

**Alderton**  
**Neighbourhood Development Plan**  
**2011 – 2031**  
**Regulation 15 Submission Version**  
**August 2017**



**A Sustainable Future for Alderton  
Parish**

**Alderton Parish Council**

***Image on front cover: Alderton Parish from Alderton Hill by Sydney Filiatrout, an Alderton resident***

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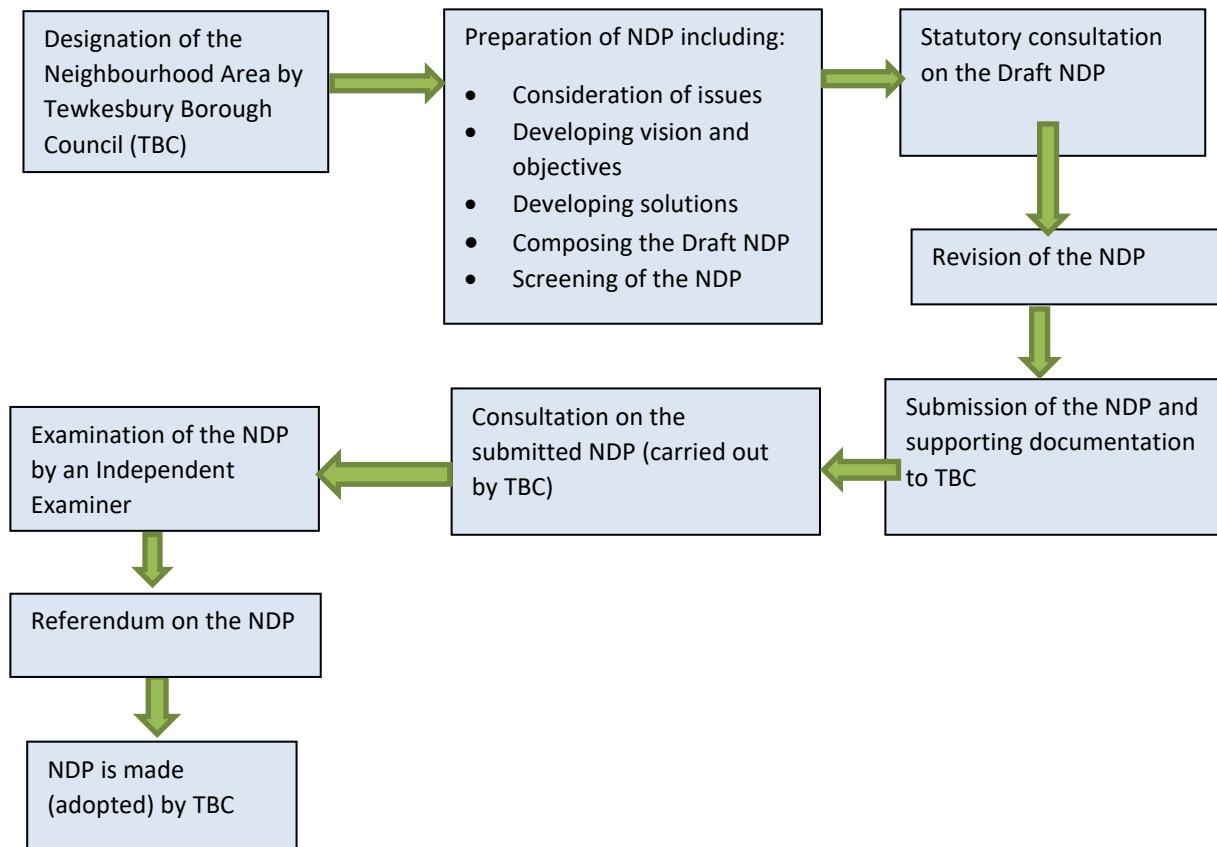
# ANDP Submission Version 2011 - 2031

This is the Regulation 15 Submission Version of the Neighbourhood Development Plan for Alderton Parish (ANDP). A draft of the Plan was published for statutory public consultation (Regulation 14) from 4<sup>th</sup> January 2016 to 4<sup>th</sup> March 2016.

This Submission Version of the ANDP has been modified taking into consideration feedback received during the Regulation 14 public consultation, together with updated information about the local planning policy context.

The earlier Regulation 14 Consultation Draft of the ANDP is available online at: [www.aldertonvillage.co.uk/aldertons-ndp.html](http://www.aldertonvillage.co.uk/aldertons-ndp.html).

The ANDP has been prepared in line with the statutory neighbourhood planning process as outlined below:



# Foreword

Welcome to the Alderton Neighbourhood Development Plan (ANDP) in which we set out our vision and objectives for our Parish up to 2031 and the policies we have prepared to deliver them.

The ANDP, which has been produced by a group of volunteers in conjunction with Alderton Parish Council, is the outcome of numerous developmental consultations which have included formal presentations and exhibitions, focus group activities and household surveys as well as guidance from statutory consultees, Tewkesbury Borough Council and planning experts. The Plan's policies, which we feel are both progressive and protective where necessary, cover the following themes identified during these consultations as important to local residents:

- Housing
- Local Character
- Wildlife and Environment
- Leisure and Recreation
- Local Economy
- Roads and Paths

All activities leading up to this point have been communicated through the monthly Alderton newsletter and website, keeping community interest strong during the development of our Plan so we can truly say that the ANDP reflects the views and concerns of the community and has been developed with the community's collaboration.

On behalf of Alderton Parish Council, I would like to thank Kirkwells Planning Consultants, James Derounian, Tewkesbury Borough Council and the Gloucestershire Rural Community Council for their assistance during the development of our Plan. I would also like to thank ANDP Group who worked hard to bring the Plan to fruition and, finally, the whole community for their participation and support in drawing up this vision for the future of Alderton Parish.

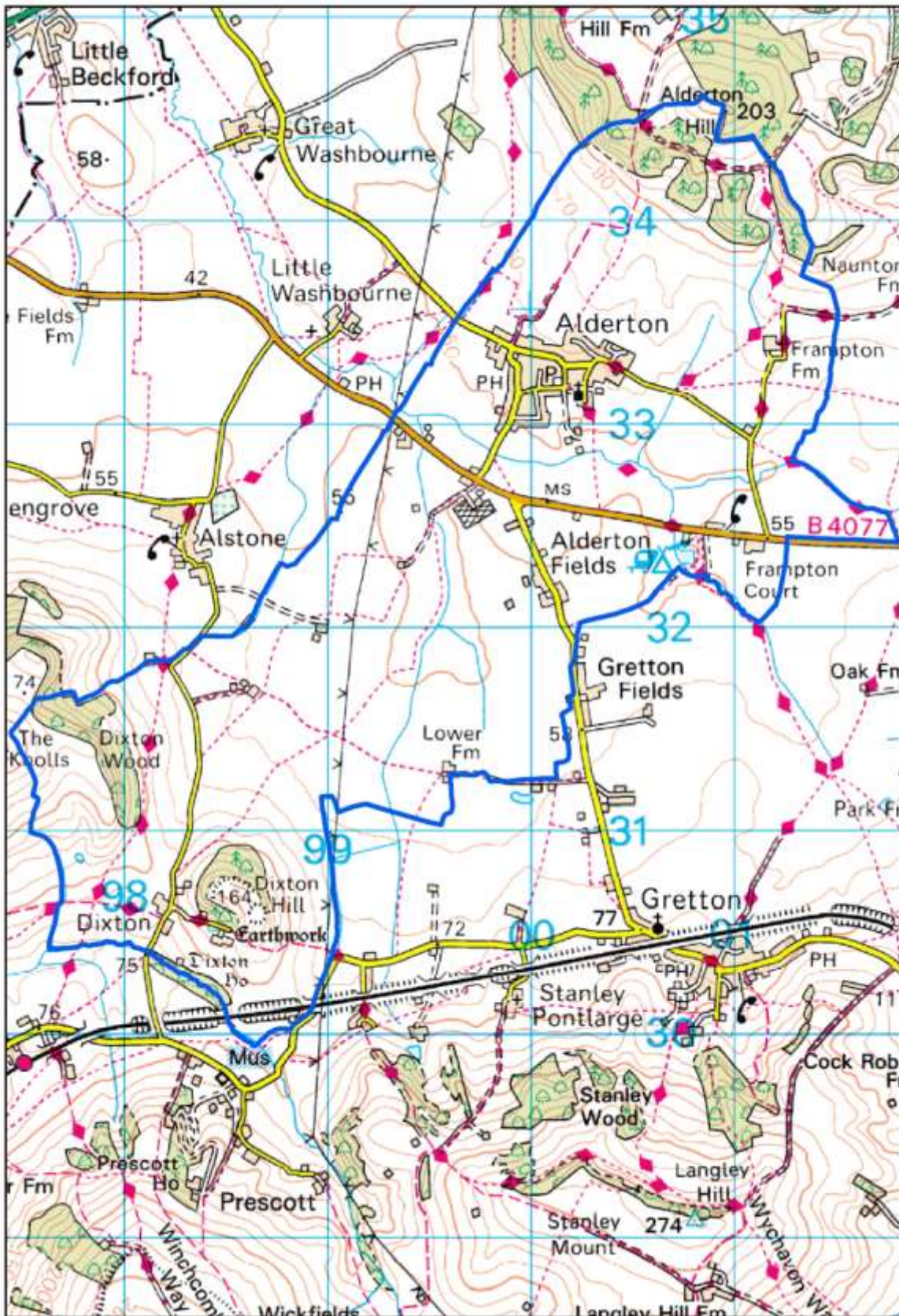
**Keith Page**

**Chair, Alderton Parish Council**

**August 2017**



Map 1 ANDP Designated Neighbourhood Plan Area and Parish Boundary



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# Introduction



**Fig.1 Alderton Village from Alderton Hill**

Neighbourhood planning is an opportunity for communities to use local knowledge to better shape their place, to decide what form growth should take and to influence the type, quality and location of development:

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.” National Planning Policy Framework (NPPF) Para. 183*

In 2012, Alderton Parish, and specifically Alderton village, became the focus of considerable developer interest following an increased need for housing nationally combined with the expiry of housing policies in the Tewkesbury Borough Local Plan (TBLP) to 2011 which had restricted development outside the residential boundaries of settlements with limited services such as Alderton.

In response, Alderton Parish was formally designated as a Neighbourhood Plan Area by Tewkesbury Borough Council on 15<sup>th</sup> January 2014. From this point, the Alderton Neighbourhood Development Plan Group (ANDPG) undertook to develop a Neighbourhood Plan, reporting to and receiving assistance from the Qualifying Body, Alderton Parish Council.

Guidance and assistance during the process of plan making has also been received from Tewkesbury Borough Council (TBC) and the Gloucestershire Rural Community Council (GRCC), with further advice sought at intervals from neighbourhood planning experts.

Covering the period 2011 to 2031, the ANDP has been prepared in accordance with the updated Neighbourhood Planning Regulations (2012-2015)<sup>1</sup> and the European Directive on Strategic Environmental Assessment 2004. Developmental consultation activities have occurred regularly, involving Parish residents and other interested parties. Details of these consultations and other underpinning documents can be found in the ANDP Evidence Base on the Alderton village website.<sup>2</sup>

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

<sup>2</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>



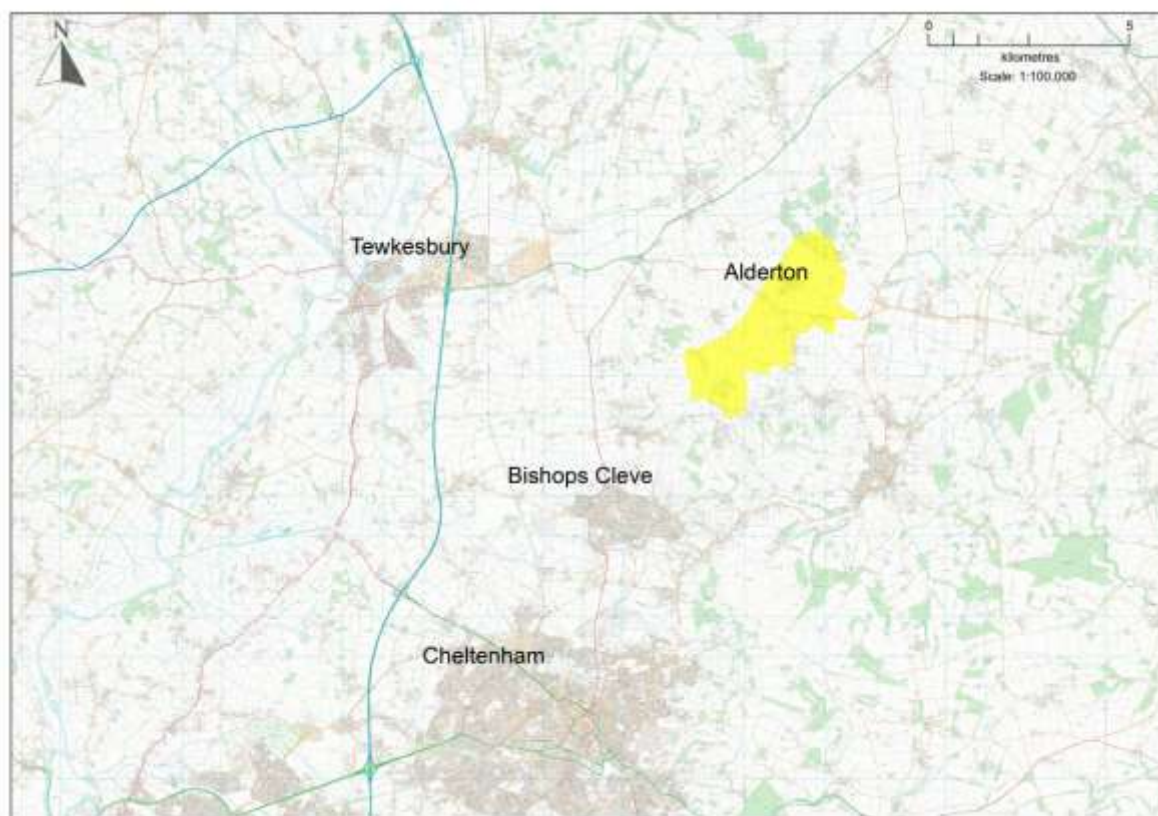
# 1.0 Portrait of Alderton Parish

## Key features

*(Please see the Glossary in Appendix F of this document for explanations of highlighted terms.)*

- 1.1 **Location:** Our Parish is located in north Gloucestershire in the Borough of Tewkesbury. The main settlement of the Parish, Alderton village, is located about 12 miles (18 km) north of Cheltenham, 6 miles (10 km) east of Tewkesbury, 8.5 miles (13 km) south west of Evesham, 14 miles (22 km) west of Stow-on-the-Wold and 4.5 miles (7 km) from Winchcombe.

**Map 2 Location of Alderton Parish in relation to larger centres of population**



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- 1.2 **Topography:** Our Parish extends over 770 hectares. Its boundary runs north east to south west across open farmland forming a narrow, elongated shape bisected east to west by a tributary of the Carrant Brook and the B4077 Tewkesbury – Stow road. At each end of the Parish, the ground rises to several wooded Cotswolds outliers: Alderton Hill to the north east, and Dixton Hill and Oxenton Hill to the south west. Bredon Hill dominates visually to the north west, Langley Hill and Stanley Mount to the south and the Cotswold scarp to the east. Open views towards the Malvern Hills to the west are obtained from many parts of the

Parish. (For more detail, please refer to Map 1 and area landscape character descriptions in Section 3 of the Alderton Design Statement in Section G of the ANDP Evidence Base.<sup>3</sup>)

- 1.3 **Landscape designations:** The lower lying parts of our Parish fall in a **Special Landscape Area (SLA)**, a local designation for areas of “high quality landscape of local significance” (TBC Saved Policy LND2<sup>4</sup>) while the elevated ground at either end of the Parish lies within the **Cotswolds Area of Outstanding Natural Beauty (AONB)** as shown in Map 3. The AONB is a national landscape designation under the management of the Cotswolds Conservation Board.<sup>5</sup>

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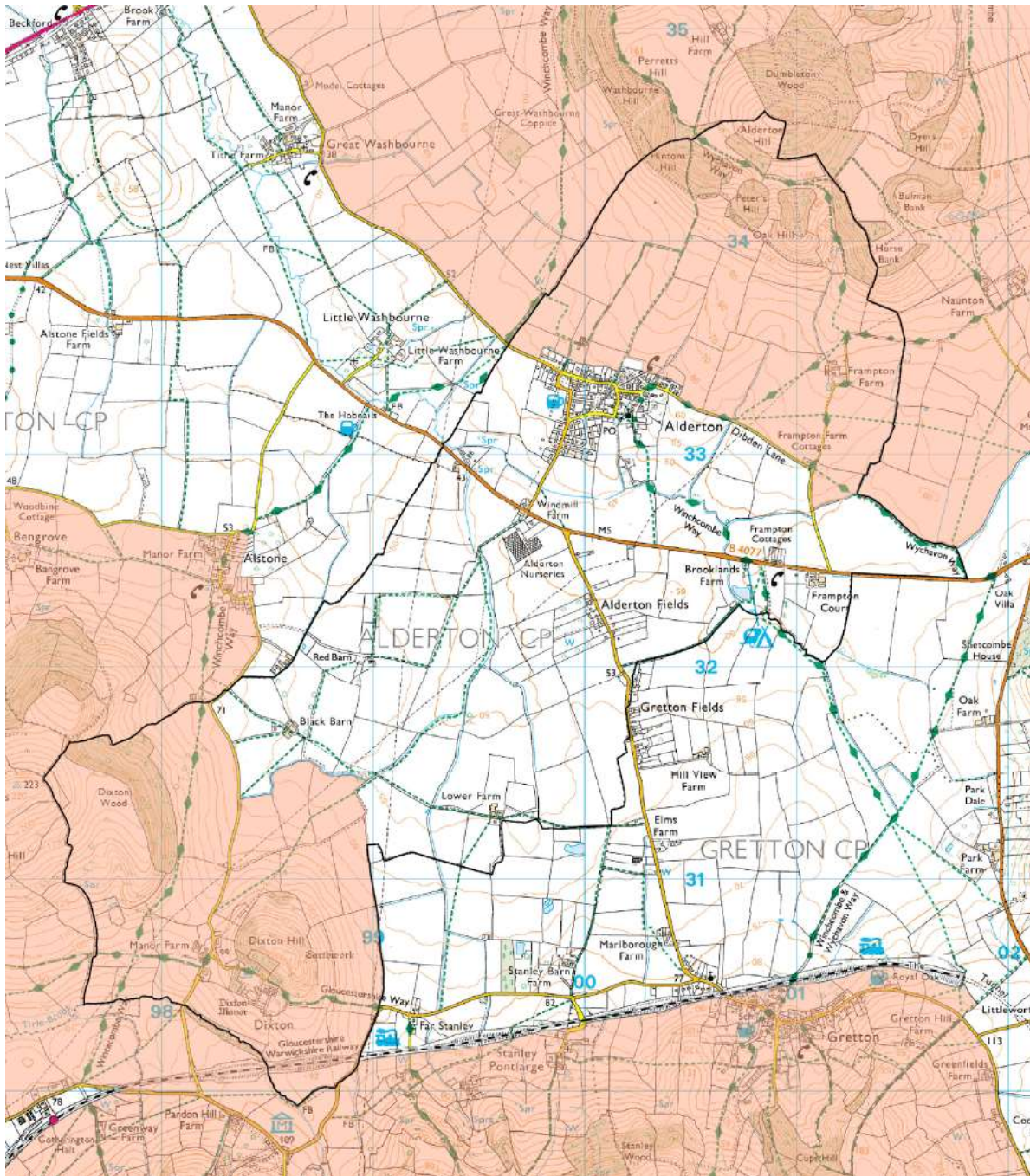
<sup>3</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>4</sup> <https://www.tewkesbury.gov.uk/adopted-planning-policies>

<sup>5</sup> <http://www.cotswoldsaonb.org.uk/conservation-board>

### Map 3 Landscape designations in Alderton Parish

Cotswolds AONB is shown in pink. The remainder of the Parish shown in white is designated an SLA



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- 1.4 **Settlements:** In the 2011 Census, our Parish is recorded as having a population of 747 living in 308 households,<sup>6</sup> the majority in Alderton village, the main settlement of the Parish. There are two further linear settlements in the vicinity of Alderton village known as Frampton Cottages and Alderton Fields, the first on the B4077 between Brooklands Farm and Frampton Court and the second on the minor road linking the B4077 with Gretton. These small settlements include a horticultural nursery and a touring caravan site as well as a scatter of domestic houses. A small hamlet to the south west, Dixon, comprises cottages and barns west of a 16<sup>th</sup> century manor house. A small number of farms, some with stabling and livery yards, make up the remainder of the settlements in Alderton Parish. A long distance path, the Winchcombe Way, links them all, and connects the Parish with Winchcombe, the local tourist and service centre. All Parish settlements have been given the opportunity to participate in the development of our NDP.
- 1.5 **History:** Mentioned in the Domesday Book, there is evidence of settlement in Alderton Parish in Saxon, Iron Age and prehistoric times, and there remain today 23 listed buildings and one scheduled monument in the Parish – *please refer to Appendix C of this document.*
- 1.6 **Alderton village:** The village evolved from two separate groups of houses known in 1500 as Bretenyend and Polysend.<sup>7</sup> One group, formed around the church, churchyard and the rectory, the other further west included Alderton Manor Farm and the inn, now known as The Gardeners’ Arms. Thatched roofs and half-timbered properties at each end of the modern village indicate the location of these much older settlements within the 21<sup>st</sup> century residential boundary. Infill development and small scale developments on the fringe of the settlement, mainly dating from the 20<sup>th</sup> century, make up the remainder of the modern village of Alderton.
- 1.7 **Dixon:** Historically, Alderton village was of lesser importance than the now much smaller settlement of Dixon. The earthworks on Dixon Hill are the remains of an Iron Age hill-fort overlaid with a Norman motte and bailey. The estate of the Grade II\* listed manor has been immortalised in two panoramas of 18<sup>th</sup> century agriculture now in Cheltenham Art Gallery and Museum.<sup>8</sup> (*For more detail on the history of the Parish, please refer to Section 2 in the Alderton Design Statement in Section G of the ANDP Evidence Base.*<sup>9</sup>)
- 1.8 **Services:** A small village shop and post office, a village hall and a primary school are located in Alderton village. The school, Oak Hill Church of England School, accommodates a maximum of 105 children on two sites following a merger between Alderton and Dumbleton primary schools in 1981. Children aged 4-7 years travel outside the Parish by bus to the Infant base in Dumbleton while those aged 7-11 years attend the junior base in Alderton. There are no medical services in the Parish. The nearest medical centre and dental surgery is 4.5 miles away in Winchcombe and the nearest hospital with a minor injuries unit is 7.5

<sup>6</sup> <https://neighbourhood.statistics.gov.uk/dissemination/>

<sup>7</sup> Source: British History Online: 'Parishes: Alderton with Dixon', A History of the County of Gloucester: volume 6 (1965), pp. 189-197. URL: <http://www.british-history.ac.uk/report.aspx?compid=66443>. Date accessed: 06 August 2013.

