inconvenience for you.</p> <p>It is always pleasing to note when communities value their locally distinctive historic environments and seek to protect and enhance them through specifically tailored policies in their Plans. The preparation of the Character Assessments and identification of positive and negative design features is a most constructive initiative and coupled with Policy 9 on Design should provide a well informed and robust framework to guide future development in the area.</p> <p>We note the provisions for the development of the Oxbutts Caravan Park which seek through Policy 10 to elaborate on the anticipated allocation of land for development in the Local Plan. While this provision is obviously conditional upon that allocation eventually being confirmed the policy has a degree of ambiguity about it in this respect. Should the Local Plan not end up making the allocation the risk is that the policy in the Neighbourhood Plan once made might be deemed a de facto allocation in its own right, but without the evidence base necessary to substantiate it. Our concern would be that in doing so harm might be inadvertently caused to heritage assets. We would therefore advise making this conditional relationship between the two Plans more explicit in the wording of Policy 10 to avoid the potential for confusion and complications in the future.</p> <p>Otherwise, we congratulate your community on its progress to date and wish it well in the making of its Plan.</p>	<p>Added text in policy "and only when this site is allocated in the Local Plan"</p>
<p>Jim Dawson jim.dawson86@googlemail.com</p>	<p>I should just like to thank and compliment everybody who has been involved with the preparation of the plan. Initially I was a bit dubious about its likely value but I think this is a thoroughly professional, worthwhile</p>	<p>Noted</p>

<p>Cedar Lodge, Two Hedges Road</p>	<p>and convincing plan which must have required a huge amount of work.</p> <p>It's great strength comes from the information gleaned from the survey ...what a shame that the participation was not greater (although you do say that this is a typical level of response).</p>	
<p>Joanna Symons Joanna.Symons@tewkesbury.gov.uk ov.uk</p> <p>Tewkesbury Borough Council</p>	<p>I note that your deadline for the consultation is 4th May.</p> <p>Would it be possible to have until the end of that week – i.e. 7th May? as we are trying to get some work for the Inspector done for our Examination by the end of April, so it does not give us that much time.</p>	<p>Deadline extended.</p>
<p>Rickie Gauld rickieg@rickieg.co.uk 01242676003 +447860598323 Web site: http://rickieg.co.uk/</p>	<p>Have done. [In response to request to complete questionnaire]</p>	
<p>John and Stella Caney johnandstella@hotmail.com The Skerries</p>	<p>Thank you for sending through the information and the online document which we have looked through. Thank you also for all the hard work which has taken place to put this all in writing.</p> <p>However, an 81 page document is quite lengthy to comment on. I don't know if we have missed something, but is there a synopsis anywhere, detailing the options for further building, green spaces, roads, flooding. We all completed the questionnaire last year, so local views have already been taken into</p>	<p>Noted</p>

	consideration. We're not quite clear what is now required of us.	
<p>John & Jenny Willgoss jenjohn11@btinternet.com 11 Nutbridge Cottages, Station Road, Woodmancote, GL52 9HR.</p>	We are emailing to give our full approval to the Woodmancote NDP.	
<p>Victoria Kirkham Operations Delivery Consultations Team</p> <p>Natural England</p> <p>County Hall Spetchley Road Worcester WR5 2NP www.gov.uk/natural-england consultations@naturalengland.org.uk</p>	Natural England does not have any specific comments on the draft Woodmancote Neighbourhood Development plan.	
<p>Dr Juliet Hynes</p> <p>Ecological Evidence Manager</p> <p>Gloucestershire Wildlife Trust</p> <p>Conservation Centre, Robinswood Hill Country Park, Reservoir Road, Gloucester, GL4 6SX Main Switchboard: 01452 383333</p> <p>Please note new number Mobile: 07485 307217</p> <p>www.gloucestershirewildlifetrust.co.uk juliet.hynes@gloucestershirewildlifetrust.co.uk</p>	<p>Thank you for getting in touch regarding the Neighbourhood Development Plan (NDP). Gloucestershire Wildlife Trust welcomes the inclusion of policies for wildlife within NDPs and these are a critical way by which local people can take action to support nature's recovery.</p> <p>We receive a lot of requests to review and contribute to NDP's. As a charity, we have limited resources and have a large workload looking after our nature reserves and working to reverse countywide declines in biodiversity. Sadly, this means that we rarely have capacity to review draft Neighbourhood Development Plans or respond to consultation requests.</p> <p>The best way to engage our expertise and knowledge is before the plan has been written. You can do this by engaging the Gloucestershire Centre for Environment</p>	

