

GOTHERINGTON

NEIGHBOURHOOD PLAN 2011 -2031

Regulation 16 Submission Consultation Draft



A Neighbourhood Plan that ensures Gotherington will continue to thrive, meeting the changing needs of the community whilst preserving the distinctive character, landscape and setting of the village.

"A Neighbourhood Development Plan that ensures Gotherington will continue to thrive, meeting the changing needs of the community whilst preserving the distinctive character, landscape and setting of the village."

Acknowledgements

This document has been developed and produced by the Parish Council and a community group of volunteers with wide-ranging skills and backgrounds on behalf of the whole parish of Gotherington.

The Parish Council would like to thank the following in preparation of the documents:

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The Parish Council and the Neighbourhood Plan team would like to thank the whole community for participating in the process and for coming together and supporting the Neighbourhood Development Plan over the past 18 months.

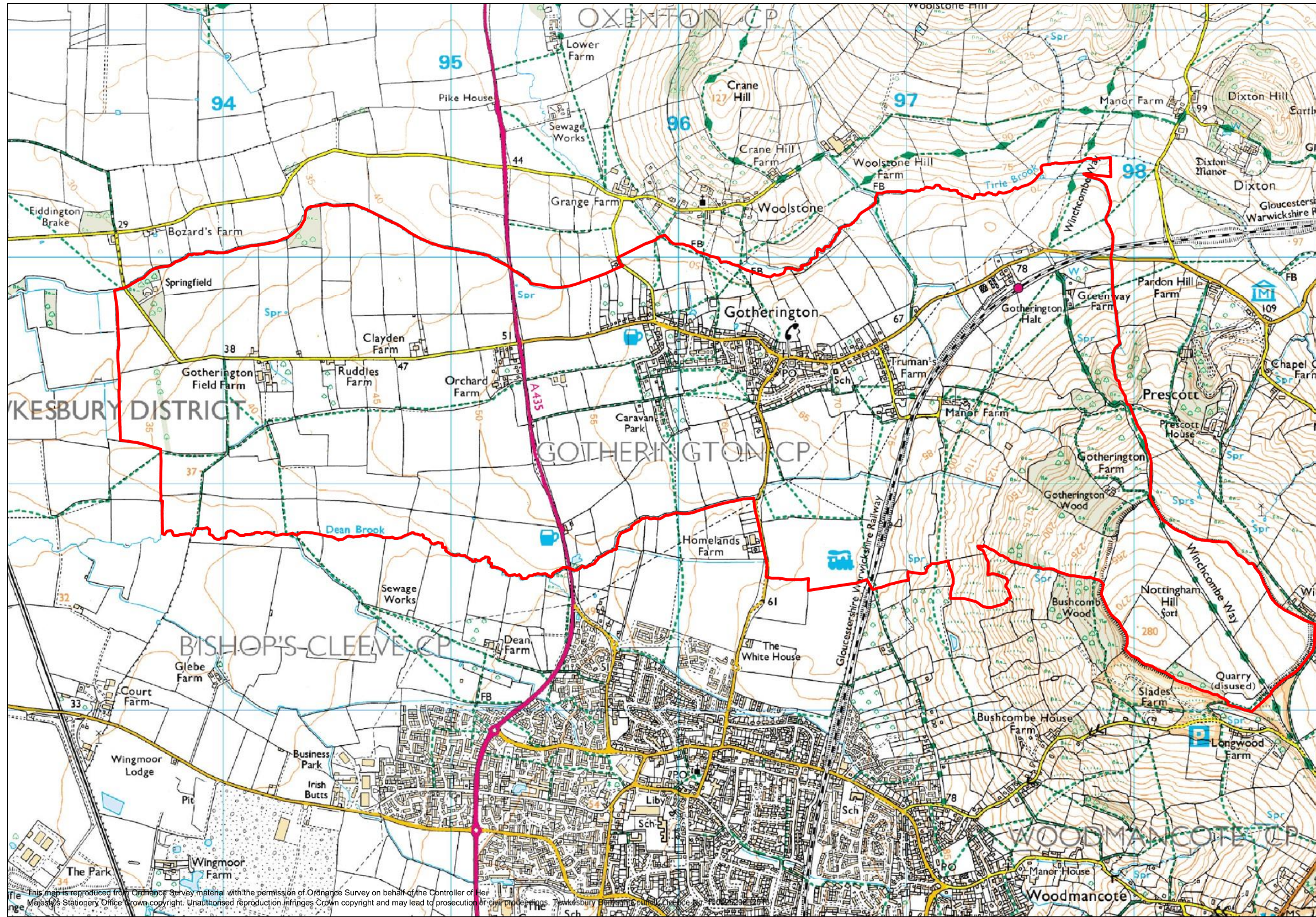
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Figure 1 – Gotherington Neighbourhood Development Plan Area (OS licence number 100055181)