<sup>8</sup> Sale, J. The Dixon Paintings <http://www.cheltenhammuseum.org.uk/Docs/Dixon%20paintings%20A5.pdf>

<sup>9</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

miles away in Tewkesbury. There is no library in the village; however, improved broadband speeds were implemented in 2016. For bus services, please see 1.22 below.

- 1.9 **Amenities:** Apart from touring caravan sites at Frampton Cottages and at Red Barn Farm near Dixton, all Parish amenities are centred in or near Alderton village and comprise a church, village hall, public house, petrol station/garage, a football field and children’s play area.
- 1.10 **Agriculture and horticulture:** Alderton Parish has a largely arable profile on predominantly Good to Moderate farmland growing staple crops such as wheat, beans and oil seed rape. The higher ground at either end of the Parish at Grade 4 is given over to woodland, pheasant rearing and sheep pasture. In the early 20<sup>th</sup> century, improved road and rail transport enabled orchards and market gardens to become a notable feature of the Alderton Parish landscape. Even today, properties in Alderton Fields enjoy large gardens which were once horticultural smallholdings, and one remaining horticultural nursery still operates under three acres of glass in Alderton Fields. Little remains of the orchards that were widespread in the Parish. Nonetheless, apart from the busy B4077 Tewkesbury – Stow road, Alderton remains a rural Parish characterised by small settlements, narrow lanes and open fields bounded by hedges.
- 1.11 **Community:** Our Parish has a strong sense of community. Alderton village is the setting for seasonal events and national celebration, such as street parties, fetes, charity football matches and 5k runs, and considerable interest has been shown by the community in neighbourhood development planning. Consultations and exhibitions in preparation for the ANDP have been well supported, providing a clear direction of travel for the draft policies. *(Please refer to the Consultation Statement in Section A of the ANDP Evidence Base<sup>10</sup>.)* In addition, residents of all age groups, from 18 to the retired, have represented their Parish Council at appeal hearings in 2014 and 2015, speaking in support of plan-led development in the Parish.

## Demographics

- 1.12 The 2011 Census<sup>11</sup> shows that our Parish has a demographic profile broadly in line with Tewkesbury Borough and England generally, but with a higher proportion of older residents than nationally, as is often the case in rural areas. Nonetheless, maintaining a balanced demographic profile is important to the well-being of our Parish; accordingly, the ANDP supports “starter” and smaller family homes as well as addressing the needs of older members of the community who wish to downsize but remain in the Parish.

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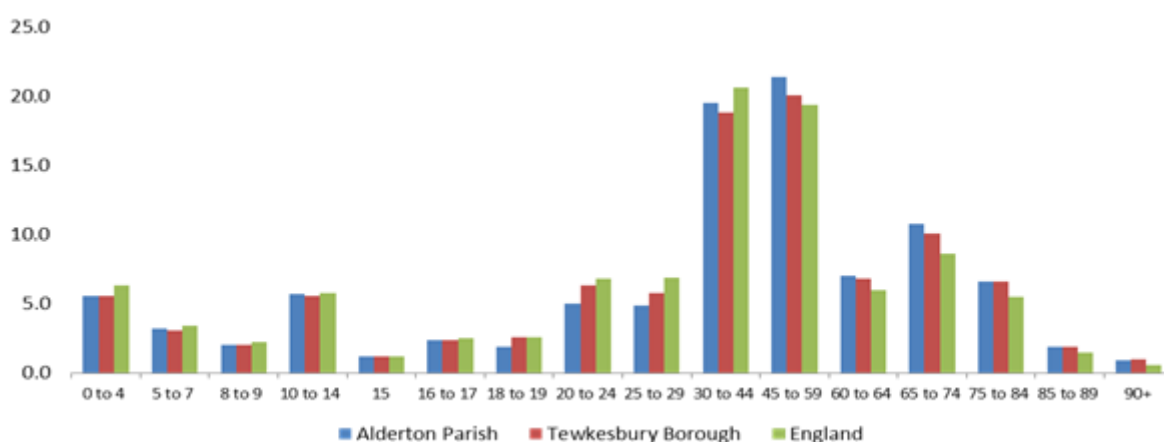
<sup>10</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>11</sup> <https://neighbourhood.statistics.gov.uk/dissemination/>



**Chart 1: Comparable demographic profile for Alderton Parish, Tewkesbury Borough and England (2011 Census)**

Age	Percentage		
	Alderton Parish	Tewkesbury Borough	England
0 to 4	5.6	5.6	6.3
5 to 7	3.2	3.1	3.4
8 to 9	2.0	2.0	2.2
10 to 14	5.7	5.6	5.8
15	1.2	1.2	1.2
16 to 17	2.4	2.4	2.5
18 to 19	1.9	2.6	2.6
20 to 24	5.0	6.3	6.8
25 to 29	4.9	5.8	6.9
30 to 44	19.5	18.8	20.6
45 to 59	21.4	20.1	19.4
60 to 64	7.0	6.8	6.0
65 to 74	10.8	10.1	8.6
75 to 84	6.6	6.6	5.5
85 to 89	1.9	1.9	1.5
90+	0.9	1.0	0.6

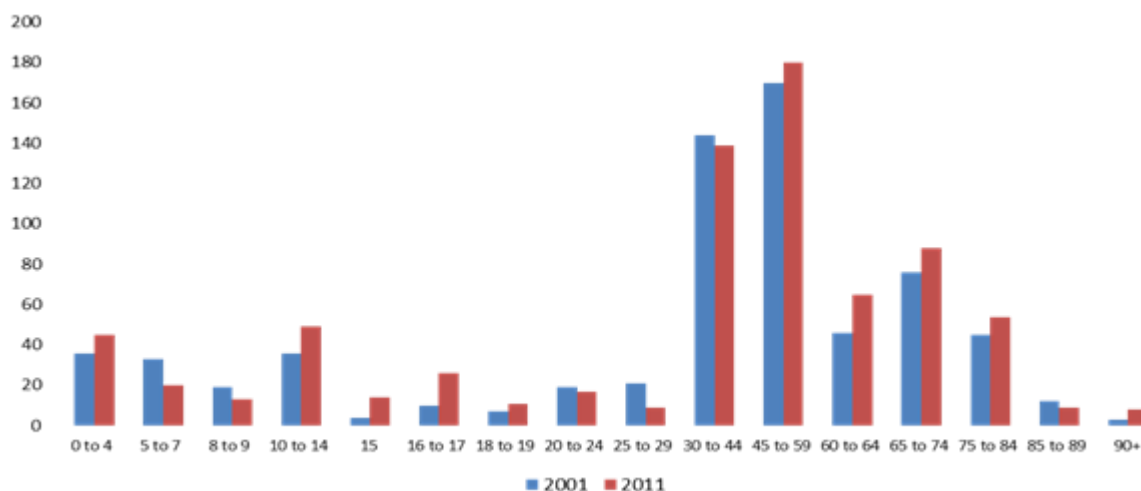


1.13 Chart 1 shows that in 2011, 21.3% of the 747 residents were aged 65 years and over compared to 20.2% in Tewkesbury and 16.4% in England. A key difference between borough population trends and those of the Parish, however, was the comparatively low number of 18-29 year olds living in the Parish; only 3.7% of the population fell into this age group compared to 6.9% in Tewkesbury and 9.4% in England. There was an increase in children aged 0-4 years, following a dip in the birth rate in the preceding five years, but the highest number among all age groups in both 2001 and 2011 censuses was in the 30-59 age bracket. In 2011, 43% of all residents in Alderton Parish were in this age range.

1.14 Chart 2 shows comparatively little change in the age structure of the Parish between 2001 and 2011. However, commitments for 75 new dwellings in Alderton village during 2015-2017 could alter these statistics.

**Chart 2: Comparable Population Age Structure for Alderton Parish - 2001 and 2011**

Age	People	
	2001	2011
0 to 4	36	45
5 to 7	33	20
8 to 9	19	13
10 to 14	36	49
15	4	14
16 to 17	10	26
18 to 19	7	11
20 to 24	19	17
25 to 29	21	9
30 to 44	144	139
45 to 59	170	180
60 to 64	46	65
65 to 74	76	88
75 to 84	45	54
85 to 89	12	9
90+	3	8
<b>Total</b>	<b>681</b>	<b>747</b>



1.15 The evident stability of the population in the last few decades has contributed to the strong sense of community in the Parish. The community consultation in 2013,<sup>12</sup> collated electronically with the assistance of the Gloucestershire Rural Community Council (GRCC) and with a response rate of over 88%, shows that 48% of households have been present in the Parish over 20 years and 34% between 5 and 19 years. As a result, the community is cohesive and self-supporting, enabling older residents to continue to live in their own homes with the help of neighbours and friends and providing a sense of security appreciated

<sup>12</sup><http://www.aldertonvillage.co.uk/evidence-base.html>

equally by young and old (please refer to Q2 of the 2013 Youth Survey of the Alderton Community Consultation Outcomes Report in Section F of the Evidence Base).<sup>13</sup>

The health and vitality of the community was noted by a planning inspector in his judgement on a planning appeal in 2015: “Alderton is a healthy vibrant community that is valued by its residents, where about one half of households have resided for over 20 years. It is also a village in which its residents are engaged in matters of community interest... The Parish Council and local residents were present at the inquiry and provided a balanced approach in expressing their concerns. It was clearly evident from their contributions that they place a high value on maintaining and planning for their community.”<sup>14</sup> It is important therefore that ANDP policies seek to conserve the active, cohesive nature of the Parish community into the future by enabling sustainable growth that does not compromise existing social bonds or overwhelm the Parish’s rural infrastructure.

## Education, health and employment

- 1.16 **Educational achievement** in our Parish is above average with 157 (26%) out of 606 residents aged 16 and over holding degrees compared to 17% in the Borough.<sup>15</sup> In comparison to local and national statistics, residents’ occupations reflect this educational profile. In the 2011 census, 64 (17.3% of the 369 residents aged 16-74 in employment) were managers, directors and senior officials compared to 11.9% in Tewkesbury and 20.9% in England. Out of the total of residents aged under 65, 28% were employed in administrative and professional occupations and 9% in higher managerial and administrative occupations. 21% fell into the category of small employers and own account workers. Fewer than 1.5% aged 16-74 were unemployed (2011 Census: Occupation and Economic Activity).<sup>16</sup>
- 1.17 **Health:** In 2011, 12% of residents in our Parish experienced some degree of limitation with day-to-day activities as a result of a long-term health problem or disability, an issue which the Plan seeks to address. (Please refer to Policy H1.)
- 1.18 **Employment:** Apart from the now limited employment offered by agriculture and horticulture, tourism and service outlets supported by tourism are the chief sources of employment in the Parish in the 21<sup>st</sup> century, although these largely provide part-time rather than full-time work. For a few residents, the tradition of providing local services to the community on a self-employed basis continues into the 21st century; some Alderton village residents, for example, offer taxi driving, child minding and property maintenance within the community. Nonetheless, most residents of working age commute out of the Parish to work.
- 1.19 **Work opportunities in the locality:** A small industrial estate lies less than 3 miles (5km) away in Toddington Parish but at the time of the 2011 Census, no Parish residents were recorded as travelling between 2 and 5 km to work indicating this is not likely to be an employment destination for many residents.

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<sup>13</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>14</sup> <http://www.aldertonvillage.co.uk/d---freeman-homes.html>

<sup>15</sup> <https://neighbourhood.statistics.gov.uk/dissemination/>

<sup>16</sup> Ibid

## Travel and transport

- 1.20 The 2013 community consultation shows that car or van ownership in Alderton Parish is high; 94% of Parish residents had at least one car or van at the time of the survey. Combined with the quantitative and qualitative data from question B4 in the same survey, “*What is the destination of those using personal transport to travel to work?*”, it can be surmised that most residents in employment travel to work by their own transport over a wide area. On average, residents were likely to travel between 6-19 miles to work by car. Some journeyed much further afield; 37 households out of 269 contained at least one person who travelled out of the county to work at the time of the consultation, some as far as London and Reading. (Please refer to Appendix B p.40 of the Alderton Community Consultation Outcomes Report in Section F of the Evidence Base<sup>17</sup>.) It was also the case that 78.4% of respondents leave the Parish once or twice a week for household shopping and 35.7% for sports and pastimes, suggesting frequent travel in the local area by personal rather than public transport.
- 1.21 The 2011 census supports this locally produced data on car ownership and establishes that car ownership in the Parish is higher than the average for Tewkesbury Borough. The number of residents in 2011 not owning a car or van was below 5% compared to 13.6% in the borough as a whole. Nearly 19% of households had three or more cars or vans.

**Table 1: 2011 Census data on car/van ownership in Alderton Parish<sup>18</sup>**

All Households (Households) <sup>1</sup>	Count	308 <sup>2</sup>	%
No Cars or Vans in Household (Households) <sup>1</sup>	Count	15 <sup>2</sup>	5%
1 Car or Van in Household (Households) <sup>1</sup>	Count	107 <sup>2</sup>	35%
2 Cars or Vans in Household (Households) <sup>1</sup>	Count	128 <sup>2</sup>	41%
3 Cars or Vans in Household (Households) <sup>1</sup>	Count	41 <sup>2</sup>	12%
4 or More Cars or Vans in Household (Households) <sup>1</sup>	Count	17 <sup>2</sup>	6%
All Cars or Vans in Area (Vehicles) <sup>1</sup>	Count	560 <sup>2</sup>	

- 1.22 **Public transport:** While several buses serve the Parish, public transport does not meet the needs of all residents. Examination of bus services in 2016 shows that retired people enjoy a better service than commuters; the 606 bus service runs on weekday early mornings to Cheltenham but the last bus of the day, which leaves Cheltenham at 17.45pm, serves Winchcombe and Toddington rather than Alderton.<sup>19</sup> In contrast, there are more options for those able to travel to a shopping centre in daytime hours.<sup>20</sup> As a result, buses are not relied on by the majority of residents; 70.3% of residents in the 2013 Community Consultation said they never used public transport at all and only 1.9% travelled on public transport “most days”. The qualitative data from this survey reveals a level of dissatisfaction amongst those who did use bus services. Six households recorded public transport as one of the aspects of Parish life most in need of improvement and asked for contributions from developers for

<sup>17</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>18</sup> <https://neighbourhood.statistics.gov.uk/dissemination/>

<sup>19</sup> <http://www.marchants-coaches.com/606-Service>

<sup>20</sup> <http://rogerknapp.wix.com/aldertonbus>

this purpose. One respondent described the limitations that can be experienced by those dependent on public transport: *“My son initially wanted to move here, but he doesn’t drive and therefore couldn’t move here because of the poor transport.”*<sup>21</sup>

- 1.23 Results of the Youth Survey suggest that families as well as commuters rely heavily on personal transport for getting about; 55% of respondents aged between 8-16 said they were driven somewhere by car “every day” and a further 27% “most days”.
- 1.24 **Cycling:** No cycle routes have been designated on the roads around our Parish. This combined with heavy traffic on the A46 from Teddington Hands to the M5 at Junction 9 at Tewkesbury makes cycling an unattractive alternative to commuting by car to destinations such as Tewkesbury, Cheltenham and Gloucester or further afield via Ashchurch train station. Accordingly, the ANDP Group in conjunction with the Parish Council seeks to promote improved cycling and public transport opportunities to reduce car dependency.
- 1.25 **Road safety:** With the support of a local County Councillor, traffic calming measures were installed on the B4077 at Alderton village and Frampton in 2015 following a series of accidents and two fatalities between 2012 and 2014, either in the Parish or near the Parish boundary. The effectiveness of these measures is being assessed by the Alderton Road Safety Group which continues to campaign for speed restrictions on the road.<sup>22</sup> In March 2017, Glos Highways commenced the process of introducing a 50 mph speed limit on the B4077 between the gated signs for Alderton Village and Frampton Cottages.

## Accessibility

- 1.26 The National Indices of Deprivation 2015 include a measurement of accessibility that gives a consistent comparison of transport access across England. While our Parish is in line with the average minimum journey times to a primary school and food store (although this statistic must be qualified by the range and quantity of items available in the small Alderton village shop), in terms of journey times to medical services, public libraries and secondary education, our Parish has higher journey time than the national average due to its geographical location.
- 1.27 This is reflected in Inform Gloucestershire’s Accessibility Report which indicates that Gloucestershire’s rural neighbourhoods, including Alderton Parish, are in the most deprived quintile of “Geographical Barriers” in England. See *Figure 1: Indices of Deprivation 2015 “Geographical Barriers” Sub Domain on page 2 of the report.*<sup>23</sup>

## Community views on Alderton Parish

- 1.28 In addition to the data quoted above, consultations from the outset through to the development and testing of Plan policies in 2013-2015 asked residents to identify the issues and benefits of Parish life that mattered the most to them (*please see the Timeline in*

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<sup>21</sup><http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>22</sup><http://b4077.weebly.com/>

<sup>23</sup><https://inform.gloucestershire.gov.uk/viewpage.aspx?c=page&page=-Accessibility>



*Appendix A of this document and the Consultation Statement in Section A of the ANDP Evidence Base<sup>24</sup>*). The outcomes are summarised here:

- 1.29 **Development:** The overriding concern of residents was the rate of new development, and the resultant impact on road safety, traffic congestion and the loss of cherished rural characteristics such as tranquillity, biodiversity, open views and countryside, dark skies, the small village environment and a close-knit community.
- 1.30 **Utilities:** Dissatisfaction with broadband speed was commonly recorded in the Youth Survey (Consultation 2 on the ANDP Timeline in Appendix A of this document). Anxieties were also expressed about the ability of sewers and drains to cope if significant development were allowed, especially in times of heavy rainfall.
- 1.31 The ANDP has adopted a “light focus” on utilities following the installation of high speed broadband in the Parish during 2015-2016<sup>25</sup> and because of a lack of local knowledge and expertise in this area. Flooding, however, remains a threat in extreme weather from surface water run-off from the surrounding hills, especially in Alderton Fields and at Arch Bridge in Willow Bank Road, School Road, Church Road and Willow Bank Road in Alderton Village. The Alderton Design Statement has photographic evidence of flooding hotspots in the Parish and provides an account of the Parish Council’s actions in response to the 2007 flood (*please refer to the Alderton Design Statement p. 26-28 in Section G of the Evidence Base.*<sup>26</sup>)
- 1.32 **Rural identity:** Chief among the benefits of living in Alderton Parish recorded by respondents was its tranquillity, natural beauty and close-knit community. These characteristics were seen as counteracting the inconvenience and expense of travelling further afield for essential services, education and work. It was clear from all consultations that Parish residents have a strong sense of connection with the local landscape and their rural way of life.
- 1.33 Our ANDP has consequently sought, wherever possible, to address the concerns raised by residents and to take action to conserve the most frequently recorded benefits:

#### **Highest ranking concerns**

- A loss of rural identity and character as a result of rapid growth
- Loss of significant views and scenic beauty if development is allowed
- Broadband speed and reliability
- Road safety and speeding on the B4077, in the villages and on the Parish lanes
- Congestion caused by on-street parking in Alderton village
- Flooding and poor drainage across the Parish
- Limited public transport

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<sup>24</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>25</sup> <http://www.fastershire.com>

<sup>26</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

### Highest ranking benefits

- Rural way of life
- Community spirit
- Peace and quiet
- Proximity to nature
- Scenic beauty of the AONB and Special Landscape Area
- Separation from towns and major roads.