	<p>Records (GCER) https://www.gcer.co.uk/, which is part of the Wildlife Trust and offers a wildlife advice service for Neighbourhood Development plans. As the Wildlife Trust is a charity, we do have to charge to cover our costs, but at an early stage we can help you to better understand local wildlife and what policies can help to protect and restore it.</p> <p>The Trust has not been able to review your plan so I cannot submit a comment to the consultation. However, our advice would always be to include policies that refer to protecting and restoring local ecological networks as defined by the Gloucestershire Nature Recovery Network https://naturalcapital.gcerdata.com/ and insisting that all development deliver a net gain for biodiversity.</p>	
<p>LloydSilverthorne lloyd.silverthorne@gmail.com Bushcombe Lane, Woodmancote</p>	<p>A short note in response to a very full and comprehensive plan. I very much support the 'findings' of this plan, and trust that it complements the JCS, and is instrumental in protecting the Green Belt, the AONB and indeed the very special landscapes around Woodmancote.</p>	Noted
<p>Sue Silverthorne sue.silverthorne@googlemail.com Bushcombe Lane, Woodmancote</p>	<p>Thank you for the Woodmancote NDP - and also thank you to all those involved for all the hard work in preparing such a mammoth document. As far as I can judge, the Plan does concur with the results of the questionnaire and with what we appreciate and enjoy about living in Woodmancote. And hopefully the Plan is recognised as having 'weight' and will be adhered to. Regards Sue Silverthorne</p>	Noted
<p>David Cook dwcook@blueyonder.co.uk</p>	<p>I just wanted to convey my congratulations on and support for the draft NDP. It is a most impressive document.</p> <p>(First impressions matter so better to correct the 'principle' in the introduction where it is the adjective 'principal' which is</p>	Correction made

	<p>required.....ex English teachers are cursed with keen eyesight!)</p>	
<p>Ruth Clare BA (Hons), MSc, MRTPI, PIEMA</p> <p>Planning Specialist - Sustainable Places</p> <p>Environment Agency - West Midlands Area (Shropshire, Herefordshire, Worcestershire & Gloucestershire)</p> <p>Incident Role: Area Engagement Officer</p> <p>(020 302 51560 (Internal: 31560)</p> <p>8 ruth.clare@environment-agency.gov.uk</p>	<p>Thank you for your email consulting the Environment Agency on the Regulation 14 Consultation Draft of the Woodmancote Neighbourhood Development Plan.</p> <p>We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our proforma guidance. I have attached a copy for your information.</p>	
<p>Cllr C Agg Woodmancote Parish Councillor</p>	<p>Thank you for circulating this, as part of the consultation draft, a number of residents have raised the issue of the poor local broadband and the lack of fibre to the cabinet by Open Reach.</p> <p>Unfortunately, residents have no choice, we either install Virgin fibre or we have slower broadband delivered on the current Open Reach network of up to 14 to 17 Mbps and a download speed of less than 1 Mbps.</p> <p>If our NDP could include a planning condition that states any new development, should be connected to fibre then we might start to see Open Reach having to provide an upgrade to the existing infrastructure that residents desperately need. With so many people now working from home, having a reliable connection is critical for the business community.</p>	<p>Added to policy 9.</p>