1

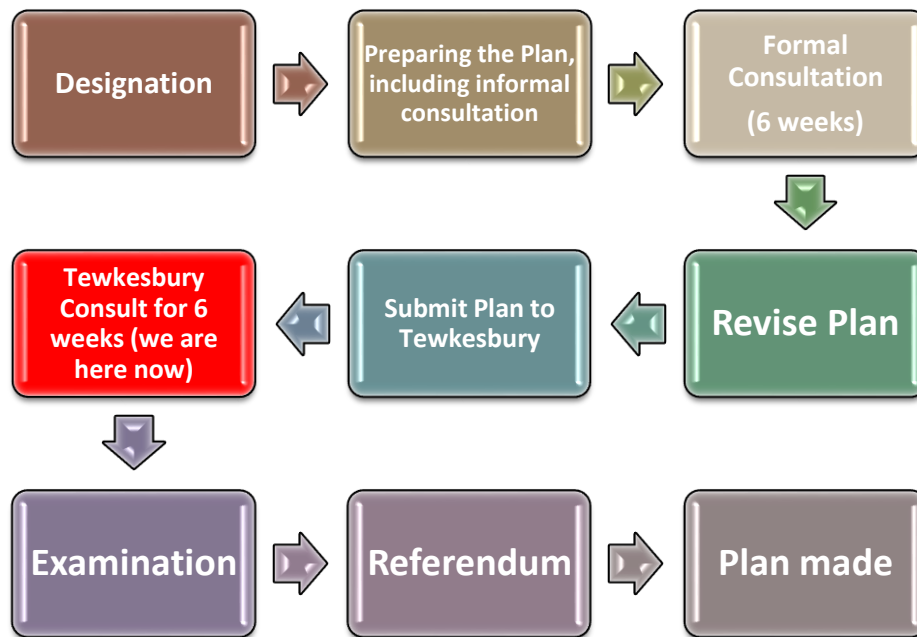
What is a Neighbourhood Development Plan and why do we need one for Gotherington?

- 1.1 The Localism Act 2011 introduced significant reforms to the planning system in England to give local communities more say in shaping future development in their area. The most significant reform gave local parish councils the power to prepare a neighbourhood development plan for their area.
- 1.2 Gotherington Parish Council decided it was essential to use this new power. Planning policy at a strategic level is changing and Gotherington will go from being considered a village where only infilling will be acceptable to a Local Service Village where a more significant level of development will be required. Given the significance of this change, Gotherington Parish Council decided the local community were best placed to shape this future development through a neighbourhood development plan rather than Tewkesbury Borough Council using their planning powers, or developers and landowners through speculative planning applications.
- 1.3 The Parish Council, therefore, applied for the parish to be designated

a neighbourhood area. Gotherington was approved as a neighbourhood planning area by Tewkesbury Borough Council on the 4th of September 2014. This designation has allowed the local community to come together, through the preparation of this neighbourhood development plan, to set out how the future development of the area should be shaped up to 2031.

- 1.4 The neighbourhood plan area covers the whole of Gotherington and Gotherington Fields, see Figure 1.
- 1.5 When complete the Gotherington Neighbourhood Development Plan (GNDP) will become part of the statutory local development plan and will be used to help determine future planning applications in Gotherington Parish.
- 1.6 To take effect, a neighbourhood development plan requires the support of a simple majority in a referendum of the neighbourhood. The full plan preparation process is shown in Figure 2.
- 1.7 The GNDP was subject to the formal Regulation 14 consultation from 15th December 2015 to 11th March 2016 and a number of representations were received. These were assessed by the Steering Group and changes to the GNDP were recommended to the Parish Council. The Parish Council approved this submission version of the GNDP on 3rd June 2016 and the plan, along with the accompanying Basic Condition Statement; Consultation Statement; and Environmental Report were submitted to Tewkesbury Borough Council.

Figure 2 – The Neighbourhood Development Plan Preparation Process



What Is in The Gotherington Neighbourhood Development Plan (GNDP)?

- 1.8 The Plan is for the Parish as a whole and looks at a wide range of issues, including:
- Achieving high quality development which fits well with the location
 - Protecting open space within the village as well as the surrounding countryside including the landscape, views and habitats
 - Meeting local housing needs and future growth
 - Facilitating the retention and enhancement of community assets and ensuring the right infrastructure is in place to meet future needs

What Period Does the Gotherington Neighbourhood Development Plan Cover?

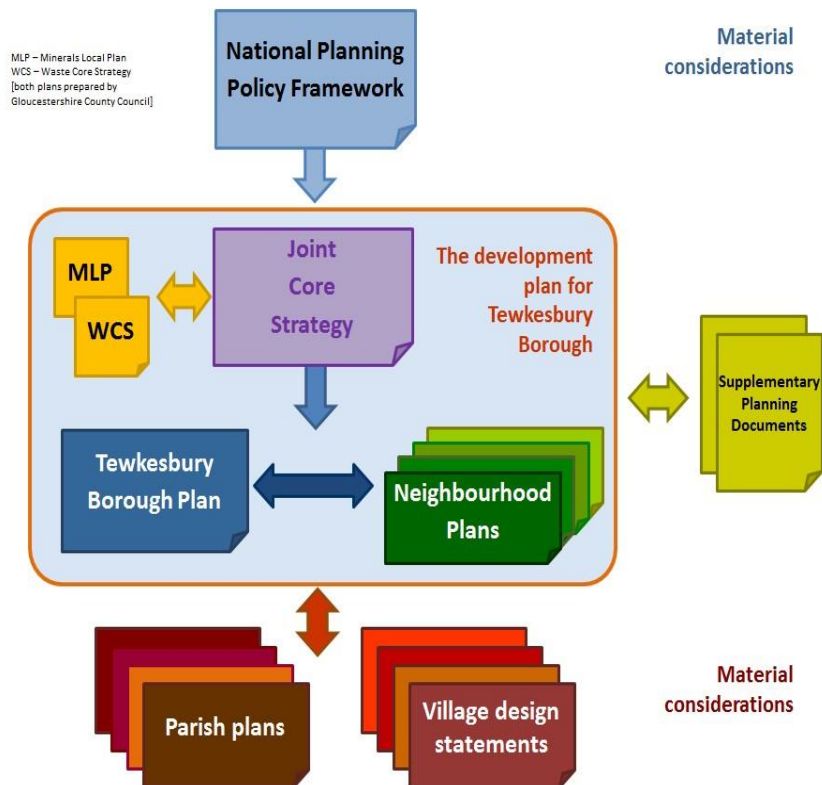
- 1.9 The adopted development plan policy for the area is contained in the saved policies of the Tewkesbury Borough Local Plan to 2011. The GNDP needs to be in general conformity with these strategic planning policies. However, some of them are not up-to-date, and they were prepared before national planning policy in the NPPF. Therefore, we have had regard to the emerging planning policy for the area contained in the Joint Core Strategy and Tewkesbury

Borough Plan. This emerging policy, plans for the period 2011 – 2031 and in order to align with the strategic policies of this plan, the GNDP covers the same period. The approach taken with regard emerging strategic policy is in line with guidance in the National Planning Practice Guidance.