1.34 A summary of all consultation activities undertaken during the development of the Plan including Public Consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 can be found in the Consultation Statement in Section A of the ANDP Evidence Base.<sup>27</sup>



**Fig.2: Blacksmiths Road, Alderton**

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<sup>27</sup> <http://www.alderonvillage.co.uk/evidence-base.html>

## 2.0 Planning for a Sustainable Future

### Understanding the planning context

*(Please see the Glossary in Appendix F of this document for explanations of highlighted terms.)*

- 2.1 The Localism Act of 2011 has given communities an opportunity to influence the future development of the places where they live through neighbourhood planning.
- 2.2 Neighbourhood Plans sit within the framework of national, regional and local planning policies. They must have regard to national planning policies and be in general conformity with local planning policies. National Planning Policy is set out in the **National Planning Policy Framework (NPPF)**<sup>28</sup> with additional guidance available on the **Planning Practice Guidance** website<sup>29</sup>. The local planning policy framework in this instance is provided by the saved policies of the **Tewkesbury Borough Local Plan (TBLP) to 2011** which is currently still the **Adopted Development Plan**. As some policies of the latter are now deemed out of date, guidance offered by the NPPF and the Planning Practice Guidance website have been of particular importance in the development of our Plan.
- 2.3 In addition, our Plan takes note of the emerging Gloucester, Cheltenham and Tewkesbury **Joint Core Strategy (JCS)** and the consultation draft of the emerging **Tewkesbury Borough Plan (TBP)**.<sup>30</sup> Although not yet adopted, (examination of the JCS commenced 19 May 2015 and is expected to conclude in 2017)<sup>31</sup> these higher level plans are being developed at the same time as our Plan and will ultimately provide the strategic and local planning frameworks for our area. These emerging plans have particular relevance when formulating housing policies for the ANDP.
- 2.4 The approach is set out National Planning Practice Guidance Paragraph: 009 Reference ID: 41-009-20160211:

***'Can a neighbourhood plan come forward before an up-to-date Local Plan is in place?***

*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan.*

*A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft neighbourhood plan or Order is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing needs evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.'*

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<sup>28</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>29</sup> <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning>

<sup>30</sup> <https://www.tewkesbury.gov.uk/emerging-planning-policies>

<sup>31</sup> <http://www.gct-jcs.org/>

- 2.5 For the purposes of providing sufficient homes, emerging JCS Policy SP2 sets out a spatial strategy that primarily seeks to concentrate new development in and around the urban areas of Cheltenham and Gloucester, and elsewhere in Tewkesbury borough following a hierarchical approach to identifying housing allocation by identifying Tewkesbury town and the **rural service centres** and **service villages** as locations for lower level housing development. An indicative housing disaggregation process (*please refer to Section C of the Evidence Base<sup>32</sup> or Appendix B of this document*) was undertaken for the draft TBP (February 2015). The methodology followed the requirements in the emerging JCS Policy SP2 in order to derive a ranking for each service village, such as Alderton, proportional to its size and function and reflecting its proximity and accessibility to Cheltenham and Gloucester. This desk top exercise initially identified a requirement of **46** homes for Alderton village. The further requirement under Policy SP2 to take into account the environmental, economic and social impacts are matters that the preparation of our Plan has subsequently taken into account, as explained further in the Housing Policy section of our Plan.
- 2.6 In May 2016, as a result of updated economic evidence, the JCS inspector's Interim Report<sup>33</sup> identified a need to increase the Objectively Assessed Housing Need (OAHN) for the JCS area to 35,175 (including a 5% uplift), and proposed new urban extension sites at Tewkesbury to accommodate the borough's increased housing numbers. The overall allocation of new homes in the borough's service villages was estimated to be 880 and there were minor changes to the list of service villages. This revision resulted in an indicative allocation of **51** new homes for Alderton Village. At the time of submission of the ANDP, this figure has not changed.
- 2.7 Planning guidance<sup>34</sup> requires those bringing forward a neighbourhood plan before an up-to-date Local Plan to discuss and agree the relationship between all policies in the emerging Neighbourhood Plan, the emerging Strategic and Local Plans and the Adopted Plan, while also taking national policy and guidance into account. Several consultations have consequently been held between 2015 and 2017 with Tewkesbury Borough Council to clarify the way forward for the ANDP in a context in which the Strategic and Local Plans are still emerging.
- 2.8 At the time of submission, Tewkesbury Borough Council is able to demonstrate a 5-year land supply.<sup>35</sup> Nonetheless, it is recognised that finalisation of the emerging JCS and Tewkesbury Borough Plan may necessitate further changes to the ANDP which predates both plans. As a result, it is proposed that ANDP policies are monitored for conformity during the Plan period. However, available evidence at the time of submission indicates that, with **75** new homes built or committed in Alderton Village between 2015 and 2017, the indicative allocation of 51 homes has more than been met.

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<sup>32</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>33</sup> <http://www.gct-ics.org/Documents/Examination-Document-Library-6/EXAM232---JCS-Inspectors-Interim-Findings---31052016.pdf>

<sup>34</sup> <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/what-is-a-neighbourhood-plan-and-what-is-its-relationship-to-a-local-plan>

<sup>35</sup> <https://www.tewkesbury.gov.uk/planning-policy/>

- 2.9 To make clear the connection between our policies and the strategic and borough policies, emerging and adopted, the ANDP itemises points of relevance both at the outset of policy sections and at the conclusion of each individual policy.

## Developing the ANDP

- 2.10 At examination, the ANDP must clearly demonstrate that its policies meet the Basic Conditions of Neighbourhood Planning. These include:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it can be considered appropriate to make the Neighbourhood Plan;
  - The plan contributes to the achievement of “sustainable development” in regard of national policy as outlined in the NPPF;
  - The making of the Neighbourhood Plan is in general conformity with the strategic policies of the Adopted Plan, in this instance, the TBLP 2006-2011;
  - The Neighbourhood Plan does not breach and is otherwise compatible with EU obligations including human rights and equal opportunities legislation.

Other statutory requirements include:

## Designating the neighbourhood plan area

- 2.11 The Parish Council made the decision to apply for designation of the Parish as a Neighbourhood Plan Area on 27 October 2013. The Designated Area, which is contiguous with the Parish boundary (see Map 1), was formally designated on 15<sup>th</sup> January 2014. The Alderton Plan Group then became the Alderton Neighbourhood Development Plan Steering Group reporting to the Parish Council. Its first focused activity was the production of a Design Statement<sup>36</sup> to guide and inform development applications occurring before the production of the ANDP.

## Qualifying body

- 2.12 Alderton Parish Council as the Qualifying Body is responsible for the production of the ANDP. This is in line with the aims and purposes of Neighbourhood Planning as set out in the Localism Act (2011), the National Planning Policy Framework (2012) and Planning Practice Guidance on Neighbourhood Planning.<sup>37</sup>
- 2.13 The Alderton Neighbourhood Development Plan Group, which has steered production of the ANDP, reports monthly to Alderton Parish Council. The Group has comprised volunteer local residents, parish councillors and representatives from local businesses and community groups.

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<sup>36</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>37</sup> <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning>



## Complying with EU obligations

- 2.14 The regulatory environment further requires the Qualifying Body to determine whether a Strategic Environmental Assessment (SEA) is needed in conformity with the 2001/42/EC Strategic Environmental Assessment European Directive.<sup>38</sup>
- 2.15 A draft of the ANDP was submitted to Tewkesbury Borough Council on 1<sup>st</sup> June 2015 and via the Council to the statutory consultees and other relevant agencies for a Screening Opinion which was subsequently consulted upon with the three consultation bodies (Historic England, Natural England and the Environment Agency), in addition to the Cotswolds Conservation Board and the County Ecologist. These confirmed that the policies and proposals in the NDP are not likely to have significant environmental effects and that the Plan did not therefore require a full SEA. In addition, Tewkesbury Borough Council considered the Plan's compatibility with EU obligations and found no concerns. Accordingly, Alderton Parish Council elected not to carry out an SEA and made a public statement to this effect on 20th October 2015. *(Please refer to Section I of the Evidence Base).*<sup>39</sup>

## Making sure everyone is involved

- 2.16 ANDP Group members represent a range of viewpoints *(please refer to the Acknowledgements)*, and the Plan itself has been prepared taking into careful consideration the results of Parish consultations from 2013 to 2016 undertaken with the assistance of the Gloucestershire Rural Community Council (GRCC) and Kirkwells Planning Consultants.
- 2.17 Surveys underpinning the 2013 community consultation *(please refer to the Consultation Statement in Section A and the Community Consultation Outcomes Report in Section F of the Evidence Base<sup>40</sup>)* were delivered to each of **308** households in the Parish with an **88% (C1)** and a **75% (C5)** response rate. Over **200** residents attended the exhibition and launch event associated with Consultation 1 in January 2013; electronic surveys were received at the same time from **11** young people aged 8-16, a return rate of **52%**. **96** residents took part in a drop-in Design Statement consultation in May 2014 and **69** residents took part in an exhibition and consultation in March 2015 on the draft vision and objectives of the ANDP and on sites put forward for consultation by the Local Planning Authority.
- 2.18 The ANDP was subject to the formal Regulation 14 consultation from 4th January 2016 to 4th March 2016 and a number of representations were received. These were assessed by the Steering Group and changes to the ANDP were recommended to the Parish Council. A list of those consulted by letter during January – March 2016 is available in the Consultation Statement in Section A of the ANDP Evidence Base and responses to the comments received are available both in the Consultation Statement and separately in Section J of the Evidence Base. Hard copies of the draft ANDP were placed in St Margaret's Church and Alderton Village Hall with feedback forms. Residents and businesses were alerted by mailshot that copies were also available via a system of street coordinators if accessibility was a problem. The dates of the public consultation and location of copies were advertised on the village website, in the Parish newsletter, on posters across the Parish, and on Facebook. The Draft

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<sup>38</sup> <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

<sup>39</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>40</sup> Ibid

Plan was simultaneously made available online on the village website and an email address provided for digital responses. In addition, a drop-in session with explanatory posters was held in the Village Hall on Saturday 23 January 2016 with Parish councillors and members of the ANDP Group on hand to respond to questions. This event was advertised by email, posters and via the newsletter and website and was attended by **49** people.

## Supporting documents

2.19 The above mentioned supporting documents for the ANDP are available online in the ANDP Evidence Base.<sup>41</sup> These are:

- A. ANDP Consultation Statement
- B. ANDP Statement of Basic Conditions
- C. TBP Service Village Disaggregation Data for Alderton Village
- D. ANDP Timeline
- E. Alderton Parish Housing Needs Survey Report (2010)
- F. Alderton Community Consultation Outcomes Report (2013)
- G. Alderton Design Statement (2014)
- H. Alderton Matters Survey results (2014)
- I. SEA/HRA Declaration (2015)
- J. Responses to Regulation 14 Statutory Public Consultation

2.20 The Steering Group also undertook the following steps in preparing the ANDP for submission under Regulation 15:

- A review of existing evidence;
- Identification of gaps in the evidence base;
- Compilation of new evidence;

A shortfall of evidence was identified in relation to site assessment and further work on this commenced in spring 2016 and concluded in 2017.

## Where next

2.21 The ongoing neighbourhood planning process from submission to examination and referendum is outlined in the diagram on p.5.

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<sup>41</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

## 3.0 Vision Statements

Vision statements for the different sections of our Plan stem from an overarching vision for the Parish up to 2031. The individual vision statements for each policy area are repeated in each section together with objectives for the achievement of that vision. All vision statements and objectives were tested in October 2014 (*please refer to the Consultation Statement in Section A of the Evidence Base<sup>42</sup> and the ANDP Timeline in Appendix A of this document*).

### **OVERARCHING VISION STATEMENT FOR ALDERTON PARISH**

**In 2031, Alderton remains an attractively rural, vibrant and prosperous Parish with a strongly cohesive local community. Alderton village retains its traditional rural characteristics and built form with a predominantly east-west orientation below Alderton Hill and provides a range of homes and facilities to meet the needs of its population. Individual new dwellings and developments are designed in such a way as to protect and enhance local character, and to conserve the special qualities of the Cotswolds AONB and Special Landscape Area (see Map 3).**

**There are well-planned leisure and recreational facilities. The Parish is well-connected in terms of road infrastructure, complemented by footpaths and cycle routes, and has services commensurate with its population's needs. Tourism is a thriving part of the local economy.**

### **Policy area vision statements**

#### **VISION STATEMENT A: PROVIDING HOMES APPROPRIATE TO THE NEEDS AND CONTEXT OF ALDERTON PARISH**

**In 2031, Alderton Parish is characterised by its attractive rural setting, varied housing stock, and strong, vibrant community. Our vision is that the Parish continues to offer a choice of high quality housing of an appropriate type and tenure, and in proportionate numbers to meet local needs, while ensuring that its characteristic rural nature and strong community cohesion can continue to be enjoyed by present and future residents.**

#### **VISION STATEMENT B: PROTECTING LOCAL CHARACTER**

**Our vision is that the distinctive local character of the built and natural environment of Alderton Parish has been preserved by a) ensuring development responds sympathetically to the Special Landscape Area and AONB designations; b) taking heed of vernacular building styles; c) protecting listed buildings and ancient monuments; and d) conserving significant views and valued landscape features. As a result, new development of all kinds integrates effectively into the natural, historic and built environment of the Parish.**

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<sup>42</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

## **VISION STATEMENT C: WILDLIFE AND ENVIRONMENT**

Conservation of the landscape, ecology and biodiversity of Alderton Parish enables future generations to continue to enjoy this special environment and connect with nature. Positive action has been taken to enhance and restore lost biodiversity as the population has expanded. Areas falling within the AONB and with special designations such as SACs and SSSIs are protected. The impacts of flooding have been alleviated through good planning and management of a sustainable network of efficient and environmentally sensitive drainage and flood control measures.

## **VISION STATEMENT D: LEISURE AND RECREATION**

The range of leisure and recreation services has been improved to meet the differing needs of Parish residents. Facilities provided by the village hall, sports field and children's play area have been enhanced, and participation in walking and cycling increased to maintain residents' health and wellbeing, encourage green tourism and support community cohesion.

## **VISION STATEMENT E: LOCAL ECONOMY**

Enterprise appropriate to the rural context of Alderton Parish has been supported to sustain the economic well-being of its population and the viability of its services. Tourism is a thriving part of our local economy.

## **VISION STATEMENT F: ROADS AND PATHS**

Residents enjoy safe passage whether travelling on foot, bicycle, horse or by vehicle anywhere in the Parish. Measures to improve road safety have high priority. Sustainable modes of transport including walking and cycling are promoted through effective siting of new development and good road/path maintenance.

# 4.0 Alderton Neighbourhood Development Plan Policies

This section sets out **ANDP** Policies with the accompanying Map 4 Alderton NDP Policies Map.

Taking into account both the views of local people and the national and local strategic planning context, these policies focus on:

- Providing sustainable development that ensures a supply of housing up to 2031 appropriate to the rural context of Alderton Parish;
- Protecting and conserving heritage features and locally valued aspects of the built environment and natural landscape;
- Protecting local green spaces of particular importance to us;
- Improving ease and safety of travel in the Parish and making provision for different modes of travel;
- Protecting and enhancing community assets such as open spaces, playing fields and village hall;
- Adding value to the local economy.

## Working with ANDP policies

Pre-application discussions are encouraged at an early stage. The Parish Council and the Local Planning Authority will seek to work with applicants and other stakeholders to encourage the formulation of proposals that can be approved.

In addition, our Plan has regard to the presumption in favour of sustainable development outlined in Para.14 of the NPPF. In accordance with this principle, planning applications which accord with the policies in the Plan (once made) will be approved unless material considerations indicate otherwise.

Users of the ANDP are also advised to read and take account of all policies outlined in the Plan. Policies in one area may have a bearing on those of another.



## Map 4 Alderton NDP Policies Map



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Alderton Parish Council (Licensee) License No: is 0100054678

### Key

-  Settlement Boundary
-  Local Green Space
-  Housing Commitments
-  Important Open Space
-  Community Facility
-  New Allotments

## 4.1 Housing

### VISION STATEMENT A: PROVIDING HOMES APPROPRIATE TO THE NEEDS AND CONTEXT OF ALDERTON PARISH

In 2031, Alderton Parish is characterised by its attractive rural setting, varied housing stock and strong, vibrant community. Our vision is that the Parish continues to offer a choice of high quality housing of an appropriate type and tenure, and in proportionate numbers to meet local needs, while ensuring that its characteristic rural nature and strong community cohesion can continue to be enjoyed by present and future residents.

**Objective 1: Protecting the rural character and scenic beauty of Alderton Parish through proportionate and appropriately located development.**

**Objective 2: Ensuring that any development in Alderton Parish makes a positive contribution to enriching the vitality, health, wellbeing and social cohesion of its communities.**

**Objective 3: Ensuring a range of housing types and ownership options linked to evidence of local need.**

**Community consultation outcomes:** The views of local residents on development help shape our Plan's housing objectives and policies. Concerns over the potential loss of the Parish's rural character and the impact on social cohesion arising from rapid change in Alderton village are evident in all consultations undertaken for the Plan between 2013 and 2015. Key points raised by residents are summarised below. Consultations are numbered (eg C1, C2) as per the ANDP Timeline in Section D of the ANDP Evidence Base and Appendix A of this document:

#### Community views on development

- The strong sense of community is a key benefit of living in the Parish (C1, C2 - the Youth Survey) and must be preserved (87% C1)
- Equally important to preserve the tranquillity and natural beauty of the area (98% C1,5)
- Development not seen as vital to the prosperity of the Parish (62% C1)
- Some affordable family homes and starter homes to keep a balanced demographic and ensure a sustainable community (60%)
- Small-scale, gradual growth needed to integrate newcomers (93% C5)
- Infill or windfall development preferred to building outside the existing residential boundary
- No bolt-on estates or street lights (87% C5)
- More single-storey accommodation to enable "downsizing" (C6)
- Integration of different housing types and tenures within any one proposal (68% C5)
- Development preferred in places that create least harm to the special landscape character, outstanding natural beauty and biodiversity of the Parish (95% C5)

## Housing: Planning Context

The following planning documents and policies have also formed the basis of the ANDP Housing Policy section.