<p>Malcolm Jukes 4 Byfield Close</p>	<p>[Hard copy response received]</p> <p>Thank you for loaning me the full document to read, it is much easier to get the feel of it this way than trying to review it on a computer screen especially as it is frequently necessary to make reference between paragraphs.</p> <p>Firstly I should like to commend who put the document together. It is very informative and gives an excellent rationale to the policies it develops.</p> <p>I am sorry it has taken me so long to respond and I am no expert on these matters, but I wanted to gain an understanding of the process and what was at stake here.</p> <p>So I offer the following notes which I hope you will find constructive in your refinement of the document.</p> <p>Table of Contents – page 4:</p> <p>I found this a bit confusing as several paragraph headings are duplicated. The addition of Part 1, Part 2 and Part 3 Headings would help to provide section separators.</p> <p>I also think it to include a list of Appendices and also a Table of Figures.</p> <p>Greenbelt (should it be Green Belt) – page 41:</p> <p>The yellow dotted area in Figure 20 omits Parcels P39 and P40 in Figures 22 and 23. Close inspection of Figures 1 and 16 indicate Parcel 40 is outside Woodmancote Parish. However any development of it would have significant impact on Woodmancote so I would suggest the development plan should say something about it.</p> <p>Box4 (page 44) has duplicate subtitles. I assume the first should read 'Evaluation for Purposes' not 'against..'</p>	<p>TOC reviewed</p> <p>Amended</p> <p>Checked and these are the correct boundaries</p> <p>Duplication removed</p>
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	<p>Special Landscape Area – page 59: Policy 4 I think should be entitled ‘Special Landscape Area’ not ‘Strategic Landscape Area’.</p> <p>Character of the Built Environment – page 72: This section implies that developments in the Parish are to be considered in two parts, the main body which is the dwellings within Woodmancote Village (Box 8 refers) and those outside the Settlement Boundary (Box 9 refer). Perhaps it is self-evident, but I was unable to find a determination of the Village settlement Boundary in the plan body other than perhaps Figure 29. Eventually I discovered buried in Appendix 1 the same figure (there as Figure 12) now including the all important legend identifying area RES2 as the Settlement Boundary. Boxes 8 and 9 are well researched and constructed. I would however bring to your attention that few of the existing properties in the village still have timber doors and frames. Most have been replaced with more durable materials such as UPVC.</p> <p>Caravan Park Masterplan – page 77: Policy 9: Design incorrectly refers to boxes 7 and 8 of the WNDP; it should refer to boxes 8 and 9.</p> <p>Policies: As explained in the Introduction, the policies developed in this document when adopted adds local detail to the strategic policies of Tewkesbury Borough Council and other regulatory bodies. It would be helpful therefore to include a summary of the relevant policies, their hierarchy and relationship to the policies being developed. Tewkesbury Borough policies RES1 through RES5 seem to be very</p>	<p>Change made</p> <p>The development boundary is in RES2 in the Local Plan and is not repeated here since no changes are proposed. Appendix 6.</p> <p>This is for future development and cannot change what already exists.</p> <p>Change made.</p> <p>This is not necessary. The NDP must be read in</p>
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	<p>relevant. As mentioned earlier I eventually stumbled on them in Appendix 1.</p> <p>I include my response to the policies her. The questionnaire omits Policy 3, and thereby incorrectly numbers higher policies one less.</p> <p>Policy 1: AONB</p> <p>I was left wondering what the policy is for development proposals in the larger AONB segment which is outside the village settlement boundary and not between Stockwell Lane and Post Office Lane. The inference is that they will be supported – but see Policy 3.</p> <p>Policy 2: Greenbelt</p> <p>See my earlier comments.</p> <p>Policy 3: Residential Development outside the Settlement Boundary</p> <p>The wording of 1. Is a little clumsy. I assume it is meant to say no development will be supported before 2031. The rationale is that the allocation allotted in RES4 has already been used.</p> <p>Policy 4: Special Landscape Area</p> <p>The wording style is significantly different to other policies. It is very definitive. I am left wondering why this specific view has been singled out for attention.</p> <p>Policies 5-8: Water Management etc.</p> <p>I do not feel competent to comment on these.</p> <p>Policy 9: Design</p> <p>See my earlier comments.</p> <p>C. I think should also add ‘extension, outbuildings, and renovations.</p>	<p>conjunction with the local plan.</p> <p>Noted</p> <p>You have understood.</p> <p>All policies are meant to be clear and definitive.</p> <p>Added “outbuildings”</p>
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	<p>Policy 10: Oxbutts Caravan Park</p> <p>No further comment.</p>	
<p>Edwin Nutbourne 20 Bushcombe Close</p>	<p>[Hard copy response received]</p> <p>A BIG thank you to you from me for the Development Plan documents, gratefully received. So far, I have completed the first HALF-MARATHON! What is particularly stunning is the superb quality of the numerous photographs.</p> <p>It is good to know that the preservation of the beauty of the countryside is to be treated as the paramount consideration for our area in future and that CHECK-MATE to any extensive Building Projects for the next ten years is to be the order of the day.</p> <p>Don't answer. I had to write. I am so pleased.</p>	<p>Noted</p>
<p>James Lever Jim.lever@sky.com 27 Pottersfield Road</p>	<p><small>[Hard copy response received]</small></p> <p>Do you agree with the Vision for Woodmancote Neighbourhood Development Plan (page 52)?</p> <p>If not, what alternative wording can you suggest</p> <hr/> <p>Beautiful views of Cleeve Escarpment and Malve in the AONB and Green Belt adjoining Two Hedge</p> <p>People will continue to have access to the count</p> <p>Improved air quality resulting from limitations in and vehicular transport of all kinds (incl. farm ve</p> <p>Add:</p>	<p>Cannot see views of the escarpment from the Green Belt?</p>

	Improved road safety by the adoption of a village-wide 30km/h (20mph) speed limit.	
		This was not mentioned in the consultation even
	<p>Policy 6</p> <p>Natural Flood Management:</p> <p>This policy sets out a preference for using natural watercourses and floodplain to manage flood risk.</p> <p>Do you agree with the wording of this policy and what alternative wording would you propose?</p>	<p>This was not mentioned in the consultation even</p> <p>This is not material to planning.</p>
	<p>Change to include the following additional sentence:</p> <p>Landowners to have public accountability for the maintenance of watercourses throughout the combined villages of Bishop Cleeve and Tewkesbury Borough to have public accountability for the maintenance of conduits throughout the combined villages of Bishop Cleeve and Tewkesbury Borough of annual treatment using suction vehicles.</p>	
	<p>Policy 7</p> <p>Flooding on Roads in the AONB:</p> <p>This policy seeks to limit development that will increase traffic on Gambles Lane, Stockwell Lane, Post Office Lane and Bushcombe Lane where this would cause road safety issues due to the risk of flooding and severe weather.</p> <p>Do you agree with the wording of this policy and what alternative wording would you propose?</p>	<p>Unfortunately, these matters are not material to planning.</p>
	<p>Change to include the following additional sentence:</p> <p>This policy also seeks to limit further ribbon development in the environs of the Rising Sun public house due to the heightened risk of flooding on Gambles Lane and</p>	<p>Policy 5 requires that WMSs demonstrate perpetual maintenance.</p>

	<p>„there anything else that you feel should have been included in the plan?</p> <p>Notable omission from the plan:</p> <p>Although a prominent aspect of the original survey, overturned tractors aside, the plan offers very little towards improving road safety. Perhaps a new policy, Policy 10: Road Safety in Woodmancote needs to be included.</p> <p>This policy seeks to improve safety for cyclists, horse riders and pedestrians (in particular children) and restore the “village feel” by the introduction of a 30km/h (20mph) speed limit throughout the village and approach lanes and the provision of a pedestrian crossing on Station Road by the primary school and also at The Green by the newsagent shop (key crossing point because of there being only a footpath on one side of New Road and also to serve the footpath to the children’s playpark).</p> <p>ALSO</p> <p>All references to front garden boundary hedges, walls and fences on Britannia Way and Pottersfield Road estates should be removed from Box 8 in the NDP (p 73) Not only are they subjective, but are also inaccurate, divisive and offensive. Two thirds of properties on Pottersfield Road and half the properties on Britannia Way have boundaries of one kind or another. They are an expression of care for one’s property and the environment – infinitely better than off-road paring lots spilling loose gravel onto the footpath or a profusion of untended daisy and dandelion patches.</p>	<p>Road safety is not a planning matter and can only be addressed to mitigate for new development.</p>