What other things do we have to take account of?

- 1.10 The GNDP sets out a series of policies that once made will be used to guide development by allocating land, and will be used to help to determine future planning applications. This important legal position means that not only does the GNDP have to follow the process set out in Figure 2 it also has to have regard to national planning policy and to be in “general conformity” with the strategic planning policies set in the saved policies in the Tewkesbury Borough Local Plan to 2011. We have also had regard to emerging strategic planning policy in the two plans being prepared to supersede the Local Plan: the Joint Core Strategy (JCS) and the Tewkesbury Borough Plan. Altogether, when approved, the Gotherington Neighbourhood Development Plan, the JCS and the Local Plan will form the development plan for the area, see Figure 3.

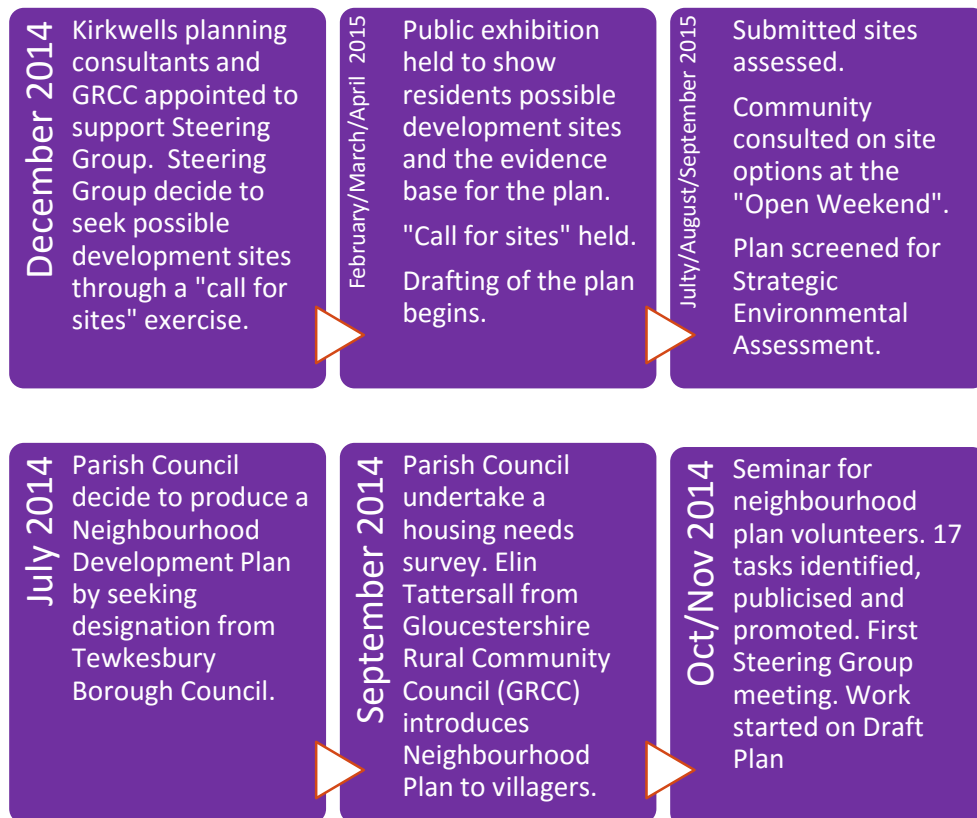
Figure 3 – The Gotherington Neighbourhood Development Plan in Relation to Other Plans



2

Preparing the Gotherington Neighbourhood Development Plan

2.1 The Draft Gotherington Neighbourhood Development Plan has been prepared by a Steering Group of volunteers and Parish Councillors. This chapter sets out in more detail the work to date: the evidence; consultations and decision-making so that anyone with an interest in the future of the area can see how the plan has been developed.



- 2.2 The timeline above sets out the progress so far in preparing the Gotherington NDP.
- 2.3 The Parish Council initiated the Gotherington NDP and a Steering Group was formed in October 2014. This Group comprises a mix of Parish Councillors and volunteers with representatives drawn from a range of local parishioners. The Steering Group has produced this NDP in accordance with the Neighbourhood Planning Regulations and in consultation with the Gotherington community, businesses and landowners.
- 2.4 The evidence base for the Neighbourhood Development Plan includes a wide variety of technical documents, including:
- Gotherington Village Appraisal 1994
 - Gotherington Parish Plan 2004
 - Gotherington Village Design Statement 2006
 - Gotherington Parish Plan 2014
 - Gotherington Parish Housing Needs Survey 2014
 - Call for Sites and Site Assessments 2015

A full appraisal of relevant planning policy and evidence base documents used in the preparation of this plan are included in the *Gotherington Planning Policy Assessment and Evidence Base Review* that accompanies this plan.

- 2.5 In order to build up an evidence base for the GNDP the Steering Group also undertook the following steps:
- A review of existing evidence;
 - Identification of gaps in the evidence base;
 - Compilation of new evidence; and
 - Analysis of evidence.