- 4.1.1 **National planning policies:** Section 6 of the NPPF supports the delivery of a wide choice of high quality homes in sustainable locations in rural areas. Para. 55 advises that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.”* In addition, the NPPF provides guidance on promoting healthy communities, a process which depends on engaging local people in neighbourhood planning: *“... local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning.”* (NPPF: Para. 69)
- 4.1.2 **Emerging Joint Core Strategy (JCS):** The emerging strategic plan for Cheltenham, Gloucester and Tewkesbury sets out objectives and identifies the need for housing, employment and supporting infrastructure across the three boroughs up to 2031. The JCS Housing evidence is provided in the Housing Background Paper Update November 2014 with an increase to the borough’s OAHN subsequently recommended in the JCS Interim Report (May 2016).<sup>43</sup> The Proposed Main Modifications were published for consultation on 27<sup>th</sup> February 2017.<sup>44</sup> The Table sets out that in Policy SP2: Distribution of New Development, paragraph 4: *“To meet the needs of Tewkesbury Borough, outside of the urban extensions to Gloucester and Cheltenham, the JCS will make provision for 9,899 new homes. The service villages will accommodate 880 new homes.”*
- 4.1.3 **Emerging Borough Plan:** The Tewkesbury Borough Plan (TBP) provides locally specific policies and site allocations to complement the strategic direction provided by the JCS. A draft was released for consultation in February 2015 with a background paper, Approach to Rural Sites,<sup>45</sup> which included details of the disaggregation exercise used for distribution of housing between **rural service centres** and **service villages** (of which Alderton village is one). In 2015, a revision was made to JCS Policy SP2 and an additional service village added in Tewkesbury borough.
- 4.1.4 **Saved policies:** Saved policies in the Adopted Development Plan, the Tewkesbury Borough Local Plan (TBLP) to 2011,<sup>46</sup> currently provide the planning framework for the ANDP. Some, however, have been superseded by the NPPF’s presumption in favour of development. A case in point is Saved Policy HOU3 which restricted building outside of Alderton village’s residential boundaries, identifying it as a settlement where *“residential development will be restricted to infilling.”* The Adopted Plan provides an inset showing the 2011 residential development boundary and village setting within a Special Landscape Area (yellow) adjoining the Cotswolds AONB (pink). Other policies still applicable are HOU13 (Affordable

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<sup>43</sup> <http://www.gct-jcs.org/Documents/EvidenceBase/Housing-Background-Paper-Submission.pdf>

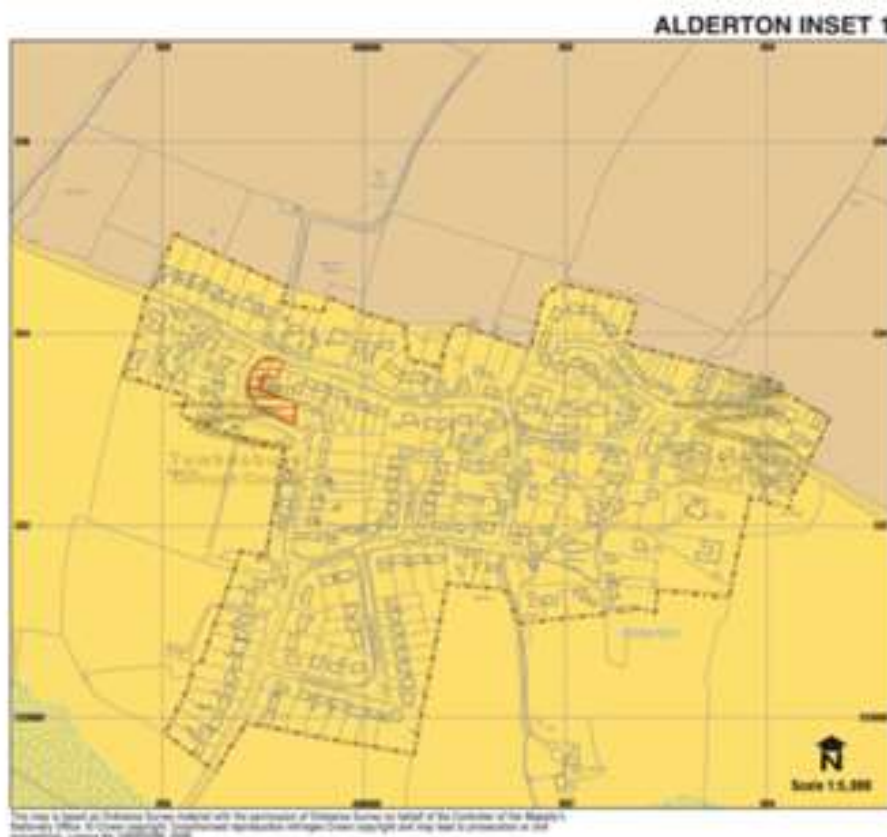
<sup>44</sup> <http://consult.gct-jcs.org/consult.ti/mainmods/consultationHome>

<sup>45</sup> <https://drive.google.com/file/d/0B4KyFQA43JaObzNDWFJpTy1ZcjA/view>

<sup>46</sup> <https://www.tewkesbury.gov.uk/adopted-planning-policies>

Housing) and HOU14 (Affordable Housing: Exception Schemes). The inset map for Alderton is reproduced as Map 5.

**Map 5 Alderton inset, Tewkesbury Borough Local Plan to 2011**



### **New Housing in Alderton Village: Supporting Evidence**

The following points provide further background information to ANDP housing policies.

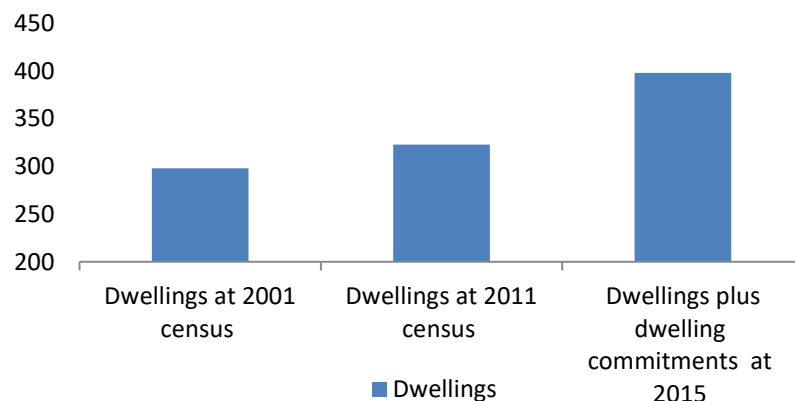
- 4.1.5 **Working with Tewkesbury Borough Council:** Through chairing the **Service Village Forum** up to February 2015, APC has sought to be supportive of the Borough Council's efforts to bring to fruition a credible, evidence based and deliverable Local Plan in line with the emerging JCS.<sup>47</sup>
- 4.1.6 **Alderton's role as a service village:** The latest available desktop disaggregation exercise (*please refer to Section C of the Evidence Base or Appendix B of this document<sup>48</sup>*) has resulted in an allocation of **51 houses** for Alderton village, a settlement of around **277** homes at the start of the Plan period. However, environmental, economic and social impacts have to be taken into account when arriving at a housing growth figure for individual service villages; this may result in the quoted indicative allocation for Alderton being increased or decreased as the local plan is finalised.

<sup>47</sup> <https://www.tewkesbury.gov.uk/emerging-planning-policies>

<sup>48</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

- 4.1.7 Following its identification as a service village in the emerging TBP, significant development pressure has occurred in Alderton village. Since 2014, six planning appeals have been heard on sites outside the residential development boundary as defined in the Adopted Plan (please refer to the Alderton village website for details.<sup>49</sup> )
- 4.1.8 As of March 2017, two applications (comprising **47** and **25** houses) have been allowed on appeal, providing **72** new homes adjacent to the 2011 residential development boundary of Alderton village. Three additional new homes on infill sites in Alderton village since 2014 have resulted in a commitment figure of **75** homes over the Plan period for Alderton village – **24** in excess of the minimum number required under the revised desktop disaggregation process (for further detail, please refer to the latest available service village disaggregation data for Alderton village in Section C of the Evidence Base and Map 4). Further infill and windfall sites may also become available in the Parish during the Plan period.
- 4.1.9 The rate of change in Alderton village has consequently been rapid. Chart 3 illustrates the 26% increase in the number of dwellings, including commitments, in Alderton village between 2011 and 2015, the greatest rate of growth occurring in 2015 and 2016.

**Chart 3: Dwellings and committed dwellings in Alderton village 2001-2015**



- 4.1.10 **Sustainable development:** The NPPF identifies three dimensions to sustainable development: economic, social and environment and requires the planning system to consider each in conjunction with the other in any planning decision or in plan-making. Despite establishing a presumption in favour of development, the NPPF also allows for instances in which “*adverse impacts would significantly and demonstrably outweigh the benefits*” of such proposals. Accordingly, inspectors hearing appeals on sites around Alderton village during 2014 and 2015 ruled that the cumulative impact of multiple developments would have a detrimental effect on the social wellbeing of the community making such proposals “unsustainable”. Inspector Jarrett in March 2015 in dismissing the appeal for 59 houses east of St Margaret’s Drive ruled that the adverse impact on the community was “*not clearly outweighed by the social or economic benefits of the development*” and attached “*significant weight to the harm that would arise.*”<sup>50</sup> Inspector

<sup>49</sup> <http://www.aldertonvillage.co.uk/planning-appeal-decisions.html>

<sup>50</sup> <https://acp.planningportal.gov.uk/ViewCase.aspx?CaseID=2222147&CoID=0>



Manning in June 2015 in dismissing an appeal for a further 53 houses in addition to an already allowed development of 47 units on Beckford Road ruled that increasing the size of the community by 36-37% would have a “suburbanising” effect on the environment and would lead to “some adverse effects on the social well-being and community cohesion of Alderton.”<sup>51</sup> In allowing an appeal on a separate site east of Willow Bank Road for 24 houses, the same inspector observed that “the proposal and the recent Beckford Road scheme would result in 71 new dwellings, an approximate increase of the community of 26%. For a rural village, I consider such an increase to not be insignificant.” (Please refer to map showing sites and outcomes of all appeals on the Alderton village website.<sup>52</sup>)

- 4.1.11 It is proposed therefore that any future development in Alderton village should positively contribute to community cohesion and well-being by being appropriate in scale, location and timing. In line with the importance placed on promoting sustainable and healthy communities in Section 8 of the NPPF, key considerations in our Plan are the provision of appropriate types and tenures of housing, access to local services and employment opportunities, allowing time for the successful integration of new residents and maintaining the characteristic separation of the village from neighbouring settlements and from the B4077 so as to conserve the rural identity of the area and its sensitive landscape .
- 4.1.12 **Landscape considerations:** Alderton village sits at the base of Alderton Hill in between the higher ground of the Cotswolds AONB to the north and south. The openness of the village’s location and its role in creating the foreground for the AONB makes this a sensitive landscape area. Accordingly, our Plan has regard to the Cotswolds Conservation Board’s guidance on neighbourhood planning in areas within and adjacent to the AONB<sup>53</sup> and comments made by presiding planning inspectors in 2015 on development to the south and east of Alderton village, which was regarded as representing a significant change in the generally clustered settlement form of Alderton village and appearing conspicuous and prominent in the vale (Jarrett 2015<sup>54</sup> and Hopkins 2015<sup>55</sup>).
- 4.1.13 The 2014 Toby Jones Associates report for Tewkesbury Borough Council<sup>56</sup> comments further on the characteristic sense of separation between Alderton and the B4077 and notes that this feature of the local landscape is vulnerable to insensitive development. The report’s assessment of the landscape and visual sensitivity of sites around Alderton village is shown on the Maps 6 and 7 below. (Areas of high sensitivity for either landscape quality or visual impact are marked in red; orange areas denote medium sensitivity.) These landscape considerations have also featured strongly in community consultations and have been addressed by our Plan in the following policy areas: Housing (4.1), Protecting Local Character (4.2) and Wildlife and Environment (4.3).

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<sup>51</sup> <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3003278&CoID=0>

<sup>52</sup> <http://www.aldertonvillage.co.uk/planning-appeal-decisions.html>

<sup>53</sup> <http://www.cotswoldsaonb.org.uk/userfiles/file/meetings-2015/exec-11-jun-15/agenda-item-6aiii-appendix-a-draft-guide-to-neighbourhood-plans.pdf>

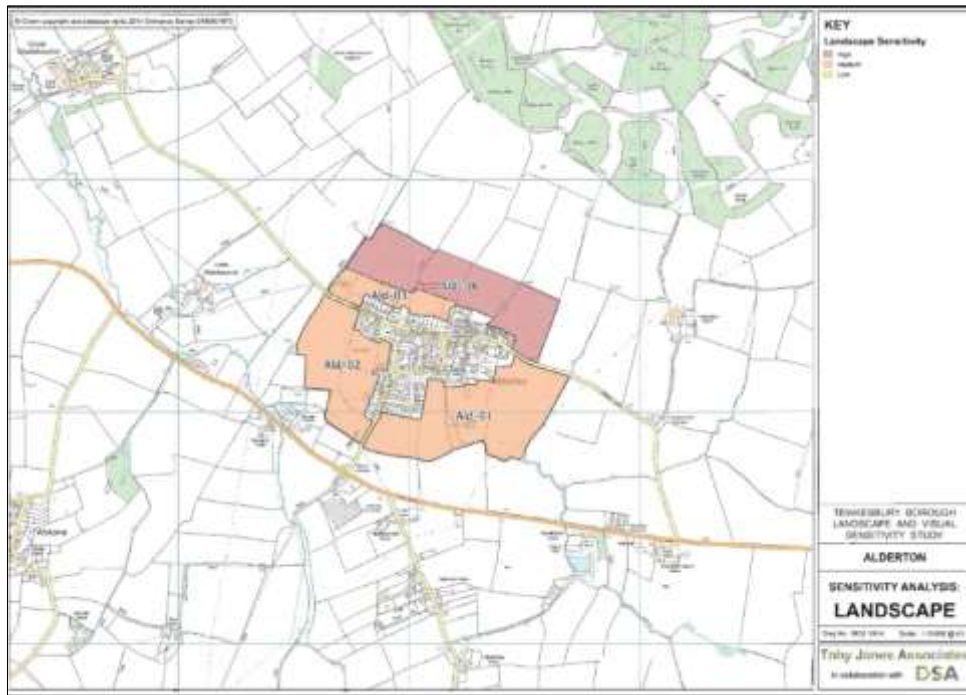
<sup>54</sup> <https://acp.planningportal.gov.uk/ViewCase.aspx?CaseID=2222147&CoID=0>

<sup>55</sup> <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3004304&CoID=0>

<sup>56</sup> The Landscape and Visual Sensitivity Study – Rural Service Centres and Service Villages, (Toby Jones Associates for Tewkesbury Borough Council 2014 <http://bit.ly/2gXFAKO>)

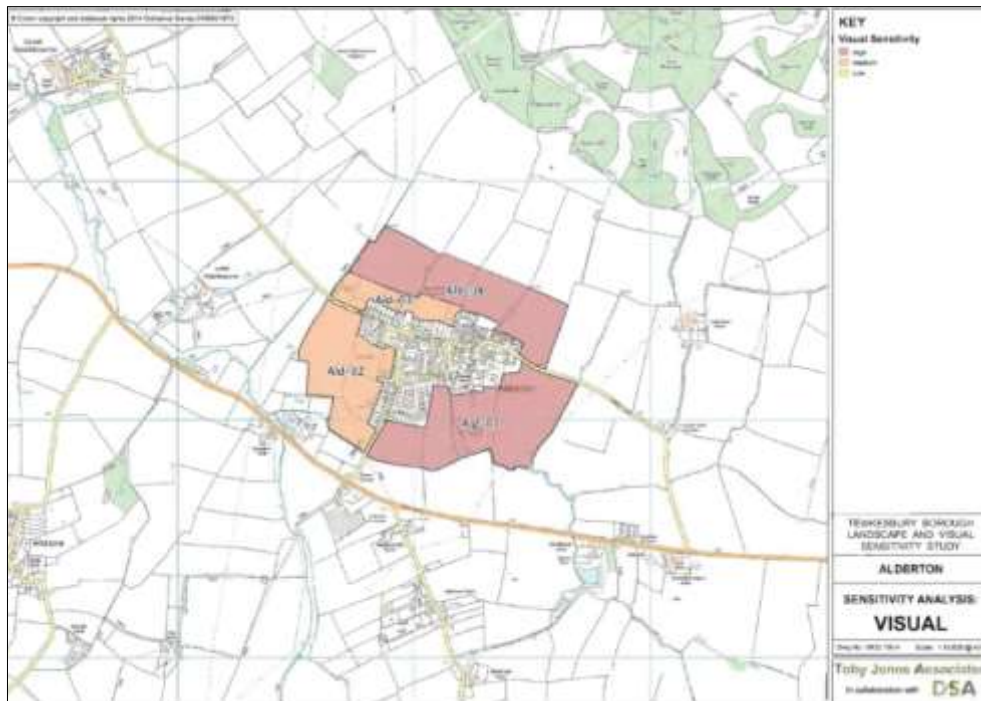
**Map 6 Landscape Sensitivity around Alderton village**

**Toby Jones Associates for Tewkesbury Borough Council 2014**



**Map 7 Visual Sensitivity around Alderton village**

**Toby Jones Associates for Tewkesbury Borough Council 2014**





- 4.1.14 **Cotswolds AONB:** In addition, development and other changes in land use in areas of the Parish that fall within the Cotswolds AONB should take account of policies provided in the 2013-2018 Management Plan of the Cotswolds Conservation Board.<sup>57</sup> The Management Plan and guidance are material considerations in determining planning applications in or affecting the setting of the AONB (*please refer to Map 3*).
- 4.1.15 **Accessibility:** Our Plan also notes the lower than average accessibility score accorded to Alderton as a service village in the JCS Rural Settlement Audit,<sup>58</sup> and the preference of local people for phased, small-scale growth as evidenced by community consultations.
- 4.1.16 **Presumption in favour of development:** As indicated above, following changes to planning policy at a national level set out in the NPPF, where a local planning authority does not have an up-to-date local plan and cannot demonstrate a 5-year housing land supply, there is a presumption in favour of “sustainable development.” However, at the time of submission of the ANDP, Tewkesbury Borough Council has confirmed that the borough can demonstrate a 5 year land supply (see Monitoring Report 2015/16)<sup>59</sup>.

## Future Housing Growth Strategy

- 4.1.17 Bearing in mind the points made above, the ANDP housing strategy seeks to preserve the distinctive rural character of this small “edge-of-Vale” settlement and protect its areas of scenic beauty, at the same time ensuring a balanced and thriving community in the future with a village school, shop and post office at its heart. Our aim therefore is that development during the Plan period appropriately meets local and wider borough needs<sup>60</sup> but also fits with the scale, character and grain of the area (*please refer to Objectives 1-3*.)
- 4.1.18 It is also vital to manage the timing, location and scale of any such development to avoid damaging the cohesion and effectiveness of the existing community. Historically, rural settlements such as those in our Parish have grown gradually in response to immediate purely local requirements. The result is well-integrated, high functioning communities capable of meeting many of their own social needs. This aspect of life in Alderton Parish is an integral part of its distinctive character, something that we would like to see continuing into the future through an appropriate housing strategy.
- 4.1.19 The ANDP accordingly sets out the following approach to additional housing. Since the proposed housing requirement for the village in the emerging JCS and TBP of at least 51 units has been exceeded through existing commitments, it is proposed that the ANDP will not include a further site allocation within the proposed settlement boundary, but will support gradual growth over time made possible by policies in favour of infill and windfall development within the proposed settlement boundary.

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<sup>57</sup> [http://www.cotswoldsaonb.org.uk/management\\_plan/pdfs/Conserving\\_and\\_Enhancing.pdf](http://www.cotswoldsaonb.org.uk/management_plan/pdfs/Conserving_and_Enhancing.pdf)

<sup>58</sup> <http://www.gct-jcs.org/Documents/EvidenceBase/140908---FINAL-Settlement-Audit.pdf>

<sup>59</sup> <https://www.tewkesbury.gov.uk/planning-policy/>

<sup>60</sup> <http://www.gct-jcs.org/Documents/EvidenceBase/140621-JCS-OAN-Topic-Paper-Update.pdf>

## Housing within the Settlement Boundary and Infill Development

- 4.1.20 The settlement boundary for Alderton village is identified on the ANDP Policies Map (*see Map 4*). It has been identified using the proposed settlement boundary in the emerging Tewkesbury Borough Plan and updated to include within it existing commitments / recent developments allowed since 2014 to meet the increased housing needs of the Parish and the wider borough.
- 4.1.21 ANDP policies for future development within this settlement boundary aim to improve housing provision for current residents wishing to downsize but remain within the community, and to widen the type of housing provision for all wishing to live in the village. Windfall and/or infill sites within the settlement boundary are promoted for this purpose.
- 4.1.22 As part of the early work on the preparation of the ANDP, and in the interests of planning positively, the ANPG has considered a possible housing site allocation through extensive community consultation and a technical site assessment process. However, given that the housing target for the village has been met through existing commitments, there is no requirement at present to allocate further housing sites. If additional new housing other than proposals coming forward as infill or windfall sites were to be required in Alderton village during the Plan period, then the ANDP will be reviewed and amended, taking into consideration the earlier site assessment and consultation activity.

### **POLICY H1: NEW HOUSING ON INFILL AND WINDFALL SITES WITHIN THE SETTLEMENT BOUNDARY OF ALDERTON**

**Within the settlement boundary of Alderton village, as shown on Map 4 Alderton NDP Policies Map, small windfall development will be supported together with infill housing development of 1 – 2 dwellings within existing built-up frontages when it is consistent with the scale, proportion and density of existing houses and gardens in the adjacent area.**

**Proposed development of residential gardens for new housing units should demonstrate that:**

- 1. Any loss of garden space of existing properties is proportionate and acceptable; and**
- 2. Any adverse impacts on residential amenity are minimised.**

**Proposals for accessible, single storey dwellings on infill sites and small windfall sites will be encouraged to meet the needs of older persons or those with limited mobility.**

**Proposals for new housing brought forward under a Community Right to Build Order will be supported subject to other policies in the Plan.**

***Policy references: Saved policies HOU2-14 of the TBLP to 2011 where in conformity with the NPPF; emerging JCS policy SD11 and emerging TBP policies HOU2-8.***

## Rural Exception Sites

- 4.1.23 Rural exception sites address the needs of rural communities by accommodating households outside defined settlement boundaries where there is evidence of need among either current residents or where someone has an existing family or employment connection with the Parish.
- 4.1.24 Saved policy HOU14 of the Adopted Plan states that: *“Exceptionally, the local planning authority will permit, subject to a legal agreement and/or planning condition, residential development which can be demonstrated to meet in perpetuity a particular local need that cannot be met in any other way. Proposed sites should be small in size and located in or adjoining villages or settlements where there are adequate local facilities.”*<sup>61</sup>
- 4.1.25 A Housing Needs Assessment for Alderton Parish was carried out in 2010<sup>62</sup> to investigate whether there was a need for a rural exception site. This survey identified **8 households** as requiring affordable housing at that time but no allocation was made for a rural exception site in the Parish.