<p>Cleeve Common Trust Statement from Trustees</p> <p>Michael Bates Clerk Cleeve Common Trust Parish Office, Church Road, Bishops Cleeve, Cheltenham, GL52 8LR</p>  <p>info@cleevecommon.org.uk Office: 07471 687 877 Ranger: 07756 828 458 www.cleevecommon.org.uk www.facebook.com/cleevecommon www.twitter.com/cleevecommon www.instagram.com/cleeve_common Resgisterd charity no. 900131</p>	<p>Statement of support</p> <p>The Trustees of Cleeve Common Trust fully support the policies set out in the Woodmancote Neighbourhood Development Plan (WNDP), in particular Policy 1 relating to the protection of the AONB and also Policy 2 relating to the Greenbelt.</p> <p>About Cleeve Common</p> <p>Cleeve Common is the 403-hectare area of Common Land that lies on the eastern edge of Woodmancote Parish. It is Gloucestershire’s largest common and lies wholly within the Cotswold AONB (National Landscape). Much of the terrain is unimproved limestone grassland, a habitat that has dwindled alarmingly in recent decades. Prior to 1935, such grassland accounted for over 40% of the Cotswolds: today the figure is only 1.5% and Cleeve Common therefore represents a major stronghold for this threatened habitat.</p> <p>For this reason, Cleeve Common is a nationally important resource and is designated as a Site of Special Scientific Interest (SSSI) for its geology, habitats and botany and also contains a wealth of archaeological interest, including three Scheduled Ancient Monuments.</p> <p>The open ground, magnificent views and sense of space and tranquility mean it is a much-loved destination for visitors from nearby communities and further afield. It is estimated that over 100,000 people per year come to the Common to walk, run, play golf, picnic, cycle, toboggan, ride horses, fly kites and participate in other outdoor pursuits. The contribution to physical health and</p>	<p>Noted</p>

	<p>mental well-being has always been clear and came to the fore during the pandemic lockdowns.</p> <p>Cleeve Common Trust is a registered charity and is the body responsible for management of the Common under an 1890 Act of Parliament.</p> <p>Landscape</p> <p>Cleeve Common is a natural jewel and, like any jewel, the setting is as important as the jewel itself. For Cleeve Common, the setting is the slopes of the escarpment leading up to the Common. This is a vista that makes the settlements below such attractive places to live and is one of the highlights of the Gloucestershire landscape – as well as providing the iconic backdrop to Cheltenham Racecourse.</p> <p>The Trust therefore fully supports Policy 1 of the WNDP to follow the Cotswold AONB management plan in seeking to preserve the views of the escarpment from below. Further development on these slopes, both expansion of the Cleeve Hill settlement and any new development, would significantly detract from the character of the AONB. Inappropriate redevelopment of existing properties in the Cleeve Hill settlement is also of concern, to avoid visual intrusion on the day or night time aspects of the scarp from afar. Such intrusion includes excessive use of glass which causes glare in the evening sun and over-lighting.</p> <p>Equally important are the views from the Common looking down and, as noted above, are what draw so many visitors to the area and provide the mental health benefits. The trig point on the front of the hill is the high spot on the Cotswold Way national trail, both literally and figuratively and the view across the Vale of Evesham is one of the finest in southern England. The panorama is essentially rural and the value of the resource will be much diminished if it is marred by excessive development, particularly on or close to the foot of the escarpment. Limiting</p>	
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	<p>growth outside Woodmancote Village to no more than 5% is therefore important.</p> <p>For many, part of the joy of visiting the Common is the walk up through the lower slopes of the hill – and to perhaps an even greater extent the walk back down again! Preservation of the farmland slopes, which in some places still include ancient ridge and furrow, is important to this, alongside improvement of access routes.</p> <p>Biodiversity and conservation</p> <p>Nature does not respect boundary lines on a map and the rare and valuable eco-system of the Common is closely interlinked with the eco-systems of adjoining land. Preservation of natural habitats within the AONB and in nearby Greenbelt and other land therefore plays an important part in nature conservation for public benefit, which lies at the core of the new Environmental Land Management (ELM) scheme now being introduced by the Government.</p> <p>With regard to Woodmancote Parish particularly, this can be addressed through retaining wildlife corridors and trees on the lower edges of the escarpment, control of development on green-field sites, careful attention to measures to enhance biodiversity, including appropriate flood relief measures. The Trust therefore fully supports those policies in the WNDP that relate to these aspects.</p> <p>Summary</p> <p>Cleeve Common is a significant part of our natural heritage and of major importance at local, County and national levels. The public benefits of nature conservation, physical health and mental well-being that it provides would be seriously undermined by excessive or inappropriate development in the surrounding area, particularly on the escarpment within the AONB. The WNDP sets out sensible policies that achieve the balance between preservation and</p>	
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	development and has the full support of the Board of Cleeve Common Trust.	
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Appendix G: Responses to online questionnaire