From the above process and the feedback received, a Vision Statement was formulated and a neighbourhood development plan was felt to be the best means of delivering this vision.

- 2.6 A list of seventeen tasks was produced and presented to the Steering Group and volunteers from the parish. Teams were formed to work on each task in parallel with the objective of completing all the tasks in two to three months. It was agreed that progress towards this goal would be checked at regular intervals.

2.7 The tasks were as follows:

Future Gotherington

1. List everything in Gotherington that needs to be protected.
2. List everything in Gotherington that needs to be changed.
3. Determine who owns areas of land that may be considered for development.
4. Talk to planners at Tewkesbury Borough Council to establish their thoughts on the future, including likely development areas
5. By talking to groups of people of all age groups, establish a shared vision for the future, including what they would like their future neighbourhood to look like.
6. Talk to our school children (primary and secondary) and find and note their views.
7. Produce an Environmental Plan to cover green spaces, playing fields, sports facilities, trees and footpaths, etc.
8. Produce an up to date list of all historic and listed buildings and any archaeological assets or areas.
9. Talk to the businesses in the parish (garages, pubs, shop, private enterprises, and farmers) and note what they prefer in the future of Gotherington.
10. Establish an objective for the NDP, e.g. "to develop a vibrant neighbourhood by"

Development and Housing:

11. to consult on the overall size and housing density of developments acceptable to the community:
12. Using the map of areas in the parish identified for possible development, ask people in the various societies (Wine Club, Petanque Club, etc.) to select where they prefer development.
13. Using the map of areas in the parish identified for possible development mark the areas we wish to keep green and those where we would accept development.
14. Refer to the Housing Needs Survey and the Parish Plan as a basis for discussion with groups of people to establish what new buildings should look like and the type of dwelling that the village needs (e.g. 4 bed detached, bungalows, affordable or sheltered housing).
15. Produce a list of design standards for housing.

Travel and Transport

16. Produce a Travel Plan to cover transport and access to shops,

businesses, schools, entertainment facilities, village hall, garages, etc.

Keep Informed

17. We must keep everyone informed on our intentions and progress. Discuss and decide how to achieve this - meetings, events, leaflets, posters, workshops, questionnaires, Facebook, Topics, email, website, etc.

18. Project Manage the actions with dates and times. Keep people informed on progress.

- 2.8 To add to the data collected for the Parish Plan and other documents, the Action List produced much useful information on what Gotherington residents felt passionate about.
- 2.9 Gotherington residents wished to protect their rural environment and lifestyle with its friendly and caring community spirit. They wished to protect the excellent facilities in the village and within easy reach via public transport. Key to the appeal of Gotherington is the maintenance of its own distinct and separate identity, avoiding coalescence with its neighbours and keeping building and development proportionate to the size of the village.
- 2.10 Things that people generally wanted to change included:
Provision of more activities for young people (particularly teenagers) and traffic management at Malleson Road / A435 junction.
- 2.11 People were asked to list any landmarks they wished to protect, and these included: the war memorial, the phone box and all wells. Also the Roman site north of The Folly, the Navvies Field, east of the Railway Cottages, Granna Lane and the Bridle Path up Nottingham Hill and several others. Several other buildings were also identified.
- 2.12 Finally, on the subject of keeping people informed, many ideas were proposed and implemented including: Posters/banners, flyers, communication at societies and clubs and coffee mornings, Gotherington website, Facebook, Twitter and Topics magazine.

3

Gotherington Profile

Introduction

- 3.1 There is evidence to suggest that Gotherington was in existence by about 780AD and its name means “farmstead associated with Guthere”. At some time after this, probably by the end of the tenth century, the area was split into Upper and Lower Gotherington and this distinction continued into the sixteenth century. Gotherington appeared in the Domesday Book as a one-line entry.
- 3.2 Gotherington is a village located off the main A435 road (map reference OS965297), and approximately 2 km to the south is the large village of Bishop’s Cleeve, providing a range of shops and facilities (Figure 1). To the north and east lies the Cotswold escarpment, all of which is designated as an Area of Outstanding Natural Beauty. To the west lies the Severn Flood Plain with distant views to the Malvern Hills. Gotherington lies within a soft and gently undulating landscape at the edge of the Vale of Gloucester and at the base of Crane, Oxenton and Nottingham hills, in the Cotswold AONB.
- 3.3 Gotherington is a linear settlement occupying a slight ridge. The existing settlement boundary to the north broadly coincides with the top of the south-facing slope towards Bishop’s Cleeve. The village playing fields and land immediately to the north of the settlement occupies the ridgeline and the land falls away into a distinct valley containing the Tirlle Brook, before rising steeply to Woolstone and Crane Hill.
- 3.4 The Special Landscape Area is drawn tightly around the current settlement boundary of Gotherington and recognises the role this landscape has to play in preserving the setting of the AONB.