### **POLICY H2: RURAL EXCEPTION SITES**

**Where it can be demonstrated that particular housing needs during the Plan period have not been met through development on sites within Alderton settlement boundary, rural exception sites will be considered for approval under the Plan elsewhere in the Parish. Such sites should be within or on the edge of the smaller rural settlements, or within or adjoining groups of farms buildings.**

**Affordable homes on rural exception sites will be subject to the condition that they remain available to local people in perpetuity.**

***Policy reference: Saved policies HOU13 and 14, where in conformity with the NPPF, and emerging JCS policy SD13.***

## Affordable Housing

- 4.1.26 Saved Policy HOU13 in the Adopted Plan covers the provision of low cost market and/or subsidised housing (i.e. social rented, affordable rented and shared ownership) that will be available to households who cannot afford to rent or buy houses in the existing housing market. The existing (as of August 2017) percentage allocation of affordable houses is 35% of any new development of five dwellings and over in small settlements in Tewkesbury borough such as Alderton village. In the Joint Core Strategy Table of Main Modifications (February 2017), emerging Policy SD13 sets out that *“ii. Outside of the Strategic Allocation sites, on sites of 11 dwellings or more, or sites with a maximum combined gross floor space of greater than 1000sqm; ... a minimum of 40% will be sought within the ... Tewkesbury*

<sup>61</sup> <https://www.tewkesbury.gov.uk/adopted-planning-policies>

<sup>62</sup> <http://www.alertonvillage.co.uk/evidence-base.html>

*Borough administrative area. iii. On sites of 10 dwellings or less, no contribution towards affordable housing will be sought. iv. Notwithstanding the above, affordable housing policy for sites of 10 dwellings or less may be applied under policies set out within district plans.”*

- 4.1.27 Affordable housing requirements recorded in the 2010 Housing Needs Assessment<sup>63</sup> for Alderton Parish are likely to have been met through the commitment for 25 new affordable homes across the development sites permitted since 2014 in Alderton village; households with close connections to the Parish and immediate surrounding parishes have been given priority in the allocation of these homes.

### **POLICY H3: AFFORDABLE HOMES**

**New affordable housing will be supported in new developments through the allocation set by the local planning authority in order to provide affordable homes in the first instance for individuals and families with local connections to Alderton Parish and neighbouring parishes.**

***Policy reference: Saved policies HOU13 and 14; emerging JCS policy SD13.***

## Housing Mix

- 4.1.28 **Housing stock analysis:** In planning for the future, it is important to take into account the type of housing already available in the Parish. The 2011 Census indicates that Alderton is a relatively prosperous parish<sup>64</sup> with a mixed, good quality housing stock that is largely owner occupied. 18% of households have two bedrooms, 42% have three bedrooms and 36% have more than three. 49% of properties are owned outright with a further 37% owned with a mortgage. 5.9% are rented from social housing providers. A further 6.8% are rented from private landlords.
- 4.1.29 Thus the Parish has a considerably higher proportion of 3 or 4-bed properties than 1 or 2-bedroomed properties. Many of these larger properties are under occupied (58% of the 308 households have a bedroom occupancy rating of +2). In 2017, this picture is not due to change significantly despite two permitted developments. Of the 31 open market homes constructed in 2015-2016 on the 47-home site in Beckford Road, 55% are 4-bed, 6% 3-bed and 4% 2-bedroom homes. The remaining 16 homes are 1-, 2- and 3-bedroom homes offered by a housing association as Affordable Rents and Shared Ownership. Nine 2- and 3-bedroom Affordable Rent and Discounted Sale homes are being built on a 25-dwelling site on Willow Bank Road, the remainder (62%) being 3-,4- and 5-bedroom homes.
- 4.1.30 The SHMA Update Paper: Impact of new Objectively Assessed Need figures, 2014<sup>65</sup> includes information at the Tewkesbury Borough level in Chapter 7. Demographic projections show that there will be reductions in certain age groups (most notably 45-54 year olds) but the

<sup>63</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>64</sup> <http://www.neighbourhood.statistics.gov.uk/dissemination>

<sup>65</sup> Local Authorities of Gloucestershire Strategic Housing Market Assessment  
[http://www.gct-jcs.org/Documents/Examination-Documents/Examination-Documents/EHOU104B.pdf](http://www.gct-jcs.org/Documents/Examination-Documents/Examination-Documents/Examination-Documents/EHOU104B.pdf)

majority of cohorts are predicted to grow, albeit moderately. The exception is the number of older people, which is projected to grow quite notably; with the number of people aged 85 or over expected to increase by over 100% by 2031. Table 7.4 in the Paper shows that some 43.1% of new market dwellings should be three bedroom properties, with 26.2% having two bedrooms, 19.0% containing four or more bedrooms and 11.2% having one bedroom.

4.1.31 Accordingly, any additional housing in Alderton village built during the Plan period, whether required by the emerging Local Plan or coming available as infill or windfall sites, should reflect the need to add balance to the existing housing stock by providing 2-3-bedroom, open market housing for small households wishing to buy into the Parish or existing residents wishing to downsize.

**POLICY H4: HOUSING MIX**

**Proposals for new housing in Alderton should be for small and medium sized houses (with 1 to 3 bedrooms) to provide a greater mix of house sizes in the village and to support opportunities for downsizing or re-sizing.**

**To ensure that future housing development meets the needs of the existing and future population the following will apply:**

- 1. On sites of 5 or more dwellings a range of tenures, house types and sizes of dwellings will be required, including a proportion of affordable homes to meet the housing needs of households with a connection to Alderton Parish; and**
- 2. On sites of less than 5 dwellings, proposals of a similar tenure, type and size of dwelling will be permitted where they are in accordance with other policies and proposals in this plan.**

*Policy reference: Emerging JCS policy SD12*

Objective	Policy
<b>1. Protecting the rural character and scenic beauty of Alderton Parish through proportionate and appropriately located development.</b>	H1: New housing on infill and windfall sites within the settlement boundary of Alderton village H2: Rural exception sites
<b>2. Ensuring that any new development in Alderton Parish makes a positive contribution to enriching the vitality, health, wellbeing and social cohesion of its communities.</b>	H3: Affordable housing H4: Housing mix
<b>3. Ensuring a range of housing types and</b>	H1: New housing on infill and windfall sites within

ownership options linked to evidence of local need.	the settlement boundary of Alderton village H2: Rural exception sites H3: Affordable housing H4: Housing mix
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## 4.2 Protecting Local Character

### VISION STATEMENT B: PROTECTING LOCAL CHARACTER

**Our vision is that the distinctive local character of the built and natural environment of Alderton Parish has been preserved by:**

- a) ensuring development responds sympathetically to the Special Landscape Area and AONB designations of the Parish;**
- b) taking heed of vernacular building styles;**
- c) protecting listed buildings and ancient monuments; and**
- d) conserving significant views and valued landscape features. As a result, new development of all kinds integrates effectively into the natural, historic and built environment of the Parish.**

**Objective 1: Promote local distinctiveness in the design of new development and extensions to existing buildings.**

**Objective 2: Protect the environment of the Special Landscape Area and Cotswolds AONB in Alderton Parish.**

**Objective 3: Ensure that development of all kinds fits with the distinctive features, grain and scale of the landscape.**

**Community consultation outcomes:** The consultation event for the Design Statement (Consultation 3 in the ANDP Timeline in Appendix A of this document) was attended by **96** residents. Consultations 1, 4 and 5 also tested views on design. Outcomes of all four consultations show clear support for maintaining vernacular building styles in the Parish and a desire to conserve distinctive landscape views. Residents also show a strong appreciation of the high quality historic heritage of the Parish; these are often stated to be the key reasons why residents move to, or chose to remain in, the locality. Our Plan seeks to meet their concerns by requiring development proposals to demonstrate a sympathetic response to the setting of the site as well as complementing the adjacent built environment in form, materials, density, height and scale. *(For more detail, please refer to the Consultation Statement in Section A of the Evidence Base<sup>66</sup>).*

<sup>66</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>



## Community views on local character

- Characteristic building styles and materials in the Parish should be carried forward into 21<sup>st</sup> century designs (78% C1)
- Design of new development should be rural rather than suburban in style (92% C1)
- Protection needed for the character and setting of listed buildings (94% C1 & C3)
- Distinctive streetscape features such as wide grass verges, open front to properties, decorative porches, iron railings, chimneys and low level boundary treatments, such as Cotswold stone walls with beech hedges, are highly valued (C3 activities)
- Features associated with suburban locations such as road signage, street lights, speed bumps and tactile paving are considered inappropriate (C3 activities)
- Need to avoid street lighting (C1 79%)
- Uniform designs and designs more typical of urban locations such as 2.5 storey dwellings, bay windows, plate glass picture windows instead of multi-paned cottage style windows are considered inappropriate (C5 92%)
- Street lighting and light pollution should be avoided (C5 84%)
- Significant views into and out of Alderton village should be protected (C5 94%)

### Protecting Local Character: Planning Context

- 4.2.1 National and local planning policies alike highlight the importance of defining and maintaining local distinctiveness. Section 7 of the NPPF sets out the Government's approach to requiring good design. Paragraph 56 sets out that *"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."* Para. 58 of the NPPF goes on to state *"Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics."*
- 4.2.2 Para. 115 Sets out that *"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty"*
- 4.2.3 The emerging JCS similarly promotes local distinctiveness and requires good design in new development in Policy SD5, and protects the landscape setting and heritage assets of Alderton in Policies SD 7, 8, 9, and 10, INF3 and INF4. The Adopted Plan defines areas of the

Parish outside the AONB as a Special Landscape Area in Saved Policy LND2.<sup>67</sup> In the emerging Tewkesbury Borough Plan, Policy HER4 protects local historic assets and Policies ENV1 and ENV2 protect landscape character.<sup>68</sup>



**Fig.3: View of Alderton village and church from fields to the south of the village**

### Protecting Local Built Character: Supporting Evidence

- 4.2.4 The Alderton Design Statement (2014)<sup>69</sup> identifies five character areas in the Parish and describes their landscape, heritage assets and built form. The five areas identified are Alderton village, Alderton Hill, Frampton, Alderton Fields and Dixton. These areas are distinctive in landscape character and built form and have evolved organically over time in response to a largely agricultural/horticultural economy (*please refer to the Alderton Design Statement in Section G of the Evidence Base*<sup>70</sup>).
- 4.2.5 **Listed buildings:** Although the Parish has no Conservation Area, Alderton village has 17 Grade II and one Grade II\* listed building. These are in close proximity to one another, in Church Road /School Road and in Beckford Road, providing evidence of two separate hamlets in historical times subsequently joined together by development in later times.
- 4.2.6 Dixton has three Grade II and one Grade II\* listed building. The remains of an Iron Age hill-fort overlaid with a Norman motte and bailey at the south-east end of Dixton Hill are now a Scheduled Ancient Monument known as Dixton Hill Camp. The character of this area, which

<sup>67</sup> <https://www.tewkesbury.gov.uk/adopted-planning-policies>

<sup>68</sup> <https://www.tewkesbury.gov.uk/emerging-planning-policies>

<sup>69</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>70</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

falls entirely within the Cotswolds AONB, is particularly sensitive to change (*please refer to Appendix C of this document for details of all listed buildings in the Parish.*) The ANDP does not include policies to protect designated heritage assets as these are protected in national and local planning policies.

- 4.2.7 **Built form:** The historic built form of the Parish is characteristic of settlements throughout the Teddington and Greet Vale Character Area. High status dwellings, such as the 14<sup>th</sup> century church of St Margaret of Antioch and Manor Farm in Alderton village, Frampton Farm and Dixton Manor are built in stone in contrast to the mixed construction seen in barns and cottages dating from the 1500s onwards characterised by wattle and daub (later brick) panels inset into a timber frame on stone plinths, thatched roofs and large external stone or brick chimneys.
- 4.2.8 During the 19<sup>th</sup> century, terraced cottages in brick or brick render were built in Alderton village and at Frampton. In the 20<sup>th</sup> century, council houses in Alderton village and larger detached houses in Alderton Fields were built with pebble dash rendered elevations. In the mid-20<sup>th</sup> century, this brick gave way to reconstituted stone, a building material which also occurs in modern extensions to older stone properties.
- 4.2.9 Growth over the centuries in these differing building styles and materials has created a distinctively mixed vernacular style. Dwellings of different sizes and styles often sit in close proximity to one another, a feature which is especially notable in Alderton village. The Alderton Design Statement<sup>71</sup> identifies the characteristics of the varied built form of the Parish as:
- Timber-framed, thatched cottages built on stone or timber plinths and characterised by large external chimneys;
  - Larger Cotswold stone farmhouses with steep, stone-tiled roofs, prominent gables and dormer windows;
  - 19<sup>th</sup> century terraced stone or rendered brick cottages with characteristic low-pitched slate roofs;
  - Early 20th century semi-detached houses constructed in brick with pebbledash render, often painted white or cream;
  - Mid-20th century bungalows, dormer bungalows and detached houses in reconstituted stone;
  - 21st century infill and extensions utilising space provided by larger gardens or redundant outhouses
  - Commonly occurring features include varied rooflines, gables, chimneys, porches, cottage style doors, multi-paned and dormer windows and Cotswold stone boundary walls.
- 4.2.10 **Density:** While the majority of settlements in the Parish are of low to medium density, the two historic centres of Alderton village feature dwellings of a higher density, including

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<sup>71</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

terraced housing built directly on the road line. Towards the village fringes, the built form is residential in style, characterised by larger detached properties and bungalows set back from the road by front gardens, boundary hedges or walls and grass verges (*see Alderton Design Statement Fig. 9 p.45.*<sup>72</sup>)

#### **POLICY LC1: PROMOTING LOCAL DISTINCTIVENESS IN BUILT FORM**

**Development proposals in the Parish which require planning consent should seek to reflect the distinctive character of Alderton Parish as described in the Alderton Design Statement in the following ways:**

- 1. Materials such as stone, reconstituted stone, painted brick or render should be integrated into the design of new dwellings in a proportionate and appropriate way so as to complement adjacent or nearby buildings;**
- 2. Layout and construction materials should be varied in sites of more than five dwellings to prevent uniformity of appearance;**
- 3. New buildings should be no more than two storeys in height (or one storey with dormers). Roof lines in schemes of more than five dwellings should be broken up to reduce potential impacts of massing. Roof heights in infill proposals should not be raised to the detriment of surrounding buildings;**
- 4. Materials used for paved surfaces should be harmonious with the area and permeable;**
- 5. Porches, chimneys, dormer and cottage-style windows are characteristic features of Parish settlements and should be considered appropriate in new development;**
- 6. Boundary treatments should reflect established local patterns by retaining existing hedges and stone walls or creating new ones in a similar style;**
- 7. Infill development and extensions to existing properties should complement adjacent or existing properties in design, scale, siting and materials;**
- 8. Use of UPVC doors and windows in any new development is to be avoided;**
- 9. Innovations and contemporary designs may be considered acceptable if scale and materials are appropriate to the site and its setting. Such developments should strive to enhance rather than undermine the rural character of Alderton Parish settlements.**
- 10. Residential development within the Settlement Boundary should be of a density**

<sup>72</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

appropriate to and in keeping with the immediate surrounding area. New development that proposes a site density greater than the immediate surrounding area should provide clear justification to support the need for a higher density development, and should demonstrate how full and effective integration into the surrounding built form and landscape will be achieved.

***Policy reference: Saved policies HOU5, LND2; emerging JCS policy SD5, emerging TBP policies DES2 and HER4.***

## Protecting Local Landscape Character: Supporting Evidence

4.2.11 **Landscape character:** The predominant landscape character type is Settled Unwooded Vale (as classified in the Gloucestershire Landscape Character Assessment 2006.)<sup>73</sup> Key characteristics include:

- Gently sloping to flat landscape with locally elevated areas;
- Mixed arable and pastoral land enclosed by hedgerow network;
- Limited woodland cover with mature hedgerow trees and residual apple and plum orchard;
- Varied mix of building materials including brick, timber, and stone, and slate and thatch roofing;
- Older buildings ringed by modern dwellings in reconstituted stone in a traditional style;
- The major north-south transport corridor of the A46 passes 2-3 miles to the west with the B4077 and a hinterland of local lanes supplying access to major roads;
- A network of pylons, transmission lines and drainage ditches.

4.2.12 **Distinctive landscape features:** Alderton village is situated on ground rising from the lowest point in the Parish, the brook south of Alderton village, towards Alderton Hill. The village appears from a number of key viewpoints, such as from Alderton Hill and the B4077, to be a traditional village settlement clustered around a mediaeval church. Wide grass verges and narrow roads leading to the village also establish a rural ambience. Set apart from main communication routes, the village forms a key part of the landscape character of the area in which small settlements nestle between open fields and hill slopes. Consultation 5 in the ANDP Timeline identified the view of Alderton village from the B4077 as the most “significant view” in the Parish for local people indicating the widespread perception of the village as an integral part of the local landscape (*please refer to Appendix D of this document and the Alderton Matters consultation in Section H of the Evidence Base*<sup>74</sup>).

4.2.13 In contrast, Frampton and Alderton Fields are low-lying, linear settlements with open views to the surrounding hills. The immediate landscape is characterised by large, treeless pasture

<sup>73</sup> <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=51671&p=0>

<sup>74</sup> <http://www.alertonvillage.co.uk/evidence-base.html>

and arable fields bounded by hedgerows, brooks and deep ditches. Of value in its own right, this open landscape provides the foreground to the Cotswolds hills to the north and southwest of the Parish and is consequently designated a Special Landscape Area.

- 4.2.14 A more intimate scale is evident at Dixton which lies on higher ground entirely within the Cotswolds AONB. The scenic beauty of the landscape has encouraged two long distance paths, the Gloucestershire Way and the Winchcombe Way, to be routed through Dixton.
- 4.2.15 **Dark skies:** Alderton Parish enjoys uninterrupted views of the night skies as a result of the small size of its settlements and the absence of street lighting. The ability to do so is increasingly recognised as an important landscape characteristic. 78% of respondents in the 2013 Community Consultation identified dark skies as very important or important characteristics of the area.

#### **POLICY LC2: INTEGRATING DEVELOPMENT INTO THE LANDSCAPE**

**Development proposals in the Parish which require planning consent, , other than for small infill or minor domestic extensions, will be required to show how design and siting have taken into consideration any adverse impacts on areas of landscape and visual sensitivity (see Maps 6 and 7).**

**Proposals should demonstrate how they will integrate into the Special Landscape Area and the AONB by:**

- 1. Submitting a Landscape Visual Impact Assessment to enable their impact on the landscape to be assessed;**
- 2. Ensuring that special attention is paid to preserving significant views in or out of the settlement, or including mitigation measures that ensure such views are maintained as fully as possible (*please refer to Map 12 Appendix D for a list of significant views*);**
- 3. Providing landscaping to enable new development to integrate into and enhance the surroundings.**

**External lighting should be minimised to avoid light pollution. Street lighting is not supported in any area of the Parish. Street furniture and signage should be kept to the minimum required for safety and ease of movement.**

***Policy reference: Saved policies LND2, LND4, LND6, LND7; emerging JCS policies SD7, SD8 and emerging TBP Policies ENV1, ENV2, ENV3, ENV4, ENV5, ENV6.***





**Fig. 4: Street scene in Alderton showing grass verges, boundary hedges and absence of street lighting**

Objective	Policy
<b>Objective 1: Promote local distinctiveness in the design of new development and extensions to existing buildings.</b>	LC1
<b>Objective 2: Protect the environment of the Special Landscape Area and Cotswolds AONB in Alderton Parish.</b>	LC1, LC2
<b>Objective 2: Ensure that development of all kinds fits with the distinctive features, grain and scale of the landscape.</b>	LC2

## 4.3 Wildlife and Environment

### VISION STATEMENT C: WILDLIFE AND ENVIRONMENT

Conservation of the landscape, ecology and biodiversity of Alderton Parish enables future generations to enjoy this special environment and connect with nature. Positive action has been taken to enhance and restore lost biodiversity as the population has expanded. Areas falling within the AONB and areas with special designations such as SACs and SSSIs are protected. The impacts of flooding have been alleviated through good planning and management of a sustainable network of efficient and environmentally sensitive drainage and flood control measures.

**Objective 1: Conserve special areas of conservation (SACs) and sites of special scientific interest (SSSIs) in the Parish and identify green spaces of demonstrable importance to the community.**

**Objective 2: Sustain existing wildlife corridors and promote the creation of new areas of biodiversity.**

**Objective 3: Reduce risk of fluvial and pluvial flooding through mitigation strategies and sustainable design in new development.**

**Community Consultation Outcomes:** There was considerable concern and interest expressed in all consultations about conserving the landscape and environment of Alderton Parish and its role in foregrounding the scenic beauty of the Cotswolds AONB. Awareness was also shown of the economic benefits brought by the Winchcombe Way, a national long distance path which crosses the Parish, and of the need to reduce storm water flooding.

Appreciation of living in easy proximity to wildlife and fears of loss of this asset underlies much of the community's often negative response to development; in Consultation 5 on the ANDP Timeline, for example, 92% requested wildlife corridors to be created in new developments. Another concern was losing significant views which provide connection with the landscape. Details of significant views identified by residents are given in Appendix D of this document.