21. 53 responses to the NDP Online Questionnaire using Microsoft Forms

Average response time: 32mins 10

Analysis (this does not include responses sent via email)

Q1 – name

Q2 – organisation (if applicable)

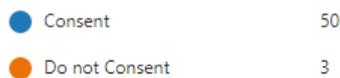
Q3 – address

Q4 – email

5. I have read and understood the privacy notice and data protection statement and consent to my contact details being shared with Andrea Pellegram Ltd and Tewkesbury Borough Council

[More Details](#)

[Insights](#)



6. Do you agree with the Vision for Woodmancote Neighbourhood Plan (page 52)?

[More Details](#)

[Insights](#)



7. If not, what alternative wording can you suggest?

2 Responses

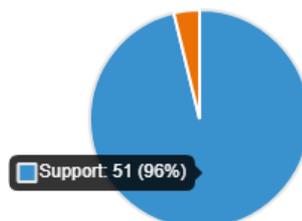
ID ↑	Name	Responses
1	anonymous	It's just that I would welcome lot of the vision, but certainly not all.
2	anonymous	This is page 51

22.

8. Policy 1 Cotswolds Area of Outstanding Natural Beauty: this policy seeks to support existing policies that restrict development in the Cotswolds AONB by signposting applicants to where they can find the relevant character Assessment and Landscape advice produced by the Cotswolds AONB Board. The policy also seek to support natural flood management, sustainable transport and biodiversity net gain in the AONB and to restrict new housing development outside Woodmancote Village. Do you agree with the wording of this policy?

[More Details](#)

[Insights](#)



9. If not, what alternative wording would you propose?

2 Responses

ID ↑	Name	Responses
1	anonymous	Not being conversant with 'corporate speak', does that say that we should have no further development on the AONB, which has happened in recent years despite vigorous objection ? IF so, I would definitely support it.
2	anonymous	C. Development proposals that seek to extend the settlements of either Woodmancote Village as defined by Emerging Borough Plan Policy RES2 of the Borough Plan particularly upper slopes of Butts Lane, Two Hedges Road or in the Cleeve Hill community between Stockwell Lane and Post Office Lane, will not be supported.

10. Policy 2 Green Belt: This policy seeks to resist development that is not appropriate in the Green Belt and to support natural flood management, sustainable transport and biodiversity net gain. Do you agree with the wording of this policy?

[More Details](#)

[Insights](#)



11. If not, what alternative wording would you propose?



3 Responses

ID ↑	Name	Responses
1	anonymous	Don't know what 'sustainable transport' and 'biodiversity net gain' are, but I'd definitely support the rest. However, just to comment that I would prefer it to read "No development in the Green Belt".
2	anonymous	Re: Green Belt Policy RES6 of the emerging Borough Plan allows for rural exception sites therefore wording needs to be stronger here. "Development in the Green Belt will not be supported" would be sufficient
3	anonymous	Pages 20 and 33 of the Woodmancote Book and make it clear that there is a seam of clay under Woodmancote which moves. It caused a landslip in 1977 damaging the road, a house and Chapel. I also causes springs to appear and dry up, affecting pluvial flooding which may not be of "spring quality". Further development, particularly into Green Belt is inappropriate when Tewkesbury B.C. has other options. Woodmancote should no longer be listed a "service village". It is built up to its boundaries now apart from 2 small areas off Butts Lane.

12. Policy 3 Protected View Over the Strategic Landscape Area: This policy seeks to protect a key view from the AONB over Woodmancote and in the Special Landscape Area. Do you agree with the wording of this policy and if not, what alternative wording would you propose?

[More Details](#)

Insights

- Support 50
- Object 3



13. If not, what alternative wording would you propose?

3 Responses

ID ↑	Name	Responses
1	anonymous	Don't quite understand why the policy should change after 2031 ?
2	anonymous	The Protected View Over the Strategic Landscape Area is actually Policy 4 so misleading. As it stands the statement is good but I suggest the following as an addition. 'Any development above Woodmancote would be within the AONB and would adversely affect views from Woodmancote onto the Cleeve Hill escarpment so these should be strenuously resisted.'
3	anonymous	The Cotswold escarpment is highly visible for many miles around and is of equal value within the AONB and must have the same protection.

14. Policy 4 Water Management Statements: This policy seeks to manage the harm that new development can cause by contributing to flooding. The policy gives local criteria how to apply Tewkesbury flood planning policies in the parish. Do you agree with the wording of this policy and table?

[More Details](#)

[Insights](#)

● Support	52
● Object	1



15. If not, what alternative wording would you propose?

1 Responses

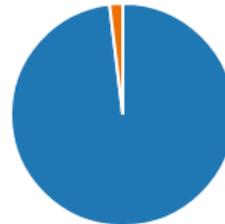
ID ↑	Name	Responses
1	anonymous	Water Management Statements is actually Policy 5. Part E stated that '... and will not be added as a condition of planning permission.' This seems to make previous statements pointless and without any 'teeth' so I think it should be a condition of planning permission. "Water Management Statements, where required, will be included as part of a planning application, and should be added as a condition to planning permission."