- 3.5 There is one principal road through the village from the A435 through Gretton to Winchcombe, although the parish includes Gotherington Fields to the west of the A435. From this principal road, there are five cul-de-sacs and several lanes, one of which goes to the village of Woolstone and one to Bishop's Cleeve. At the centre of the village there is a war memorial.
- 3.6 To the east of the village runs the Gloucestershire and Warwickshire Railway, a preserved steam railway line. This provides a scheduled service from Toddington to Prestbury Park Racecourse with an intermediate stop at the recently revived Gotherington Station.
- 3.7 A number of footpaths cross the village providing access to nearby villages and to the countryside beyond. Within the village, most houses have sizeable gardens that, together with the established green spaces and playing fields, enhance the rural nature and greenness of the whole area.
- 3.8 There is a 220-pupil primary school providing for approximately 80 children from Gotherington, Woolstone and Oxenton, and the rest from further afield. Within the parish boundary, there is a Village Hall, shop and post office, one public house - The Shutter Inn - a garden centre and a few working farms.
- 3.9 Local churches are situated in nearby Woolstone and Oxenton and there is a Church Centre in Gotherington. Gotherington is blessed with 22 listed buildings which set the ambience and feel of the village because of their beauty or their historical significance, as well as being indicators of the development of the village.
- 3.10 The village is well-kept, clean, quiet and relatively safe and pollution free. There is a very strong sense of community with some 20 clubs and societies based in the village, including: Brownies, Beavers, Cubs and Scouts, Bridge Club, Cricket Club, Football Club, Gardening Club, Gotherington Singers, Local History Society, Petanque Club, Tennis Club, Wine Club and the W.I. These groups meet regularly, either in the Village Hall or elsewhere in the village. The village also boasts its own neighbourhood scheme Gotherington, Oxenton and Woolstone Neighbourhood Scheme (GOWNS) an initiative that supports vulnerable villagers who need help with transport or odd jobs.

- 3.11 Gotherington is also fortunate to have a large playing field, which is host to regular meetings of the Petanque group, Tennis Club, footballers (including training sessions and games for several groups of youngsters from the age of about 5 years) and Cricket Club (again including a team of young people). It also has a tarmac path for runners and cyclists and two play areas for the children. Indeed, Sunday mornings, in particular, are a joy to behold with the variety of activities taking place in idyllic surroundings with magnificent views. There are a number of local businesses, including Gotherington Cross Garage, with a petrol station and shop. This is within reasonable walking distance and valuable to residents.
- 3.12 All the above activities make it clear why Gotherington was nominated the Gloucestershire Rural Community Council (GRCC) Vibrant Village of the Year in 2012.

Preservation of the environment

- 3.13 The GNDP has been developed with the help of a series of community consultations. During these, it is clear, that there is a very strong desire within the community to preserve all aspects of the rural, Cotswold nature and appearance of the Parish. In doing this, a number of the principles that have informed the existing Village Design Statement and Parish Plan have influenced the preparation of the Draft GNDP, including:
- Preference shall be given to development that can also be demonstrated to be an environmental asset.
 - New development shall preserve aspects of rural character by maintaining the open spaces and the playing fields in Gotherington.
 - New development shall ensure that Gotherington remains a low light pollution area with no street lighting.
 - The location of new building needs to be planned sensitively in order to respect the character, and individuality of Gotherington. For this reason, it is important to ensure that dwellings are not crowded too close together.
 - Views out of the village to the surrounding hills and the views to the escarpment shall be protected and continue to show the close relationship between the village and the open countryside.
 - Any sizeable development shall include designated open

spaces, and where appropriate, the visual impact of any new housing shall be reduced by planting of appropriate hedges and trees.

- All footpaths within the Village, and interlinking other villages, shall be preserved and maintained.
- Future new development shall not encroach upon the land that separates Gotherington from Bishop's Cleeve and Woolstone.
- Hedges and trees shall not be at a height which restricts the views of the surrounding countryside and hills. In the case of significant landscape developments or changes, a professional design scheme shall be prepared for consultation.

Housing

3.14 The 2011 Census showed that Gotherington parish had a population of 995 living in 448 dwellings. The Housing Needs Survey of 2014 has revealed that 8 households who live in the parish considered themselves, at the time the survey, to be in need of affordable housing in the parish. This need may also be an underestimate because it does not take in to account other data sources, such as Gloucestershire Homeseeker and Help to Buy South.

3.15 The *Gotherington Housing Needs Survey* questionnaire also asked “if a need is identified would you support a small development of affordable homes for local people?”

- 41% of respondents said “yes”
- 20% said “no”
- 31% said “maybe”
- 8% made “no reply”

The *Gotherington Housing Needs Survey* also asked the question “Can you suggest a site for a small development of affordable homes for local people?” a number of suggested sites were put forward. Using these suggestions in further consultation on the **GNDP**, this data was used to further engage people during a public open weekend on 13th-15th February 2015, where over 200 people attended. 128 forms were completed showing that most residents wanted Gotherington to remain a village with a strong sense of community and statistics were gathered on potential new housing sites. Respondents indicated the following preferences:

- 32% - no more houses
- 15% - the south of Malleson Road (looking towards A435)
- 12% - Woolstone Lane
- 11% - the Raspberry Field

- 3.16 It was established through the questionnaires survey that respondents felt the size of the village should largely stay the same, because of the limitations of the school, road system, sewerage facilities and unique nature of our rural, vibrant village. From our February 2015 questionnaire survey the majority of respondents agreed that the size of Gotherington should not be increased by more than 10%.
- 3.17 Overall there is a strong desire to minimise further house-building within the Parish and certainly to prevent building outside the current development boundary. In recent years the principle of infill within the current boundaries has been pursued and as a result there is now only a limited opportunity for further building within Gotherington village.
- 3.18 Planning for future housing in Gotherington also has to be consistent with strategic planning policy. The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy identifies Gotherington as one of a number of “Service Villages”. The Service Villages will, in total, accommodate over 752 new homes to 2031. The proportion of new homes to be accommodated in each village will be decided through either the emerging Tewkesbury Borough Plan, or neighbourhood development plans such as this one, and will be proportional to their size and function, and also reflecting their proximity and accessibility to Cheltenham and Gloucester and taking into account the environmental, economic and social impacts.
- 3.19 In Gotherington we have decided that local people, through this neighbourhood development plan, should help shape and direct future development in the village up to 2031.