The Alderton Design Statement includes extensive qualitative evidence from Consultations 1, 2, 3, and 4 on matters relating to wildlife and the environment.<sup>75</sup> A summary of consultation outcomes on wildlife and the environment up to and including Consultation 5 on the ANDP Timeline (the Alderton Matters survey) is given below:

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<sup>75</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

## Community views on landscape and environment

- A peaceful environment with open views of great importance (86% C1; 93% C1)
- Proximity to nature matters strongly (90% C1)
- Wildlife corridors and open spaces should be incorporated into new development (92% C5)
- Surface water run off should be alleviated by permeable drive and car parking surfaces (95% C5)
- Proposed local green spaces should be protected (94% C5)
- Development located in places that create least harm to landscape (95% C5)

### Wildlife and Environment: Planning Context

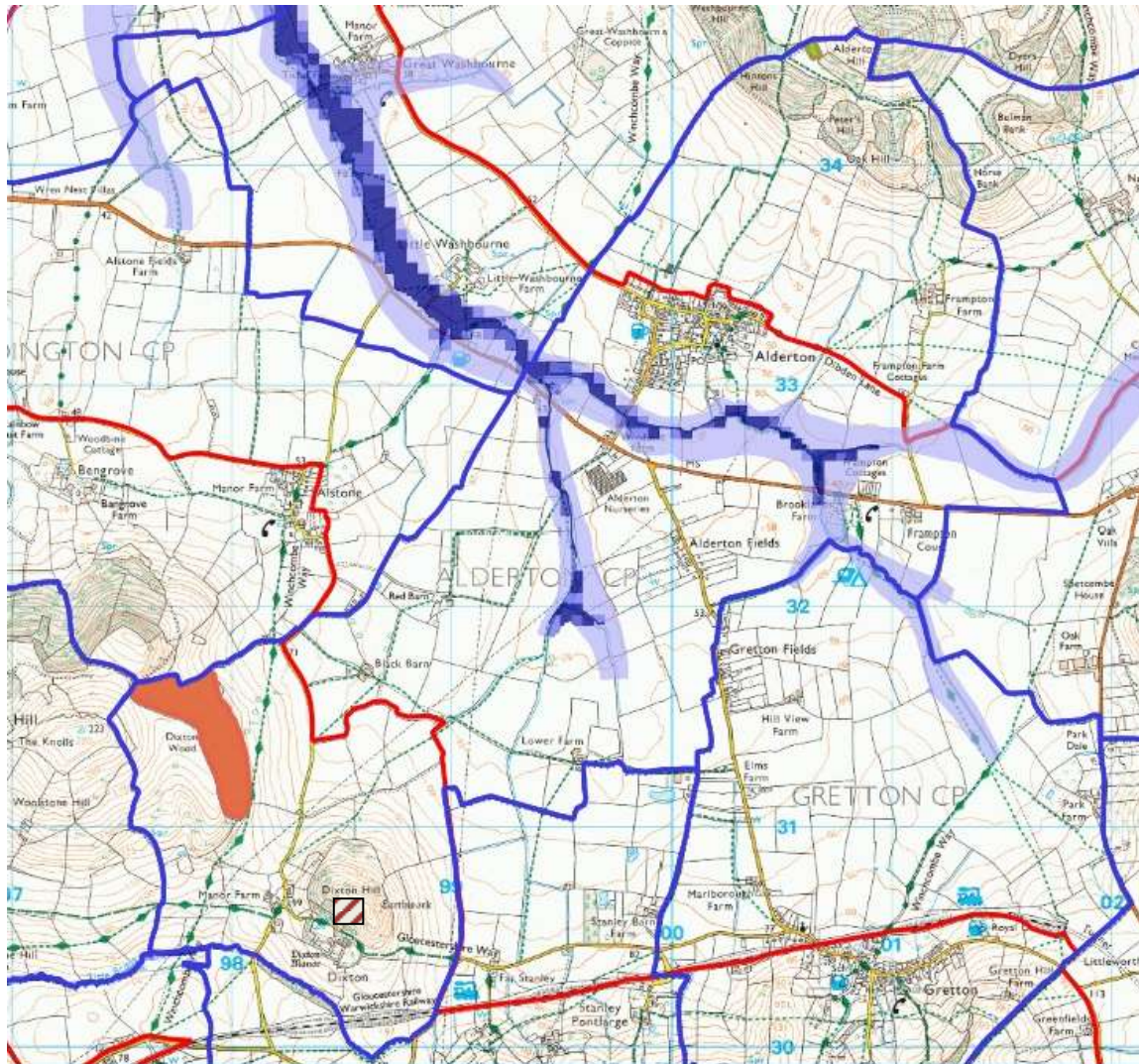
- 4.3.1 The NPPF advises in Para. 109 that: *“The planning system should contribute to and enhance the natural and local environment”*. Paragraph 115 goes on to say: *“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.”*
- 4.3.2 Tewkesbury Local Plan Saved Policy NCN3 protects key wildlife sites and geological sites and Saved Policy GNL8 promotes energy efficient development. Saved Policy EVT9 supports sustainable drainage.<sup>76</sup> In the emerging JCS, sustainable design is promoted in Policy SD4 and in the emerging Tewkesbury Borough Plan Policy ENV4 protects key wildlife sites and geologically important sites. Policy INF3 requires new development to take into account the risk of flooding and, where possible, contribute to a reduction of risk.<sup>77</sup> Wildlife designations and flood zones are shown on Map 8 below.

<sup>76</sup> <https://www.tewkesbury.gov.uk/adopted-planning-policies>

<sup>77</sup> <https://www.tewkesbury.gov.uk/emerging-planning-policies>

## Map 8 Landscape features and natural heritage assets of Alderton Parish

(NB: Adjacent Parish boundaries are also visible on this map. Boundary in red marks the Cotswold AONB).



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## Wildlife and Environment: Supporting Evidence

- 4.3.3 **Natural heritage assets:** The Parish contains a variety of wildlife habitats including the Dixton Hill Key Wildlife Site. There is also a Site of Special Scientific Interest (SSSI) – Alderton Hill Quarry, known for its well-preserved Lower Jurassic insect fauna – and a Special Area of Conservation (SAC) – Dixton Wood – which contains ancient ash trees (*Fraxinus excelsior*) which support a range of invertebrate species, notably the rare Violet Click Beetle (*Limoniscus violaceus*).
- 4.3.4 SSSIs and SACs are protected as nationally and internationally important assets. Any development that has potential to impact on an international site (either alone or in combination with other plans or projects) is subject to Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA).
- 4.3.5 Although not protected by any designation, the largely deciduous broadleaved woodland covering Alderton Hill and adjacent Dumbleton and Oak Hills to the north of the Parish is owned by the Dumbleton Estate and managed as a private shoot. As a result, a number of wildlife species, notably muntjac, roe and fallow deer, buzzards, hares and polecats have been seen in this largely undisturbed habitat. In the south west of the Parish, there is unimproved upland pasture and scrubland on the slopes of Dixton Hill, now designated a Key Wildlife Site. There are also several ponds in proximity to Alderton village and bats are frequently seen in and around St Margaret’s Church.
- 4.3.6 ANDP policies take account of the high value local people place on these natural assets and the proximity to nature they enjoy.

### **POLICY LE1: BIODIVERSITY AND GEODIVERSITY**

**Development proposals in the Parish which require planning consent, other than for small infill or minor domestic extensions, will be required to:**

- 1. Assess the impact of new development or changes in land use on internationally and nationally recognised biodiversity and geodiversity sites in the Parish;**
- 2. Provide a full ecological survey to accompany any planning application that seeks to change, remove or in any way affect Priority Habitats such as brooks, ponds, hedgerows, old woodland or orchards;**
- 3. Create or contribute towards new green spaces in line with Gloucestershire Wildlife Trust’s best practice guidelines;<sup>78</sup>**
- 4. Provide landscaping and structural planting around new developments that includes species found in or around the site to sustain species disturbed by development;**

<sup>78</sup> [www.gloucestershirewildlifetrust.co.uk/news/2014/01/06/new-homes-must-include-green-space-says-wildlife-trust](http://www.gloucestershirewildlifetrust.co.uk/news/2014/01/06/new-homes-must-include-green-space-says-wildlife-trust)

5. **Incorporate dark corridors and bat roosts in new development where there is evidence of existing bat colonies, in accordance with guidelines from Bat Mitigation Guidelines (IN136) by Natural England;**<sup>79</sup>
6. **Protect veteran ash trees to assist with the production of humid wood mould which is the habitat of the violet click beetle.**

***Policy reference: TBLP Saved policies NCN3, NCN5 and NCN6 for nature conservation where these are in conformity with the NPPF, the emerging JCS policy SD10 biodiversity, the emerging TBP policies ENV4-6 relate to the environment.***

4.3.7 **Flooding and drainage:** To the north and south of the Parish, elevated ground provides a wide catchment area and increases the volume and flow of surface water as it makes its way towards the Alderton/Washbourne Brook. The APC has recorded flooding from the brook and its tributaries in the following areas:

- Alderton Village: Willow Bank Road at Arch Bridge;
- B4077: by Brooklands Farm caravan site;
- Alderton Fields.

4.3.8 In addition, some areas of the Parish have been affected by pluvial flooding when intense, prolonged rainfall overwhelms drainage systems and causes roads to convey surface water from higher ground towards the brook. Storm water flooding has occurred in Alderton Fields and in Alderton Village on:

- Willow Bank Road by the rear entrance to the Gardeners' Arms
- Field south of Church Road
- At the War Memorial and on the bend at the St Margaret's Road/Blacksmith's Road junction

The only access road to Dixton can also be flooded at both ends i.e. at the south of Dixton Hill and at Alstone.

4.3.9 Most development has a significant impact on the natural environment. Energy consumption in the construction and occupation of buildings contributes to climate change through carbon emissions. Consumption of resources such as timber and stone in building materials, water and take up of land can all lead to further pressures on local habitats and biodiversity. The ANDP therefore seeks to promote sustainable design and resource efficiency in new buildings to reduce these environmental impacts.

<sup>79</sup> <http://publications.naturalengland.org.uk/publication/69046>



## **POLICY LE2: PROTECTING THE ENVIRONMENT THROUGH SUSTAINABLE DESIGN**

New development of all kinds should seek to minimise environmental harm. The following examples of good practice are encouraged:

- 1. Incorporating principles of sustainable design, such as use of energy from renewable sources (solar and biofuels) and grey water recycling;**
- 2. Use of sustainable drainage systems (SuDS) to manage drainage of surface water and reduce flood risk;**
- 3. Tree and hedgerow planting to replace any such features lost through development;**
- 4. Providing recycling facilities and maximising efficient energy use in the design of all new development.**

*Policy reference: Saved policies GNL8; EVT9; emerging JCS policy SD4.*

## **Local Green Spaces**

4.3.10 The National Planning Policy Framework (NPPF) allows communities to protect significant local green space. Para. 76, 77 & 78 state:

*“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- where the green space is in reasonably close proximity to the community it serves;*
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- where the green area concerned is local in character and is not an extensive tract of land.*

*Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.”*

4.3.11 **Community Consultation Outcomes:** Consultation 5 on the ANDP Timeline (October 2014) with a response rate of 75% demonstrated that several green spaces within the village of Alderton are valued enough to be worthy of protection from development.<sup>80</sup> There was strong support for the Plan to designate local green spaces with 71% responding “Strongly agree”.

4.3.12 The proposed local green spaces, as agreed by Community Consultation 5 and confirmed again at Consultation 6, are:

- The community allotments, Alderton village;
- The children’s play area, Millennium Copse and playing fields, Alderton village;
- Area around the war memorial in St Margaret’s Road, Alderton village.

4.3.13 Designations of Local Green Spaces are shown on Map 4 Alderton NDP Policies Map. These green spaces contribute to health and well-being of local residents, support wildlife and biodiversity and are established features of the village’s way of life. Other Local Green Spaces initially proposed in the Regulation 14 Draft ANDP have not been carried forward into the Submission Draft; one had an objection from the landowner but is already protected as Important Open Space in the Saved policies of the Local Plan and emerging Local Plan (see Map 5 Alderton Inset) and the other, the Old Rectory Gardens and adjacent Vicarage Garden, had objections from the landowner of the Old Rectory and the Gloucester Diocese.

4.3.14 The reasoned justification for protecting the three designated Local Green Spaces is provided below:

#### 4.3.15 **Alderton Allotments**

**Map 9 Alderton Allotments (additional small allocation on the Charles Church development not included)**



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<sup>80</sup> <http://www.aldertonvillage.co.uk/2014-alderton-matters.html>

**Value to the community:** Recreational, support for developing healthy lifestyles and community cohesion

**Size:** <2.5 hectares

**Landowner:** Glos County Council (APC hold a tenancy from the County Council)



**Fig. 5 Working on Alderton Allotments**

**Fig. 6 View across the Allotments to the AONB**

**Reasoned justification:** The Allotments at Alderton are located on former farmland and accessed via Willow Bank Road. The site is bounded on the west by new residential development (Alderton Grange), to the north and east by residential housing in Willow Bank Road and to the south by open countryside. The site thus provides an essential green space for Alderton residents where they can enjoy both the benefits of a healthy lifestyle and open views to the Cotswolds AONB.

*A well-used community resource*

Occupying an area of c.2.5 hectares, Alderton Allotments comprise 24 full sized plots, many of which have been halved or sub divided further as apprentice plots. There are also two car parks for tenants: one near the entrance to the site and one on the southern boundary. At the time of submission, there is a waiting list for plots. There are also many friends, partners and relatives who help tenants cultivate their plots and who thereby also enjoy the benefits offered by the site.

Allotments are an important community resource, in terms of their value for food production, environmental quality, and their contribution to local character, health and local social life. Allotments have usually been worked for many years and have developed a high degree of soil fertility. Because of this, it is important to plot holders to continue to have access to the same ground.

*Provision of growing/green space for people who would otherwise not have access to outdoor space*

Alderton Allotments were originally established to provide land for returning local WWI ex-servicemen to cultivate. The allotments continue to fulfil the function of providing additional land for residents, and those from nearby villages, many of whom live in modern houses with small gardens. Historically, the plot sizes were once much larger but in recent times plots have been divided to cater for busy modern lives. Consequently, there is now a greater number of local people participating in allotment keeping.

### *Benefits to physical and mental wellbeing*

The positive impact of allotments on physical and mental health is well-documented. Plot holders are able to increase activity levels, access a peaceful outdoor environment, meet and socialise with other plot holders, engage in an activity which is a recognised form of stress relief and reap the health benefits of seasonal fresh fruit and vegetables. These benefits are increasingly important for all ages, in all walks of life. Alderton Allotments offer long- and short-term tenancies, ensuring that those new to the area or with a newfound interest in 'allotmenting' have a good chance of obtaining a plot.

### *A place of social inclusion*

Alderton Allotments can be accessed by residents regardless of income, ability, education or background. The site also provides a place for local residents of different backgrounds to interact and in so doing, contributes to the social cohesion of the local area. The site is currently accessible for those using mobility scooters and the Parish Council/Allotment Association are always willing to help accommodate tenants of differing abilities.

### *Enhancing community pride*

The allotments add to the overall attractiveness of the village. As part of the preparation of the Alderton Neighbourhood Development Plan, the Parish Council carried out a series of public consultations between 2013 and 2015. In Consultation 5 (October 2014), 50% of respondents deemed the "*open view from the rear of the Gardeners' Arms across the allotments and from the allotments to Oxenton and Dixon Hills (Cotswolds AONB)*" to be a Significant View. The value residents find in the allotments in Alderton village was recorded later in the qualitative comments made in Consultation 6. Their close-to-centre location and horticultural value were reasons why residents wished to preserve the allotments at the heart of the village: "*Keep allotments (good growing soil) where they are, essential to village community*".

### *Contributing to biodiversity and benefiting the environment*

Alderton Allotments not only support biodiversity by virtue of horticulture but also offers tenants of all ages the opportunity to experience wildlife. This is the last remaining open space in a village that formerly had farmsteads and open fields at its heart, and provides the last major habitat in the village for small mammals, amphibians, insects such as bees and larger mammals such as foxes. Environmentally, the allotments also help people reduce their carbon footprint by:

- Providing tenants with a place to compost thereby reducing the amount of rubbish that goes to landfill
- Enabling tenants to reduce packaging that results from supermarket fruit and vegetables
- Helping tenants reduce 'food miles'
- Offering a local form of recreation and exercise which most allotment holders can access on foot or bicycle.

#### 4.3.16 Queen Elizabeth Playing Field and Millennium Copse

**Value to the community:** recreational, support for developing healthy lifestyles and community cohesion

**Size:** <2 h

**Landowner:** APC

**Map 10 Queen Elizabeth II Playing Field and Millennium Copse, Alderton**



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**Reasoned justification part 1:** Alderton Football Club play regular Sunday matches during the season at the Queen Elizabeth II playing field which is located on the western fringe of the village on Beckford Road. Attractively set against the backdrop of Alderton Hill, the playing field is also the site of an annual Charity Football match and is the only children's play area in the Parish. The Charity Football match is a traditional event established over two decades which raises funds for the Alderton Acorns playgroup each December.



**Fig. 7 Poster**



**Fig. 8 Charity Football Match in progress**

At other times of the year, the Queen Elizabeth II playing field is used for informal ball games, children's outdoor play and as a meeting place for young people. In 2017, a changing room and shower block was added to the playing field adjacent to the Millennium Copse to support the successful Alderton Football team, which plays in Division 2 out of 4 divisions in the Evesham Sunday league.

**Reasoned justification part 2:** To mark the Millennium, a copse was planted on the western side of the Queen Elizabeth II playing field which is regularly used by Alderton Acorns children for Forest School. These youthful trees will one day provide a notable local landmark and are already adding to the biodiversity of Alderton village.

The copse is located on the western fringe of Alderton village within easy walking distance of the village centre and provides a valuable experience of the outside world for small children attending the Acorns playschool in the village hall. Apart from experiencing outdoor learning activities, on the way to the copse, children learn road safety and social skills.



**Fig. 9 Play leader, Sarah Westgate, taking a group of Acorns children into the Millennium Copse for Forest School**

#### 4.3.17 **Green space surrounding the war memorial in St Margaret's Road Alderton**

**Value to the community:** a focus for remembrance of those from the Parish who gave their lives in war

**Size:** <.5h

**Landowner:** Glos County Council



### Map 11 War Memorial, St Margaret's Road, Alderton



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**Reasoned justification:** Alderton's war memorial is situated in a prominent position in Alderton village within a wide grass verge at the junction of St Margaret's Road and Willow Bank Road. The memorial is the location of Remembrance Day services in November; in the spring crocuses bloom around the cross and throughout the summer months the grass is regularly mown, making this an important focal point for Alderton Parish.

As part of the centenary events marking the start of the First World War, the names and stories of men from Alderton who took part in both world wars have been recorded on a website by a member of the APC.<sup>81</sup> New roads constructed as part of allowed development during 2015 and 2016 have been named after names of local men recorded on the monument.



**Fig. 10** Green space surrounding the Alderton War Memorial in St Margaret's Road

<sup>81</sup> <http://aldertonmemorial.weebly.com/>



**Fig. 11 People gathering for the Remembrance service at the War Memorial in 2016**

**Free text comments on local green spaces – no percentage counts available**

A selection of comments recorded in Consultation 5 relating to the Local Green Spaces numbered above.

1. *“We currently have an allotment and consider the site to be a valuable part of the community - you often see lots of other residents there who you would not otherwise see/talk to. Our little boy also enjoys going here to see the chickens!! The allotments are well used and a vital asset to providing a facility for residents to meet, remain active and self-source organic produce.”*
  
2. *“Our little boy enjoys exploring the woodland and when he is older will go to Forest School there. Our little boy loves to go to the 'park' on a regular basis both to go on the swings and slide, but also to squash the mole hills, collect twigs, look at the horses in neighbouring field etc. We want to ensure this site is preserved for when our little boy starts school.”*  
  
*“This area of woodland is well used by play groups and provides an aesthetic boundary to the village. The playing field is a well-used leisure/recreational facility. The school playing field is a vital asset to the school ... encouraging exercise and healthy lifestyles.”*
  
3. *The area around the war memorial is attractive in the spring when the crocuses flower. It’s a little piece of green in the centre of a village which doesn’t have a large open space at its heart and the monument records all the Alderton people who died in the world wars. That’s important to the community.*

4.3.18 The justification for each proposed Local Green Space is summarised in Table 2 below.

**Table 2: Local Green Spaces in Alderton Parish referenced against NPPF Criteria**

<b>Name of Site</b>	<b>Distance from Alderton village centre</b>	<b>Size</b>	<b>Special Qualities / Local Significance</b>
1. Alderton village: Allotments	In Alderton village centre	<2.5 hectares	<b>Recreational:</b> Voted as an important Parish asset in surveys and consultations, the allotments in Alderton village have been in active use since 1919 and serve the needs of the whole Parish
2. Alderton village: Children's play area and playing fields and Millennium Copse	0.2 miles	<2 hectares	<b>Recreational and historic:</b> Playing field used by Alderton Football Club. Includes a copse planted to mark the Millennium which is also used for Forest School by the Alderton Acorns Preschool.
3. Alderton village: War memorial	In Alderton village centre	<.2 hectare	<b>Historic:</b> Open green space enhanced by bulbs in the spring encompassing a historical monument where annual remembrance services are held.