16. Policy 5 Design of Sustainable Urban Drainage Systems: This policy seeks to reduce flooding impacts of new developments by requiring sustainable urban drainage systems and for larger renovations and to include measures to manage rainwater. Do you agree with the wording of this policy and table?

[More Details](#)

 Insights

- Support 52
- Object 1



17. If not, what alternative wording would you propose?

1 Responses

ID ↑	Name	Responses
1	anonymous	This is actually Policy 6 which I do agree with.

18. Policy 6 Natural Flood Management: This policy sets out a preference for using nature to manage flood waters. Do you agree with the wording of this policy and table?

[More Details](#)

- Support 52
- Object 1



19. If not, what alternative wording would you propose?



1 Responses

ID ↑	Name	Responses
1	anonymous	Policy 7! Wording omits the mention of "Keep existing drainage clear and in good order with regular maintenance" as this was the cause of two major surface flooding events in Denham Close. This actually flooded properties but there seems little acknowledgement of this and there is more attention to road surface flooding in Stockwell, Bushcombe and Gambles Lane. There was nearly another flood of a residents home this winter due to a blocked drain and 10 residents had to bail water for two or more hours to avoid this.

20. Policy 7 Flooding on Roads in the AONB: This policy seeks to limit development that will lead to additional traffic on Gambles Lane, Stockwell Lane, Post Office Land and Bushcombe Lane where this would cause road safety issues in times of flooding and severe weather. Do you agree with the wording of this policy and table?

[More Details](#)

[Insights](#)

● Support	50
● Object	3



21. If not, what alternative wording would you propose?

3 Responses

ID ↑	Name	Responses
1	anonymous	I believe "Post Office Land" should read "Post Office Lane" and I suggest that Butts Lane should be included.
2	anonymous	Wording is fine but please include Butts Lane.
3	anonymous	This is Policy 8 but support the statements.

ADDED "BUTTS LANE" TO POLICY 8

22. Policy 8 Design: This policy draws on evidence from the Character Assessment in Appendix 5 and seeks to secure good design from new development. Do you agree with the wording of this policy and table?

[More Details](#)

[Insights](#)

● Support 50
● Object 3



23. If not, what alternative wording would you propose?

3 Responses

ID ↑	Name	Responses
1	anonymous	I would prefer to resist all development on the AONB.
2	anonymous	Policy 9? Design Dont agree with restricting what people do in their front gardens. If they need protection of a fence or hedge for security and privacy then so be it. It is not your front garden to gawp at.
3	anonymous	Agree with Policy 9 Design.

24. Policy 9 Woodmancote Park Homes/Oxbutts Caravan Park: This policy adds detail to emerging Local Plan policy RES1 and WO01 to emphasise the importance of the AONB, Special Landscape Area (SLA), views, and also to make provision for flooding. Do you agree with the wording of this policy and table? ,

[More Details](#)

[Insights](#)

● Support 51
● Object 2



25. If not, what alternative wording would you propose?

2 Responses

ID ↑	Name	Responses
1	anonymous	Regardless of design, if these building proposals are within the AONB, then resist them.
2	anonymous	Support Policy 10. Wrongly identified again.

NDP response

Q26. Was there anything else that you feel should have been included in the plan?

Support for a cycle path between Bishops Cleeve and Cheltenham to encourage cycle journeys between Woodmancote and Cheltenham. The scheme has been in planning for a number of years but has yet to be started.

There are no policies on this and no evidence has been gathered.

Why have the council not provided any allotments. This is a legal requirement and many opportunities for provision as a result of previous developments have been overlooked.

This was not mentioned in the community vision event and the SG did not progress this matter. No evidence therefore that there is a shortage nor any means of delivering additional allotment land. Could be included in the reievw of the NDP.

Pg 39, I think you should redact the reference to [...], as the worst bit of Woodmancote
Pg 58, 2 different graphs have the same heading

Could not find the references.....

More planting of trees along roads and on the sides of hills .
Rewilding and improvements to hedging along the hillsides slopes .
Fencing around gardens to provide hedge hog gates on all new estates .
Front garden to remain green for flood water / drainage and not concreted over.

Added access for wildlife under fencing and enclosures.

Homes with numerous cars to be charged for parking in road . **Not material to planning.**

The plan appears to address my thoughts and concerns. **noted**

Excellent work thank you **noted**

Green Belt policy as strong as possible within requirements of NPPF 2019

Concern that development within the Green Belt is not being resisted. Planning proposals initially rejected are, on appeal, being passed all too frequently. This is not going unnoticed and should be challenged!

With respect to policy 9 Woodmancote Park Homes, any vehicular access onto Butts Lane and Bushcombe Lane would be unsafe for residents, the many pedestrians and horse riders who use these lanes on a daily basis. It would therefore not support safe walking which is to be encouraged for health and environmental reasons. This year's Covid pandemic has clearly demonstrated how valuable these lanes have been to the whole community. Traffic has already increased markedly due to the renting out of the storage units and parking for containers at the end of Butts Lane, and supplies to the new build property. **This would be considered at planning application stage....**

Totally unrealistic possibly. **This goes beyond Woodmancote Parish and should be addressed in the Local Plan or the Transport Plan.**

An integrated transport plan involving cycle routes and safe pathways between neighbouring villages and Cheltenham with opportunities to hop on and off public transport.