Local Economy

- 3.20 Local services, businesses and public transport are major factors in maintaining the desirability of living in the parish and of preserving a distinct community spirit. As, in the past decade, we have lost several facilities, such as the village bakery and hairdressing shop, it is imperative that existing services are maintained. However most of these are provided on a commercial basis and in many cases operate

in competition with services provided in surrounding towns and villages. Thus, in order to ensure their continued provision substantial, regular "support" from the community is essential.

Getting Around

- 3.21 The interlinking network of paths within the village and into the countryside is an important asset for non-car users and for informal leisure.
- 3.22 The Pulham Bus Company service, identified in the 2014 Parish Plan, has been replaced by the Marchants' W1 and W2 services. These run hourly on the same circular route but in opposite directions, between Cheltenham and Winchcombe, incorporating Gotherington, from Monday to Saturday between 7.15am and 7.30pm. There is no bus service during the evenings and on Sundays. A morning hourly service from 10.21 to 13.21 is provided to Tewkesbury Monday to Saturday.
- 3.23 The 2014 Parish Plan Objectives were:
- To ensure the continuation of current bus services and improved frequency.
 - Provision of bus shelters.
 - Provision of cycle/footpaths.
- 3.24 The 2014 Parish Plan Questionnaire evidence showed:
- 26% of households use the bus service at least once a week
 - 77% of households use the bus service.
 - 65% of households stated the village bus service is either essential (21%) or important (44%).
 - To encourage increased use: 40% stated improved frequency, 26% stated improved routes.
- 3.25 The 2014 Parish Plan Actions for the Homelands 2 development show the provision of a cycleway alongside Gotherington Lane. The installation of this should be pursued. The proposed cycleway would not reach the village and the Coffin Trail, an historic path that leads from Shutter Lane to Bishop's Cleeve, should be considered for this purpose.

Well-being and Leisure

- 3.26 Gotherington is blessed by a strong community spirit reflected in the number of groups and activities taking place. There are a number of excellent facilities within the village where groups can meet, including the Village hall, the Church Centre and the Rex Rhodes Building. There is a good provision of open space serving the village whether in terms of local amenity areas, formal play areas and sports pitches, or informal recreation through the extensive footpath network and access to woodlands and countryside.
- 3.27 Gotherington is within the Tewkesbury local policing area. The village is a low crime area but does suffer some vandalism and petty crime. Local residents can meet and discuss issues with Police Community Support Officers each month in Gotherington Stores and there is an active Neighbourhood Watch team.

Engaging Residents and Land Owners

- 3.28 From 13th to 15th of February 2015 a public exhibition was held to look at the various options for the future development of Gotherington.
- 3.29 A series of boards were prepared by the Steering Group and arranged in the Village Hall to display information on the following:
- i) Gotherington Today
 - ii) What is an NDP
 - iii) Gotherington Vision Statements
 - iv) Principles, Criteria and weightings to be applied to site selection
 - v) Possible development areas (see map above)
 - vi) Housing needs
 - vii) Principles of Village Design Statement
 - viii) Environment
 - ix) The Way Forward
- 3.30 In addition to these boards, a large map of Gotherington was displayed to give residents the opportunity to select any site around the settlement. To avoid confusion, eight possible sites were labelled A to H, but it was stressed that these were only suggested areas.
- 3.31 Booklets were handed to all attendees with a repetition of the

questions displayed on the boards and space for their answers. These were collected for assessment and data entered into a database.

- 3.32 There was a very good response to the GNDP Public Exhibition in February with 189 signing in over the three days. In total, 128 forms were completed by 107 single entries and 21 couples, totaling 149 people. 32 forms were completed with no name provided.
- 3.33 Residents indicated that they wanted Gotherington to remain a village with a strong sense of community, with Vision Statement version 1 being the preferred option - "*A Neighbourhood Plan that ensures Gotherington will continue to thrive, meeting the changing needs of the community whilst preserving the distinctive character, landscape and setting of the village.*" Other comments included maintaining the separation between Gotherington and Bishop's Cleeve, and wanting little change.
- 3.34 Most respondents to this consultation wanted small developments, phased over 16 years and over several sites. Many preferred bungalows, mixed housing (3 or 4 bed houses) or retirement accommodation. Affordable housing was only mentioned by a few residents, although this will be developed when it meets the requirements of the Joint Core Strategy. Concern over traffic, particularly the junction to the A435, was expressed by most people.
- 3.35 When asked to state what new community facilities they would like to see in the future, a significant number would like to see changes to the village hall, mainly expansion. More sports facilities were requested and expansion of the school to accommodate the likely increase in children due to the new developments was a favourite topic. Increased doctor's surgeries were a concern shown by some, as were parking problems.
- 3.36 The most popular preferred site for development was Site A (along Malleson Road opposite existing houses). Second choice was Site B (along Gretton Road on the left looking east). 85% of respondents preferred to retain the linear nature of the village, preferring development on the eastern or western edges to maintain the separation between Gotherington and Bishop's Cleeve. People expressed their wishes for type of houses as mainly bungalows, a mix of houses and 3, 4 or 5 bed houses. Low height was important to people. 43% of forms indicated that they would consider downsizing.

- 3.37 Few people felt it important that new development should be near to the shop, school or pub, but preferred development to have a minimal effect on existing neighbours. The majority of residents thought development should not be allowed on Freeman's Field, Moat Farm or in the centre of the village.
- 3.38 The Playing Fields and The Meadow (Cook's Field) were specified as areas people would most like to protect and Crane Hill, Cleeve Hill, Woolstone Hill and Nottingham Hill were the views most worth protecting. The majority of residents would like to have more trees in the village, particularly around any new developments.
- 3.39 For detail of the percentage selection for each question posed on the display boards, please refer to Appendix 1.
- 3.40 The data collected from the Public Exhibition proved very useful with many of the questions on the Display Boards aimed at testing the GNDP Steering Group's opinions on the principles and criteria. This data was entered into the Site Assessment Criteria, which were then applied to each of the suggested areas marked on the exhibition main map as Sites A, B, C, D, E, F, G and H by the Steering Group. Site E was later discarded since it was deemed too far from the main settlement.
- 3.41 Based on the feedback received the following ranked scores were produced showing the preferred acceptability of the sites for development, Table 1.