**POLICY LE3: PROTECTING LOCAL GREEN SPACES AND IMPORTANT OPEN SPACES**

The following Local Green Spaces are identified on Map 4 Alderton NDP Policies Map:

1. The community allotments, Alderton village;
2. The children's play area, Millennium Copse and playing fields, Alderton village
3. Area around the war memorial, St Margaret's Road, Alderton village.

Development of or substantial changes to these areas will only be acceptable in very special circumstances.

The Important Open Space to the west and south of The Gardeners Arms Public House as shown on Map 4 Alderton NDP Policies Map and Map 5 Alderton Inset is also protected in accordance with the Adopted Tewkesbury Borough Local Plan.

*Policy reference: Saved policy LND5; emerging JCS policy INF4; emerging TBP policy ENV3.*

Objective	Met by policy
<b>1. Conserve special areas of conservation (SAC) and sites of special scientific interest (SSSI) in the Parish and identify local green spaces of demonstrable importance to the community.</b>	LE1, LE3
<b>2. Sustain existing wildlife corridors and promote the creation of new areas of biodiversity.</b>	LE1
<b>3. Reduce risk of fluvial and pluvial flooding through mitigation strategies and sustainable design in new development.</b>	LE2

## 4.4 Leisure and Recreation

### VISION STATEMENT D: LEISURE AND RECREATION

The range of leisure and recreation services has been improved to meet the differing needs of Parish residents. Facilities provided by the village hall, sports field and children's play area have been enhanced, and participation in walking and cycling increased to maintain residents' health and wellbeing, encourage green tourism and support community cohesion.

**Objective 1:** Strengthen and support participation in activities promoting health, well-being and social cohesion.

**Objective 2:** Enhance existing leisure and recreation facilities and ensure that any developer contributions during the Plan period are channelled into improving leisure and recreation opportunities for Parish residents.

**Community Consultation Outcomes:** The results of Consultation 1 Section E3 and Consultation 5 Section 8 (*please refer to the Consultation Statement in Section A of the Evidence Base*)<sup>82</sup> show that residents wish to enhance existing community and leisure facilities and see these as valuable ways of enhancing community cohesion.

#### Community views on leisure and recreation

- Support for improvements to the playing field and play equipment (52% C5; 48% C1)
- Support for improvements to the Village Hall (36% C5; 19% C1)
- Support for services/facilities for teenagers (45% C1)
- Link Parish settlements with the wider cycle network (76% C5)
- Allotments are important or very important aspects of living in the Parish (59% C1; C6)

### Leisure and Recreation: Planning Context

4.4.1 The NPPF recognises the importance of protecting and enhancing local recreational facilities. Paragraph 69 advises that "*The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities*". Para. 73 goes on to say that "*Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.*" The emerging Joint Core Strategy supports social and community infrastructure in Policy INF5. The Adopted Plan

<sup>82</sup> Ibid

supports local recreation and sports facilities in Policies RCN1, RCN2 and RCN4.<sup>83</sup> The emerging Tewkesbury Borough Plan supports and protects local recreational facilities in Policies GLNL15, RCN1 and RCN2 and supports improvements in community infrastructure in Policy IRC1.<sup>84</sup>

## Leisure and Recreation: Supporting Evidence

- 4.4.2 **Infrastructure requirements:** Services for teenagers were recognised to be deficient while facilities and services for young children, particularly the play equipment and playing area for young children, are highlighted as requiring attention (52% in Consultation 5 cited the playing field and play equipment as a top priority for developer contributions.) Accordingly, in 2016, plans were passed for changing rooms on the Alderton sports field using in part S106 funding. Primary school capacity (a maximum admission number of 15 in each school year) was a further concern, and while not mentioned in community consultations, a considerable rise in the population could also require additional burial ground.
- 4.4.3 **Healthy lifestyles:** Maintenance of Alderton Parish lanes and footpaths were seen as important to promoting green travel and healthy lifestyles and key part of the rural character of the Parish. One respondent in Consultation 1 suggested a running track be set up around the playing field; it was also suggested that cycle routes could connect to Ashchurch and Evesham via Worcestershire County Council's cycle route network at Beckford, thus relieving pressure on nearby main roads.
- 4.4.4 The school playing field was nominated by the Parish Council as an Asset of Community Value in October 2016. In the past two years, substantial efforts have been made by the County Council and Oak Hill School to improve the school playing field, including levelling of the surface, re-seeding of the grass and erection of rabbit proof fencing. This means that the school playing field has returned to being an essential part of the School's outdoor space. It is the only school area available, and suitable, for properly learning and playing sports such as football, tag rugby, rounders, cricket and athletics. Oak Hill School use the field for Physical Education lessons for Key Stage 2 pupils (years 3 to 6). It is also used for school extra-curricular (after school) sporting clubs during the spring and summer. The addition of the village changing rooms (with toilet facilities) nearby means that the school anticipates being able to further increase their use of their school playing field with the younger Early Years Foundation Stage and Key Stage 1 pupils (Reception, Year 1) there as well.
- 4.4.5 Other local community facilities such as the church, school and village hall are also highly valued and should be protected from changes of use so that they remain in community use. Map 4 Alderton NDP Policies Map shows the location of local community facilities and allotments in Alderton.

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<sup>83</sup> <https://www.tewkesbury.gov.uk/adopted-planning-policies>

<sup>84</sup> <https://www.tewkesbury.gov.uk/emerging-planning-policies>



## **POLICY LR1: PROTECTION AND IMPROVEMENT OF COMMUNITY FACILITIES**

**Local community facilities such as the village hall, school and church (as shown on Map 4 Alderton NDP Policies Map) will be protected as community assets. The change of use of these facilities will not be permitted unless the proposal includes alternative provision on an accessible site within the locality of equivalent or enhanced quality.**

**Proposals that seek to improve community and recreation facilities will generally be supported where:**

- 1. They improve access to outdoor sport and play facilities for the young; and**
- 2. They enhance the potential for walking, cycling or running for all age-groups.**

**Such proposals may be supported outside the Settlement Boundary where it has been adequately demonstrated that a clearly defined need exists and no significant adverse impact would arise.**

***Policy reference: Saved policy GNL15; emerging JCS policy INF5; emerging TBP policy IRC1.***

- 4.4.6 **Community allotments:** The value residents find in the allotments in Alderton village was recorded chiefly in qualitative comments in Consultation 6. Their close-to-centre location and horticultural value were reasons why residents wished to preserve the allotments at the heart of the village: *“Keep allotments (good growing soil) where they are, essential to village community.”*
- 4.4.7 Alderton Allotments are protected as a Local Green Space and were nominated by the Parish Council in 2016. The nomination was successful and the Allotments have been added as an Asset to Tewkesbury Council's List of Assets of Community Value. The date of entry to the List of Assets of Community Value was 10<sup>th</sup> October 2016. The Asset will remain on the List for a period of 5 years. The benefits of the Allotments were set out in the supporting justification for the nomination and include:
- Provision of growing/green space for people who would otherwise not have access to outdoor space
  - Benefits to physical and mental wellbeing
  - A place of social inclusion
  - Enhancing community pride and community involvement, and
  - Contributing to biodiversity and benefiting the environment.
- 4.4.8 The new allotment area was provided under a S106 Agreement with Charles Church, dated 25th March 2014. Alderton Parish Council requested these additional allotment plots to accommodate the envisaged need arising from parishioners moving into the new housing

development. The new allotment area is approximately 0.19 hectares and was formally transferred into the Parish Council’s ownership in April 2017.

**POLICY LR2: PROTECTION OF ALLOTMENTS IN ALDERTON**

**Allotments in Alderton are protected from alternative uses or redevelopment.**

**The allotments include the existing area of allotments identified as a Local Green Space in NDP Policy LE3: Protecting Local Green Spaces and Important Open Space, and the new area of allotments, adjoining the existing allotments to the west. Both allotments are identified on Map 4 Alderton NDP Policies Map.**

*Policy reference: Saved policy RCN10; emerging JCS policy INF4; emerging TBP policy RCN4.*

Objective	Policy
<p><b>Objective 1: Strengthen and support participation in activities promoting health, well-being and social cohesion.</b></p>	<p>LR1, LR2</p>
<p><b>Objective 2: Enhance existing leisure and recreation facilities and ensure that any developer contributions during the Plan period are channelled into improving leisure and recreation opportunities for Parish residents.</b></p>	<p>LR1, LR2</p>

## 4.5 Local Economy

### VISION STATEMENT E: LOCAL ECONOMY

Enterprise appropriate to the rural context of Alderton Parish has been supported to sustain the economic wellbeing of its population and the viability of its services. Tourism is a thriving part of our local economy.

**Objective 1: Strengthen and support rural enterprise.**

**Objective 2: Promote sustainable employment opportunities appropriate to rural locations in or on the fringes of the Cotswolds AONB.**

#### Community views on local economy

- A small percentage of respondents saw small business development as Important or Very Important (28% C1)
- A higher percentage rated the local shop as Very important to Alderton's way of life (68% C1)

### Local Economy: Planning Context

4.5.1 The NPPF states in Para. 19 that *"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth."* Paragraph 28 goes on to advise that *"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development."* The emerging Joint Core Strategy supports appropriate employment in Policy SD2. The Adopted Plan supports appropriate rural employment in Policy EMP4. The emerging Tewkesbury Borough Plan supports tourism related development in Policy TOR1 and protects village shops in Policy RET4.<sup>85</sup>

### Local Economy: Supporting Evidence

4.5.2 **Community Consultation Outcomes:** Consultation 1 revealed low support for small business development in Alderton Parish. 57% deemed this to be 'Not important' and 85% were 'Not interested' in renting or purchasing business units if these were built. Despite this, local small businesses such as the Alderton village shop, pub and garage were widely regarded as "Very important" or "Important" aspects of community life (Consultation 1), and 93% of respondents in Consultation 5 wished to maintain and improve Alderton's facilities, services and infrastructure (*Please refer to Section F of the Evidence Base*).<sup>86</sup>

<sup>85</sup> <https://www.tewkesbury.gov.uk/emerging-planning-policies>

<sup>86</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

- 4.5.3 Improvements to broadband speed were commonly cited as “needs” in Consultations 1-5. Up to 2015, broadband speeds have been classed as low by residents and home working was considered unreliable. This situation has changed, however, with the introduction of faster broadband in 2016. With fibre broadband in place, there is greater opportunity for small enterprise creation and increased local employment in Alderton and neighbouring parishes.

#### **POLICY E1: CREATING LOCAL EMPLOYMENT**

**Proposals for extending or redeveloping existing buildings to provide local employment will be supported provided that the scale and design of such proposals do not have an unacceptable impact on the character and setting of settlements within Alderton Parish or create nuisance through noise or light pollution.**

**Mixed use developments which include subsidiary elements such as small scale workshops or offices linked to dwellings will be supported to provide opportunities for home working.**

***Policy reference: Saved policies EMP2, EMP3, EMP4, EMP5 where in conformity with the NPPF; emerging JCS policy SD2; emerging TBP policies EMP2, EMP3, EMP4, EMP5.***

- 4.5.4 Community consultations reveal pride in the scenic beauty and tranquillity of the Parish which residents feel should be preserved for the enjoyment, health and well-being of all, including outsiders. Thus enterprises based around tourism will be promoted through our Plan.

#### **POLICY E2: SUPPORTING TOURISM**

**Development which improves the quality and diversity of existing tourist or “destination” facilities, including accommodation and other infrastructure, will be supported, providing:**

- 1. It is designed and sited sensitively to complement the special qualities of the historic environment and the distinct character of the rural landscape and settlements; and**
- 2. It does not adversely affect the surrounding infrastructure, particularly local road networks, parking provision and water supply and sewerage; and**
- 3. It benefits the local community through, for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it located; and**
- 4. Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.**

***Policy reference: Saved policies TOR1, TOR2, TOR4, TOR5, TOR6, TOR7 where in conformity with the NPPF; emerging JCS policies SD2, SD3; emerging TBP policies TOR1, TOR2.***

Objective	Policy
<b>Objective 1: Strengthen and support rural enterprise.</b>	<b>E1, E2</b>
<b>Objective 2: Promote sustainable employment opportunities appropriate to rural locations in or on the fringes of the Cotswolds AONB.</b>	<b>E1, E2</b>

## 4.6 Roads and Paths

### VISION STATEMENT F: ROADS AND PATHS

Residents enjoy safe passage whether travelling on foot, bicycle, horse or by vehicle anywhere in the Parish. Measures to improve road safety have high priority. Sustainable modes of transport including walking and cycling are promoted through effective siting of new development and good road/path maintenance. A car sharing scheme helps reduce the number of car journeys made by residents.

**Objective 1: Promote use of the minor Parish roads and public rights of way as safe places to walk or ride a bicycle or horse.**

**Objective 2: Reduce traffic congestion and hazards on Parish roads such as speeding and on-street parking.**

#### Community views on roads, paths and car parking

- Strong support for car parking of at least two spaces per dwelling plus additional spaces provided for visitors and deliveries in new development to reduce the incidence of on-street parking (93% C5)
- Strong support for linking Parish settlements with the wider cycle route network to promote greener modes of transport (76% C5)
- Strong support for preserving the rural character of local footpaths and lanes for leisure use (95% C5; 91% C1)
- Urbanising features e.g. speed bumps, paved verges and excessive road signage not supported (93% C5)
- Visual impact of car parking spaces should be minimised by trees, shrubs, wooden gates and other features as illustrated in paragraph 5.2 of the Alderton Design Statement (p49)<sup>87</sup>

### Roads and Paths: Planning Context

4.6.1 The NPPF promotes sustainable transport in section 4. Para. 30 advises “*Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.*” The emerging Joint Core Strategy supports the need to mitigate the impact of car-based travel in respect of road congestion, health and atmospheric pollution, a key objective of the NPPF. The Adopted Plan supports walking and cycling in Policies TPT3, TPT4 and TPT5 and the emerging Tewkesbury Borough Plan promotes local accessibility in

<sup>87</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>



Policies TRAC1 and TRAC2. With regard to on-street car parking, the Adopted Plan sets out in Policy TPT12 that “*when considering proposals for development, the provision of vehicle parking spaces will be required in accordance with the council’s approved parking standards.*”

## Roads and Paths: Supporting Evidence

4.6.2 Matters relating to Roads and Paths in the community consultations fall into four broad themes:

- Road safety
- Safeguarding of rural roads as places for “green” modes of transport and exercise
- Reduction in traffic congestion
- Car parking.

4.6.3 **Road safety:** Community consultations show a consistent concern for road safety on all Parish roads, especially the B4077. While road safety and traffic management lie outside the remit of a Neighbourhood Plan, the ANDP can provide a focal point for consideration of any factor that prevents safe access to outdoor spaces.

4.6.4 **Healthy lifestyles:** Our Plan accordingly has a role in supporting objectives for enhancing health and well-being. The ANDP proposes the improvement of existing Public Rights of Way (PROWs) in the Parish and the investigation of rural road management strategies in conjunction with the Highways Authority for Beckford Road, Dibden Lane and the lane at Dixon.

4.6.5 **Rural roads:** The Alderton Design Statement establishes that the minor roads of the Parish are considered locally as a key part of the green infrastructure and health and well-being of the Parish (*please refer to Section 5 Roads and Paths in the Design Statement*).<sup>88</sup> It suggests that, in addition to supporting leisure and exercise, these lanes could form part of the Sustrans cycle network linking up Alderton village with Evesham or Tewkesbury via Beckford, where the lanes around Bredon Hill are designated cycle ways. For active use of the Parish lanes for these purposes, their quiet, rural nature has to be upheld. Avoidance of high density development in the area, combined with weight restrictions, cycle way designation and road management protocols are all ways by which their tranquillity and amenity value can be conserved. Fears that increased traffic movements will jeopardise the enjoyment of its rural lanes for walking, riding, cycling and dog exercising are commonly expressed in consultations – 96% in Consultation 5 Section 7 agreed with the objective to preserve the rural character of footpaths and lanes in the Parish.<sup>89</sup>

4.6.6 **Reducing car-based travel:** Measures to encourage cycling and walking cannot be applied in isolation from actions to reduce car-based travel and traffic congestion in the area. Our Plan

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<sup>88</sup> <http://www.aldertonvillage.co.uk/evidence-base.html>

<sup>89</sup> Ibid

also has a role to play in encouraging a local car-sharing scheme and in promoting improved bus services and safer access to the wider transport network for cyclists.

- 4.6.7 **Adverse impacts of traffic increase:** The impact of even small increases in traffic movement in rural villages can be significant. Alderton Parish already has high levels of car ownership and these pressures are expected to grow as a result of an increased population, making on-street parking a matter of concern.
- 4.6.8 The Parish Council will work to support enhancements to the current Public Rights of Way network, including seeking funding from developer contributions and other sources for improvements to walking and cycling routes.

**POLICY RP1: IMPROVING OPPORTUNITIES FOR HEALTHY LIFESTYLES AND SAFER ROADS**

**Proposals to improve the potential for walking and cycling to community facilities and nearby towns and villages will be supported.**

**New development should be designed to include access to existing walking, cycling and passenger transport networks to enable and encourage maximum potential use.**

*Policy reference: Saved policies TPT1, TPT3, TPT5, TPT9 insofar as they are in conformity with the NPPF, emerging JCS policies INF1 and INF2, emerging TBP policies TRAC1 and 2 relate to cycling and walking. TRAC3 relates to public transport.*

- 4.6.9 **On-street parking:** Infill development in the centre of Alderton village combined with the lack of a village car park has increased on-street parking, notably in Cambridge Square, outside the village shop and in the vicinity of Oak Hill School. Resulting road carriageway narrowing has caused the main bus service to be rerouted away from the centre of the village, causing inconvenience to bus users on the eastern side of the village.
- 4.6.10 Occupants of terraced houses with road line frontage and no garages have no option but to park on the street and congestion is more likely to occur in areas of the village where the built form is of this type. Nonetheless it is important that the design of new development provides car parking sufficient to the needs of residents.

**POLICY RP2: PARKING STANDARDS IN NEW DEVELOPMENTS**

**Development proposals in the Parish which require planning consent should, where possible:**

- 1. Provide onsite parking at a minimum rate of 1.5 spaces per dwelling; or**
- 2. Make available in the vicinity of the development some suitable provision for off-road parking for households and visitors with vans as well as private cars.**

Objective	Policy
1. Promote use of the minor Parish roads and public rights of way as safe places to walk or ride a bicycle or horse.	RP1
2. Reduce traffic congestion and hazards on Parish roads such as speeding and on-street parking.	RP2



**Fig. 12: High density housing with off-road car parking for more than one vehicle (Orchard Road)**



**Fig. 13: Parked cars and vans blocking the narrow village road near Alderton shop (Blacksmiths Road)**

## 5. Monitoring Implementation

- 5.1 The Parish Council will monitor the use of the NDP policies in decisions on planning applications and report annually to the public Parish Meeting in April of each year.
- 5.2 To respond to changing circumstances and to monitor housing provision across the Parish, ANDP policies may be subject to full review and amendment following the adoption of the Tewkesbury Borough Plan. The Parish Council will make a decision about whether to update the ANDP, taking into account the most up to date information and planning policy advice and guidance at that time.
- 5.3 Planning Practice Guidance<sup>90</sup> provides recently updated advice about reviewing NDPs:

### ***Updating a neighbourhood plan***

#### ***When will it be necessary to review and update a neighbourhood plan?***

*A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced.*

*There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a Local Plan that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new Local Plan is adopted, communities preparing a plan should take account of latest and up-to-date evidence of housing need, as set out in guidance.*

*Communities in areas where policies in a made neighbourhood plan have become out of date may decide to update their plan, or part of it.*

Paragraph: 084 Reference ID: 41-084-20160519

Revision date: 19 05 2016

#### **How are neighbourhood plans updated?**

*If a neighbourhood plan is in force in a neighbourhood area, a qualifying body may make a proposal for the existing plan to be replaced by a new one. The process for the making of the replacement plan is the same as the process for the making of the existing plan (section 38A(11) of the Planning and Compulsory Purchase Act).*

*Guidance sets out the steps that the qualifying body must follow to prepare or update their plan. For a replacement plan, the neighbourhood area will already be designated, but the*

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<sup>90</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2>

*community may wish to consider whether the designated area is still the most suitable area to plan for. Neighbourhood forums will need to ensure that their designation has not expired (section 61F(8) of the Town and Country Planning Act 1990). Whether or not the forum designation has expired, the group may wish to revisit the conditions for designation and other matters that a local planning authority must have regard to when designating at section 61F(5) and (7) of the Town and Country Planning Act 1990 to ensure that they are still met.*

Paragraph: 085 Reference ID: 41-085-20160519

Revision date: 19 05 2016

**Does an updated neighbourhood plan have to be examined and go to referendum?**

*Yes. A replacement neighbourhood plan is subject to an independent examination as set out in paragraph 7 of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by 38A(3) of the Planning and Compulsory Purchase Act 2004.*

*As with all neighbourhood plan examinations, the purpose of the examination is to test whether the plan proposal meets the basic conditions and other legal requirements. Depending on the extent of policies from the existing plan that are carried forward into the replacement plan, the examination may be a simpler process than that undergone for the examination of the existing plan. However, qualifying bodies will still need to ensure that all plan policies are supported by appropriate evidence.*

*Following a successful examination the local planning authority must consider the recommendations and decide whether to put the revised plan to a referendum (paragraph 12 of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A(3) of the Planning and Compulsory Purchase Act 2004).*

Paragraph: 086 Reference ID: 41-086-20160519

Revision date: 19 05 2016

## Appendices

### Appendix A: Alderton Neighbourhood Development Plan Timeline: November 2012 – August 2017

At an open meeting called by Alderton Parish Council in November 2012, a group of local volunteers was established to formulate a local plan in response to ad-hoc planning applications from developers. The Alderton Plan Group's role was to plan for the future, focussing on the evolution of the Parish over the next twenty years. In October 2013, the decision was made to register the Alderton Plan as a Neighbourhood Development Plan and the Group came under the leadership of Alderton Parish Council. The Alderton Neighbourhood Development Plan (ANDP) Group has been working with local residents and experts in the fields of planning and community engagement to prepare the Draft Alderton Neighbourhood Development Plan.