I am concerned about the quality of infill developments which are having a detrimental effect on the character of the village. Woodmancote has numerous properties with larger than average gardens that help give the village it's feeling of space. However, it now seems that when such **Design policy should help. However, not enough evidence to deal with density over the parish area.**

properties appear on the market these are increasingly being bought by developers keen to maximise their returns. This results in a density of property out of keeping with the traditional village layout. There are examples of this on Station Road.

I was never consulted on the Plan. No information ever put through my letterbox. Maybe some editing of the questionnaire would have been useful as you have quoted the wrong policy numbers throughout.

Noted and apologies that you did not receive any information.

No. I think the plan has been very well prepared and seeks to preserve and protect the nature of the village. Also I believe it will protect the AONB from any inappropriate building.

Noted

No. I think the Parish Council has done an excellent job in preparing the NDP.

Noted

The local roads do not adequately sustain the increase in traffic that has resulted from the massive increase in housing that has occurred in the Woodmancote / Bishops Cleeve area over the last ten years.

Noted

No, it seems to me to be an extremely thorough and well prepared document

Noted

No, I think that the Plan is an excellent piece of work, and is essential to preserve the area of outstanding natural beauty in which we are all privileged to enjoy.

Noted

Just using this box to strongly support Policy 3 Residential Development Outside the Settlement Boundary. This Policy was unfortunately missed off the questionnaire.

Noted.

I am particularly concerned about the state of the road on Stockwell Lane. There are deep potholes and ruts at the top of the lane which the highways department do not seem to feel the need to repair even though I have emailed them several times. My view is that the parish council needs to take more of an active role in liaising with the highways department to encourage them to keep our lanes in good condition.

Not a planning matter.

The NDP includes 10 policy statements. The questionnaire only lists 9. Policy statement 3 'Residential Development outside Settlement boundary is missing.

Sorry.

Thus policy statements in questionnaire are incorrectly numbered after Statement 2..

Add barbed wire as a negative feature in Boxes 8 and 9.
Add something about street furniture (to avoid any new street furniture being out of keeping with the character of the settlement)
Explain how property owners will know what is encouraged/discouraged/will be resisted within this plan when they plan extensions, property alterations etc

Added barbed wire fencing to Table 9

The absence of the use of the landslip in the report was the significant factor to me, hence my comments.

No. It is an extremely comprehensive and well structured document which suggests an informed understanding of the nature and character of the parish and the need for a sensitive balance between the needs for new development and the risks they might so for the integrity of the area. All the policy statements are therefore appropriate and laudable. There was no reference to the policy (3?) on 'Residential Development outside the Settlement Boundary' (RES4) in the questionnaire, but we also agree with the wording of this policy. There is a symbiotic relationship between the settlement area and the area outside it, including the AONB and the plan goes to great lengths to acknowledge that.
Thank you to all those involved in this exercise for the considerable time, effort and rigour invested in it.

Noted. Sorry that questionnaire was mis-numbered.

One of the major concerns of everybody on Cleeve Hill is the prospect of 29 (or 23?) new houses being built on the large field below The Rising Sun Hotel following small signs that have gone up saying that this is going to happen. If this were to proceed a splendid view would be ruined both for the people in Woodmancote and Bishops Cleeve but also for the people on the hill and visitors to the Hotel.

The NDP when made will be part of the decision-making process.

Another key thing is the ugly design of recent new houses that have been built on Cleeve Hill. These all seem to be square blockhouses with flat roofs. One can only presume that these are designs that find favour with Tewkesbury Borough Planning Department. Well they don't find favour with the local residents who hate them. They are not only ugly but they are out of keeping with the area. Please listen to the residents.

It's important that the Planning Department stand their ground when unsuitable "infilling" is proposed.

What's more, it's really important that the Planning Department stand their ground when something unpleasant is proposed and the proposers come back with slightly modified proposals. They mustn't give way just because they're worried about the cost of fighting it. Find a way. Just say "No".

With respect to Policy 1, we feel there is an economic aspect to the Cotswolds AONB. Partly, obviously, the local businesses (hotels and B&Bs) in the area, but also the number of businesses in the surrounding areas that depend on the tourism generated by the AONB and which provide a livelihood for many of the parish residents.

Not really economic – AONB is a landscape policy.

I would like to put emphasis on resisting any plans to develop the Green Belt land in Woodmancote whether it is considered 'appropriate' or not. 'Appropriate' is relative.

Noted

Whilst I support the wording in Policy 7 there seems to be a wider issue with traffic around the areas of Gambles, Stockwell, Buscombe and New Road. Whilst this isn't directly driven by residents of Woodmancote I feel that the level of traffic down these roads is unacceptable and the planning policies going forward should in some way look to protect some of these roads as they increasingly become rat runs. I have tried to read as much of the documents as I can but being a user of these roads as a horse rider I am very interested in anything that would detrimentally impact the level of traffic

This cannot be addressed in planning policy.