Table 1 – Public Exhibition Preferred Ranking of Sites for Housing

Area	Location	Score
Site A	End of Malleson Road	38
Site B	Gretton Road	38
Site G	Near Woolstone Lane	35
Site H	Cleeve Road	32
Site C	End of Manor Lane	31
Site F	The Meadow	25
Site D	Moat Farm	25

- 3.42 The Display Boards used at the Public Exhibition, the resultant bar-charts, details of the calculation of criteria averages, criteria applied

to sites and minutes of Steering Group meetings are all shown on the Gotherington website: www.Gotherington.org.uk under the heading NDP.

Call for Sites

- 3.43 In line with government guidance contained in the National Planning Practice Guidance (NPPG) a “call for sites” exercise was undertaken to identify and subsequently assess potential housing sites for inclusion in the GNDP.
- 3.44 This exercise was widely publicised using a variety of methods: the Parish Council web site; Facebook page; and by contacting known landowners directly. In addition, sites already identified in the Tewkesbury Borough Council Strategic Housing Land Availability Assessment were included in the GNDP assessment of sites, along with any other sites known to the GNDP Steering Group and Parish Council e.g. planning applications or appeals. Again, this is in line with guidance in the NPPG.
- 3.45 The Gotherington “call for sites” yielded 14 additional sites. These sites, identified SHLAA sites, and other known sites were all independently assessed using assessment criteria drawn up by the GNDP Steering Group and approved by the Parish Council.
- 3.46 The independent assessment of the housing sites – *Gotherington Neighbourhood Plan Site Assessment Report* is available from the parish council.

4

Vision and Objectives

Vision

"A Neighbourhood Development Plan that ensures Gotherington will continue to thrive, meeting the changing needs of the community whilst preserving the distinctive character, landscape and setting of the village."

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- 4.1 Gotherington has continued to thrive by adapting and evolving over the centuries. The Neighbourhood Development Plan is looking to ensure that development needed to sustain the Parish is well located and designed to respond to the distinctive local character. Following a careful assessment of the evidence and responses from public consultation, the planning strategy is to focus well designed development to meet identified needs within Gotherington whilst protecting and enhancing the character of the village and the attractive countryside beyond.
- 4.2 The Vision Statement was the preferred option of three that emerged during the initial consultation on the GNDP. This consultation also highlighted the following:
 - A preference for small housing developments over several

- sites
- Development to be phased over the plan period
- Development not to be in the existing Special Landscape Area, Area of Outstanding Natural Beauty, or areas at risk of flooding
- Development should not affect existing neighbours
- A mix of housing, including bungalows was preferred. 43% of residents say they would like an opportunity to downsize if the opportunity arose
- Retain the separation between Gotherington and Bishop's Cleeve

Objectives

4.3 The following objectives have been identified for the GNDP:

OBJECTIVE 1 – To plan for a suitable mix of housing and facilities in the village.

OBJECTIVE 2 - To protect and enhance important open and green spaces within the village.

OBJECTIVE 3 - To ensure development is well designed and reflects the heritage and distinctive character of Gotherington.

OBJECTIVE 4 - To protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village.

OBJECTIVE 5 - To maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the village.

OBJECTIVE 6 - To protect the identity of Gotherington and prevent its coalescence with Bishop's Cleeve and Gotherington and with Woolstone.

OBJECTIVE 7 - To protect and enhance biodiversity.

5

Policies and Proposals

- 5.1 This chapter of the NDP sets out the planning policies and proposals that will be used to help us achieve our vision and objectives. Each policy is set out under the appropriate objective. So, for example, under the objective – *“To ensure development is well designed and reflects the heritage and distinctive character of Gotherington.”* we have policies to manage design and the development of heritage assets.

OBJECTIVE 1 – To plan for a suitable mix of housing and facilities in the village.

POLICY GNDP1 – NEW HOUSING DEVELOPMENT WITHIN GOTHERINGTON SERVICE VILLAGE

Within the settlement boundary of Gotherington village, shown on Figure 4 “The Proposals Map”, small infill housing development will be supported within existing built-up frontages when it is consistent with the scale and proportion of existing houses and gardens in the adjacent area.

Development of residential gardens that causes harm to the local area by reason of any of the following will not be supported:

- a) loss of garden space(s) for the existing property(ies);
and

b) adverse impact on residential amenity.

Background/Justification

- 5.2 Gotherington is identified in the saved policies of the Tewkesbury Borough Local Plan to 2011 as an area where new housing will be restricted to infilling development. Infilling is defined as generally no more than two dwellings in an otherwise built-up frontage, such a restriction is no longer considered to be in line with national planning policy's presumption in favour of sustainable development. A key tool in the implementation of this policy was a residential development boundary where such infill development would be acceptable. The residential development boundary has been incorporated unaltered from the Tewkesbury Borough Local Plan 2011 into the GNDP. This maintains the principle of infill only development and seeks to ensure that any large new development is plan-led through the allocations in the GNDP or the new Tewkesbury Borough Plan.
- 5.3 Outside of this residential development boundary new dwellings will only be permitted where such dwellings are essential to the efficient operation of forestry or agriculture, involve the acceptable conversion of an existing building, or the provision of affordable housing.