<b>Alderton Neighbourhood Development Plan Timeline: November 2012 –August 2017</b>	
<b>2012</b>	
27 November 2012	Alderton Plan Group established.
<b>2013</b>	
25 January 2013	Alderton Plan Group open meeting attended by <b>over 65 people</b> .
26/27 January 2013	Alderton Plan Group exhibition in the Village Hall attended by approximately <b>200</b> visitors.
January 2013	<b>Consultation 1</b> Distribution of Community Consultation questionnaire to all households to provide a snapshot of the Parish and to prepare for the development of a Design Statement. <b>88% of households of Alderton village and neighbouring settlements responded to the Community survey (271 of 308 households).</b>
February 2013	<b>Consultation 2</b> A youth survey was conducted via Survey Monkey ( <b>52% response</b> ). Data from the household survey computer-read by Glos Community Council (GRCC).
March 2013	Results of both surveys published in the 2013 Alderton Community Consultation Outcomes Report.
18/19 May 2013	<b>Consultation 3</b> Design Statement consultation in the Village Hall attended by <b>over 90 people</b> .
May – Sept. 2013	Alderton Plan Group prepares the Alderton Design Statement.
October 2013	Design Statement endorsed by Alderton Parish Council.
27 October	Alderton Parish Council designates the Parish a Neighbourhood Plan Area. Tewkesbury



2013	Borough Council supports the application.
November 2013	The Alderton Plan Group becomes the Alderton Neighbourhood Development Plan (ANDP) Group.
November 2013	<b>Consultation 4</b> Community Questionnaire extended to outlying parts of the Parish; the Outcomes Report updated with these additional results and titled Alderton Parish Consultation Outcomes Report.
<b>2014</b>	
January 2014	Parish formally designated as an NDP area by Tewkesbury Borough Council.
March 2014	Planning Appeal (Charles Church) Decision – Approved 47 houses, Land off Beckford Road, Alderton.
July 2014	Locality funding applied for and grant received to fund expert support from Gloucestershire Rural Community Council (GRCC).
September 2014	GRCC support engaged.
October 2014	<b>Consultation 5</b> Alderton Matters household survey to check support in the community for the ANDP Vision and Objectives statements; collation of data by GRCC.
December 2014	Preliminary investigation of Strategic Environmental Assessment Impact likely to be required.
December 2014	Preliminary number of houses identified for Alderton as a Service Village under the JCS (subject to examination and approval) – 46.
December 2015	APC approves funding to commission Kirkwells Planning Advisors to support the development of the draft Policies.
<b>2015</b>	
Jan/Feb 2015	ANDP Group working with Kirkwells Planning Consultants to draft policies for inclusion in draft ANDP.
January 2015	Planning Appeal (Freeman Homes) Decision – Dismissed 59 houses, Land East of St Margaret’s Drive, Alderton.
28 March 2015	<b>Consultation 6</b> Consultation event and Exhibition in Alderton Village Hall, attended by <b>69 people</b> . Visitors provide feedback on draft ANDP Policies, green spaces, and identify potential areas for development within the Parish. Opportunity to gather feedback on the emerging Tewkesbury Borough Plan.
April 2015	Alderton Parish Council fed back to Tewkesbury Borough Council on draft Borough Plan informed by the 28 March 2015 event. Two potential sites identified in the draft Tewkesbury Borough Plan not supported. Alternative approaches discussed and one site broadly supported if additional homes are required.

May 2015	First Draft Alderton Neighbourhood Development Plan ratified by representatives of Alderton Parish Council and the ANDP Group.
June 2015	Submission of first draft of the ANDP to Tewkesbury Borough Council for SEA screening and feedback.
June 2015	2 x Planning Appeals (Banner Homes – 24 houses) / (Edward Ware Homes – 53 houses), the first allowed, the second dismissed.
29 July 2015	Meeting with Nick Croft, TBC, to clarify feedback.
July – October 2015	Guidance received from statutory and other consultees that an SEA/HRA is not required. Advice taken from a Plan Examiner on whether the draft was in general conformity with the Borough Plan. Amendments made in the light of feedback.
20 October 2015	APC in accordance with Regulation 9 of the SEA Regulations 2004 makes public its determination that an SEA is not required for the ANDP.
13 November 2015	Elin Tattersall (GRCC) reviews the second draft of the ANDP. Amendments made during November. Letters sent to landowners of nominated Local Green Spaces.  Email received from Kate Tait, Charles Church, confirming deliverability of the site below the new Charles Church development.
14 / 15 December 2015	Draft ANDP for public consultation signed off by ANDP Group and Alderton Parish Council. Preparations made for public consultation.
<b>2016</b>	
4 January 2016	<b>Consultation 7</b>  Six-week local consultation commences and is advertised in local newsletters, on the website, via posters around the Parish and via letters sent to designated consultees.
20 January 2016	Consultation period extended to <b>4 March 2016</b> to allow for wider consultation.
23 January 2016	Open drop-in session held in Alderton Village Hall attended by <b>43 people</b> .
14 March 2016	GRCC-led workshop on responses to consultation.
31 March 2016	Meeting with Borough DMO Joan Desmond, solicitor Michael Jones, Nick Croft and his successor Paul Hardiman to discuss the feedback received and to clarify policy wording before submission. Advised to clarify site assessment process.
August 2016	Meeting with Paul Hardiman (TBC). Recommended changes applied.
September 2016	Work on detailed site assessment report commences.
<b>2017</b>	
1 February 2017	Kirkwells commence a review of ANDP policies and plan documents including the draft site assessment report.
27 February	<b>Consultation 7b</b>

2017	Highways England consulted on Reg.14 Draft (6 weeks allowed). Reply received 27/03/17 – no comment necessary.
31 March 2017	Kirkwells recommendations adopted and work started on the Basic Conditions Statement.
19 April 2017	Submission Draft of the ANDP & Evidence Base sent to Paul Hardiman, TBC, for comment
24 July 2017	Site assessment report removed from the Submission Draft documents
15 August 2017	ANDP approved for submission by Alderton Parish Council

**Appendix B: Service village disaggregation data for Alderton village taken from Tewkesbury Borough Plan: Approach to Rural Sites Background Paper**

277	No. of houses within the SV area as defined by each parish
5.8%	(A) SIZE Score
17	Functionality (Settlement Audit score)
7.1%	(B) FUNCTION Score
4.0%	<b>Combined PROXIMITY</b> by road to Cheltenham AND Gloucester
4.4%	<b>Combined ACCESSIBILITY</b> by bicycle - quickest route to Cheltenham AND Gloucester
4.4%	<b>Combined 7 day bus service ACCESSIBILITY</b> scores to Cheltenham AND Gloucester (the higher the number the more accessible the location)
4.4%	(C) PROXIMITY & ACCESSIBILITY Score
5.8%	Aggregate of the three main elements (A+B+C) factoring in the weighting
51	Minimum houses required by applying first part of the disaggregation process
18%	Percentage increase in size of SV if allocation built as indicated
72	Commitments
-21	h commitments

Actual % increase through commitments since 2011: 26%

Commitments as of April 2017: 75. Actual % increase between 2011 and 2017: 27%

## Appendix C: Listed Buildings in Alderton Parish

### Alderton village

There are 18 Grade II listed properties in Alderton village located in sites across the village indicating the rich architectural heritage of the village. Most to be found in Church Road and Beckford Road, reflecting the development of the modern village from two separate historical settlements (see Fig.3). They are:

- 16, School Road,
- 15, 17 and 19, Church Road
- Barn circa 4 metres south east of Rectory Farm, Cambridge Square
- Blacksmith's Cottage, Blacksmiths Road
- Church Cottage , 22 St Margaret's Road,
- Church of St Margaret of Antioch Church Road [Grade II\*]
- Crooked Beams, Church Road,
- Fernlea, 28 Beckford Road
- The Old Rectory, Church Road
- Gardeners' Arms ,Beckford Road,
- Manor Farmhouse, Beckford Road
- Thatched Cottage, Beckford Road
- The Cottage, 6 Church Road
- Mill Cottage, Blacksmiths Road
- The Old Bakehouse, Beckford Road
- Willow Cottage, Beckford Road<sup>91</sup>

### 2. Listed Buildings in the wider Parish

Four further Grade II listed and one Grade II\* buildings are found in the Parish. These are:

- Frampton Farmhouse
- Dixon Manor: Grade II\*
- Barn, Manor Farm, Dixon: Grade II
- Spring Head opposite gates to Dixon Manor: Grade II
- Manor Farm Cottage, Dixon: Grade II



Fig. 14 & 15 Listed buildings in Beckford Road, Alderton

Fig.16 Dixon Manor

<sup>91</sup> Source: English Heritage

## Appendix D: Significant Views in Alderton Parish

### 1. Significant Views – Consultation 5 (Alderton Matters)

**Context:** Consultation 5, the Alderton matters survey, was drawn up with the assistance of the GRCC to test the direction of travel of the ANDP. The results were collated electronically.

**Question format:** Question 6 K of the survey asked for respondents to assess the importance to them of preservation of key views so that special landscape features can be enjoyed by future generations on a scale of Strongly agree/Agree/Disagree/Strongly disagree/Don't know.

#### Results of Q6 K

Strongly agree	Agree	Disagree	Strongly disagree	Don't know
78%	16%	2%	0%	1%

#### List of views

Appendix 2 of the survey gave a list of views, either within or from Alderton Village, and householders were asked to identify which were particularly important to them. The list was generated from consultation responses to the Alderton Design Statement and following a landscape character assessment carried out in 2013.

**Out of the 235 sets of questionnaires and appendices received, 210 households responded to Appendix 2. Percentages quoted below are out of 210**

Each 'key view' was allocated a letter as follows:

- A. Open views from the allotments and from rear of Gardeners' Arms towards Dixton and Oxenton Hills
- B. Extensive views from Queen Elizabeth Playing Field and Beckford Road properties towards the Malverns to the west, Dixton Hill and Oxenton Hill to the south west and Alderton/Washbourne Hill to the north
- C. View from Old Rectory, Church Road, to the GWR steam railway line
- D. View across St Margaret's Churchyard towards cottages in Church Road
- E. Views from Dibden Lane to Alderton Hill, and across the open vale to Langley Hill
- F. Views south from St Margaret's Road and Church Road towards the Area of Outstanding Beauty (AONB) across the vale
- G. From B4077 to the southern flank of the village with attractive grouping of houses around church from the Winchcombe Way LDP, in particular views of church and Grade 2 listed cottages from field south of Church Road
- H. From the AONB at Gretton and Langley Hill (Royal Oak)
- I. From the GWR heritage railway as it passes through Gretton and Stanley Pontlarge
- J. From the minor road to Gotherington at the point the Gloucestershire Way traverses south east side of Dixton Hill



- K. From Alderton Hill Public Rights of Way including Winchcombe Way
- L. From Prescott Hill Climb

### **Results**

Respondents could tick as many key views as they wished;

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| 1. View G – 71% (149 respondents) | 7. View A – 50% (110 respondents) |
| 2. View E – 68% (143 respondents) | 8. View D – 40% (85 respondents)  |
| 3. View B – 64% (134 respondents) | 9. View I – 36% (76 respondents)  |
| 4. View F – 63% (132 respondents) | 10. View C – 31% (66 respondents) |
| 5. View K – 59% (124 respondents) | 11. View L – 29% (60 respondents) |
| 6. View H – 54% (114 respondents) | 12. View J – 28% (59 respondents) |

### **Comments**

In total, 40 respondents made a comment regarding key views. Below is a summary of their responses. Please note that some respondents' comments fell into more than one theme.

**Comments regarding a specific key view** – 6 comments on the following views:

**Key View A:** Open views from the allotments and from rear of Gardeners' Arms towards Dixon and Oxenton Hills

**Key View B:** Extensive views from Queen Elizabeth Playing Field and Beckford Road properties towards the Malverns to the west, Dixon Hill and Oxenton Hill to the south west and Alderton/Washbourne Hill to the north

**Key View E:** Views from Dibden Lane to Alderton Hill, and across the open vale to Langley Hill

**Key View K:** From Alderton Hill Public Rights of Way including Winchcombe Way

**Comments suggesting other key views** – 10 comments falling into the following sub-categories;

- Dumbleton/Alderton Hill – 4 comments
- St Margaret's Drive – 2 comments
- Other views – 4 comments

**Views were a reason for moving to Alderton** – 2 comments

**Views are part of the character of Alderton** - 6 comments

**References to all views** – 9 comments

**General comments about development** – 3 comments

**Comments related to the AONB** – 2 comments

**Unable to comment on views** – 2 comments

**'Other' comments** – 3 comments

**Results over 50% are illustrated below:**

**1: Open view south from the rear of the Gardeners' Arms across the allotments and from the allotments to Oxenton and Dixton Hills in the Cotswolds AONB – View A on the survey**  
**Consultation result: 50% (110 respondents)**



**Fig. 17 & 18 From the allotments looking south (summer)**



**Fig.19 From the rear of the Gardeners' Arms looking towards the allotments and the Cotswolds AONB (winter)**

**2. Views from the Queen Elizabeth Playing Field in Beckford Road on the western edge of Alderton village – View B on the survey**

**Consultation result: 64% (134 respondents)**



**Fig.20 & 21 Views north to Washbourne Hill and south west towards Oxenton Hill from the Queen Elizabeth Playing Field in Beckford Road**



**Fig. 22 View from Beckford Road west to the Malverns (compare with the second image above taken before the development on the left was built to understand the importance of key views to residents)**



**3a. Views north from Dibden Lane to Alderton Hill – View E on the survey**

Consultation result: 68% (143 responses)



**Fig. 23 & 24 Looking north from Dibden Lane**

**3b. View south across the open vale from Dibden Lane towards Langley and Dixton Hills (Alderton village just visible far right) - View E on the survey**

Consultation result: 68% (143 responses)



**Fig.25 View across fields from Dibden Lane south to Langley, Dixton and Oxenton Hills**

**4. Views from Church Road and St Margaret's Road to the Cotswolds AONB – View F on the survey**

**Consultation result:** 63% (132 responses)



**Fig.26** View south from Church Road. towards Langley Hill



**Fig. 27** View south from St Margaret's Road

**5a. View of south flank of Alderton village and cottages grouped around the church – View G on the survey**

**Consultation result:** 71% (149 responses)



**Fig 28** View of Church Road properties



**Fig. 29** View of Grade 2 listed cottages in Church Road

## 5b View of south flank of Alderton village from the B4077 – View G on the survey



Fig. 30 View from B4077 to Alderton village



Fig. 31 View approaching Alderton before Cala Homes estate was built

## 6. View from PRoW ascending Alderton Hill looking across to the Cotswolds AONB

Consultation result: 59% (124 responses)



Fig. 32 Looking south to Alderton village



Fig. 34 Looking south west towards Dixton Hill

### Free text responses from the Alderton Matters consultation

*“All the views from the village and looking into the village are important to us. It is exactly this ability to see 'out' of the built up area or 'in' that we love and crave. To see the countryside around us and know we can walk into it easily and interact with it. To know we are a small area of buildings within the larger countryside is vital.”*

*“The rural views in this area were a deciding factor in choosing Alderton for our home. We would feel much less at home in Alderton if those views were impacted.”*

*“View from B4077 to Alderton village is very important to me and my visitors.”*

*“All these views contribute in their own unique way to add up to this area of outstanding natural beauty, that makes up this valley of perfection.”*



*“All the views from and of the village are important - it’s one of the main reasons why we live here.”*

*“All the views are important and we need to maintain these views for future generations.”*

*“All these views contribute in their own unique way to add up to this area of outstanding natural beauty, that makes up this valley of perfection.”*

*“As an enthusiastic walker, all the views are outstanding would be compromised by any future development.”*

*“Really it is all important to say the least!”*

**Map 12 Significant views (arrow size indicates strength of support)**



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## Appendix E: Bibliography

### Parish documents

Alderton Community Consultation Outcomes Report (2013)

Alderton Design Statement (2014)

Alderton Matters Survey Outcomes (2014)

Alderton Parish Housing Needs Survey (2010)

<http://www.aldertonvillage.co.uk/evidence-base.html>

### Others

Cotswolds AONB Management Plan (2013- 2018)

[http://www.cotswoldsaonb.org.uk/management\\_plan/pdfs/Conserving\\_and\\_Enhancing.pdf](http://www.cotswoldsaonb.org.uk/management_plan/pdfs/Conserving_and_Enhancing.pdf)

Inspector's Interim Report on the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy

<http://www.gct-jcs.org/Documents/Examination-Document-Library-6/EXAM232---JCS-Inspectors-Interim-Findings---31052016.pdf>

JCS Proposed Main Modifications

<http://consult.gct->

[jcs.org/consult.ti/mainmods/viewCompoundDoc?docid=8026484&sessionid=&voteid=&partId=8198420](http://consult.gct-jcs.org/consult.ti/mainmods/viewCompoundDoc?docid=8026484&sessionid=&voteid=&partId=8198420)

National Planning Policy Framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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<http://www.neighbourhood.statistics.gov.uk/dissemination> (insert local postcode eg GL20 8NR and select Parish data)

Parkin, I. (2009) Bertha Nind, The Diary of an Alderton Girl

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Submission Draft of the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (2015)

<http://www.gct-jcs.org>

Tewkesbury Borough Plan: consultation draft (2015)

<https://www.tewkesbury.gov.uk/emerging-planning-policies>

Tewkesbury Borough Plan: Approach to Rural Sites Background Paper (February 2015)

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Tewkesbury Borough Local Plan to 2011

<https://www.tewkesbury.gov.uk/adopted-planning-policies>

Tewkesbury Borough Plan 2011 to 2031

<https://www.tewkesbury.gov.uk/emerging-planning-policies>

## Appendix F: Glossary

**Adopted Plan:** A plan becomes the Adopted Plan for the area after it has passed examination. At that point, its policies are enforceable. The current Adopted Plan for Alderton Parish is the Tewkesbury Borough Local Plan to 2011 which will be replaced by the Tewkesbury Borough Plan 2011-2031 once it has been “made” following finalisation of the higher level Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury.

**AONB:** Area of Outstanding Natural Beauty. AONBs such as the Cotswolds have a higher level of protection under planning law than non-designated areas of the countryside.

**ANDP:** Alderton Neighbourhood Development Plan.

**APC:** Alderton Parish Council.

**Infill development:** The filling of an underdeveloped plot in an otherwise built-up frontage by not more than two dwellings.

**JCS:** Joint Core Strategy, the overarching strategic plan for Gloucester, Cheltenham and Tewkesbury.

**Local Green Spaces:** Green areas of particular importance to a community for cultural, historical, recreational or biodiversity reasons. With this designation, the space is protected from development or changes in use.

**NPPF:** National Planning Policy Framework. The NPPF provides national guidance on planning for lower level plans, including the Joint Core Strategy, the emerging Borough Plan as well as the ANDP.

**PROW:** Public Right of Way.

**Service Centres and Service Villages:** Service Centres and Service Villages are designated in the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury as settlements with services and facilities. Service Centres are larger settlements with a wider range of existing services and/or facilities to fulfil most of the day-to-day needs of local residents and surrounding settlements. Service Villages are villages with some transport accessibility, two or more primary services and two or more secondary services.

**Settlement Boundary:** The dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. Also referred to as Development Boundary.

**SLA:** Special Landscape Area. This is the next layer of landscape below an AONB, but is a local rather than a national designation so does not attract as high a level of protection under planning law.

**TBC:** Tewkesbury Borough Council.

**Windfall:** The development of unallocated housing sites which occurs throughout a plan period and which must be taken into account in determining the residual housing requirement for the plan.

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Alderton Parish Council  
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