Points that may be mentioned but I would emphasise: 1. Woodmancote as a unique gateway to the escarpment and Cotswolds. New development in these slopes and fields should be severely restricted. 2. New Road, the principle route in from Cheltenham is already a dangerous road due to Bishops Cleeve growth, with daily jams and weekly accidents and near misses. It is used by horses, walkers and is part of many organised cycle rides - and this should be encouraged (as per the vision in NDP), There should be no developments that add to the traffic and indeed traffic reduction and non invasive calming that encourages walkers and cyclists should be considered. The same applies for walkers on Gambles, Stockwell and Bushcombe Lanes. In winter there are weekly accidents, there are regular floods, road damage and blockages. There is no capacity for much more development and traffic usage. 3. To support the unlit character, and the unique year long views, I would support radical, maybe groundbreaking thinking on reducing street lighting and external house lighting.

Noted. However, this is a planning document and not a highways management document so cannot address these issues. Cannot change existing street lighting.

23.

See excel chart to see individual responses from this analysis.

Ecology (Biodiversity) Comments

SEA/HRA Screening advice for the Plan

Looking at biodiversity (ecology/wildlife) alone the need for a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) of the draft consultation version of the NDP appears unlikely. The District Council and Natural England should be able to give a definitive view on these matters if not already.

The Plan Content

There are small typos in the Glossary table on page 3 and the title on page 65. SuDS are *Sustainable* Drainage Systems (as covered by Policy 6).

The main biodiversity constraints do not appear to have been specifically identified in formulating the NDP. This is not necessarily an issue given district, county and national policies for the natural environment / biodiversity. However a map (perhaps in the appendix) or mention of the following ecological assets would be a useful addition:

Gotherington Wood, Local Wildlife Site (LWS)

Nottingham Hill, Local Wildlife Site (LWS)

Cleeve Hill, Site of Special Scientific Interest (SSSI) – although seems to be adjacent and not within the parish

Hard Stone Quarry, Regionally Important Geological/Geomorphological Site (RIGS) – although adjacent and not within the parish

Further details on the LWSs plus notable species and habitats are available from the GCER at www.gcer.co.uk and SSSIs from Natural England at www.gov.uk/protected-or-designated-areas . The Nature Recovery Network and other environmental mapping can be seen at <https://naturalcapital.gcerdata.com/> . **The mapping package was not available when accessed online and since the data is covered under other policies, no changes made.**

The vision includes amongst many things improved biodiversity which is possible through planning gain and the new mandatory biodiversity net gain proposals in the current Environment Bill. The policies of the plan give added support for this matter (policies 1, 2, 6 & 8).

Overall there are no compelling ecological reasons to recommend any change to the wording of the NDP policies which seem to fit in with district, county and national policies for the natural environment / biodiversity.

Transport Planning Comments

This draft NDP shows a sound understanding of its community's needs and its transport profile. Woodmancote has a lack of services and looks to Bishop's Cleeve. This potentially allows for the facilitation of more walking and cycling trips between the two settlements due to close proximity. The heritage railway creates a small degree of severance although the two radial routes (Station Road/New Road and Two Hedges Road) provide relatively reasonable access to Cleeve centre. Regular bus services (Service D/E) are located on these radial routes and are accessible within 400m – 800m from the majority of the village. Britannia Way dissects the village and links the two radial routes and also provides access to a footpath that runs through the centre of the village with a pedestrian crossing over the railway to Pecked Lane. This is accessible and is used regularly by walkers and cyclists providing a direct route straight to Cleeve centre, although there are no dedicated cycle provisions on road.

The escarpment to the east and its topography is somewhat prohibitive to walking and cycling although not impossible. The topography may also influence where new development may be located. New Road directly east of those potentially developable locations and which provides a primary route south of the village is a barrier to movement for those wanting to access the north east and east of Cheltenham. It is narrow, undulating, unlit and traffic moves at speed in places. This could be a route that requires further investigation. In regards to new cycle provision or opportunity, Station Rd and Two Hedges Rd do provide access to primary and secondary education and potential new development sites so would be the obvious choices for improvement. Another option is the heritage railway itself. Incorporating a cycle route in addition will provide direct access to Cheltenham although there are many hurdles with this and was something discussed in the past. **These improvements would be beyond the scope of neighbourhood planning – no changes made.**

At a macro level Gloucestershire's Local Transport Plan (LTP) 2020-2041 highway scheme priorities include; the M5 J9/A46 corridor at Tewkesbury, capacity improvements to the A435 corridor and M5 J10/A4019 improvements. Additionally, there are LTP scheme priorities in Gloucester and Cheltenham, which will benefit surrounding districts and parishes, including junction and corridor improvements, new bus priority measures and cycle improvements. It will be important for bus and walking and cycling linkages to be optimised between Woodmancote and Bishop's Cleeve/ Cheltenham/ Tewkesbury where developments will facilitate transport mode shift.

Woodmancote is on the periphery of such improvements, but equally it may be less adversely affected by freight-related issues, in part due to the household recycling centre at Wingmoor Farm.

Education and Libraries

GCC operates the local library and education services that will attract users from new housing developments in the Neighbourhood Planning Area (NPA). New users in the NPA will place additional

pressure on these services, and this in turn could require mitigation in some form, proportionate to the scale of growth proposed.

The County Council therefore requests that the potential impact on local community services and facilities, including schools and libraries, is acknowledged directly in the policies and/or explanatory text of the Neighbourhood Development Plan, and to state that any mitigation measures should be secured in accordance with regulatory and national policy requirements relating to developer contributions. **The only major increases in population that might give rise to the need for additional education and library services are at Oxbutts caravan park which is a Local Plan policy and will be addressed under that. No changes made.**