POLICY GNDP2 – MEETING STRATEGIC DEVELOPMENT NEEDS IN GOTHERINGTON AS A SERVICE VILLAGE

To support wider strategic development needs and the sustainable development of Gotherington service village up to 2031 the following sites, outside of the current settlement boundary, are allocated for residential development:

GNDP2/1 – Land to the north of Malleson Road (0.95 hectares). This site is suitable for a small frontage development of about six units. Development only along the frontage will maintain the linear form of the village.

GNDP2/2 - Land to the south of Malleson Road (1.45 hectares). About 16 dwellings.

GNDP2/3 – Land to the north of Gretton Road (1.22 hectares). About 24 dwellings.

In the event that the Joint Core Strategy identifies an additional need for further strategic housing development in Gotherington (as a service village) beyond the allocations in this plan, then any proposals to meet this additional identified need will be managed to at, or about, that identified need and must meet the following:

- a) Adjoin the defined settlement boundary;**
- b) Maintain the village’s east-west linear form;**
- c) Not have an adverse impact on the Area of Outstanding Beauty;**
- d) Maintain the separation of Gotherington village from Bishops Cleeve and Woolstone; and**
- e) Not be in conflict with any of the other policies and proposals in the Gotherington Neighbourhood Development Plan.**

These criteria will also be used in the assessment of any sites to meet this identified need in any future Tewkesbury Borough Plan.

Background/Justification

- 5.4 The saved policies of the Tewkesbury Borough Local Plan to 2011 are in the process of being replaced by the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and a new Tewkesbury Borough Plan. When complete these two documents will form the new Local Plan for the area. In line with national planning practice guidance we have had regard to this emerging strategic planning policy. In the Joint Core Strategy, Gotherington is no longer identified as an “**infill village**”, it is proposed that Gotherington, based on a 2013 Settlement

Audit, become a “**Service Village**”.

- 5.5 Service villages across the Gloucester, Cheltenham and Tewkesbury area will accommodate a total of 752 homes up to 2031¹. The exact number of homes being decided through the Joint Core Strategy and the new Tewkesbury Borough Plan.
- 5.6 In developing the new Borough Plan, Tewkesbury Borough have produced an “*Approach to Rural Sites*” (February 2015). This includes a detailed methodology for “disaggregating the quantum of development between rural service centres and service villages”. Applying this methodology results in Gotherington being identified as needing to provide 71 homes 2011-2031.
- 5.7 The Parish Council and Neighbourhood Plan Steering Group have decided that the most appropriate way to identify the level and location of housing growth in Gotherington is through this Neighbourhood Development Plan. That is why we have asked for potential sites through a “call for sites” exercise and given local residents, landowners and developers a number of opportunities to input in to the development of the neighbourhood plan and the site allocation process. By doing this, we have given local people more say in the future of where they live and will support the strategic development needs of the wider area. All of this work has been informed by our extensive consultation work, see Appendix 1.
- 5.8 The Parish Council view is that local people should be given the opportunity to help shape and direct future housing development in the village up to 2031.
- 5.9 As part of the final round of consultations at the “open weekend” three options for future housing were put forward as part of [POLICY GNDP2 – New Housing Development in Gotherington Service Village](#). This policy has now been finalised and re-named and allocates three sites for future development that would accommodate a minimum of 46 new dwellings. In making these site allocations the GNDP has undertaken a “call for sites” exercise; had the sites

¹ “*Approach to Rural Sites*” (February 2015)

independently assessed; and has taken in to account all other relevant evidence base material e.g. Tewkesbury's *Landscape Sensitivity Analysis*. Sites GNDP2/1 and GNDP2/3 (see Figure 4) were also identified and assessed as part of the *Tewkesbury Borough Plan Draft Policies and Site Options* consultation. The assessments of these two sites was also used to inform the site selection in the GNDP.

- 5.10 It should also be noted that as well as the three allocated sites included in the GNDP there are have also been 6 house completions since 2011, and there is a planning permission for 17 units at Stone Barn Lane. With the three allocated sites and these existing commitments that GNDP will deliver a minimum of 69 new dwellings. Only a small level of future infill development within the existing settlement boundary will allow the GNDP to meet the minimum target of 71 new dwellings in the Tewkesbury Borough Council's "*Approach to Rural Sites*". This approach is consistent with government guidance published in the National Planning Practice Guidance, in that whilst the draft GNDP is not tested against the policies in the emerging Joint Core Strategy and Borough Plan, the emerging "*Local Plan*", the reasoning and evidence informing the "*Local Plan*" is relevant to the GNDP and the consideration of the basic conditions against which the GNDP will be tested.
- 5.11 The GNDP has been prepared taking into account the latest figures² for the objectively assessed housing need for the wider local area (Tewkesbury borough), which sits within the context of the Gloucestershire housing market area. The objectively assessed need for the Tewkesbury borough area, as set out in the evidence base for

² The Joint Core Strategy housing evidence is provided primarily in the *Housing Background Paper Update* (November 2014). At the time of preparing the GNDP, the Joint Core Strategy was being examined and therefore not adopted, however, the planning appeal inspector's report for Moat Farm, Gotherington, Cheltenham (23 September 2015, reference: APP/G1630/W/15/3002522) states that: 'the current housing land supply is between 2.7 and 3.9 years, depending on which requirement figure the supply is measured against. The lower figure relates to the now revoked South West Regional Strategy (RS), and the higher is based on the emerging JCS... The RS figure is clearly no longer up to date, and there is no evidence that it was ever intended to be based on the district's own objectively-assessed needs. The JCS-based requirement is preferable in both of these respects.'

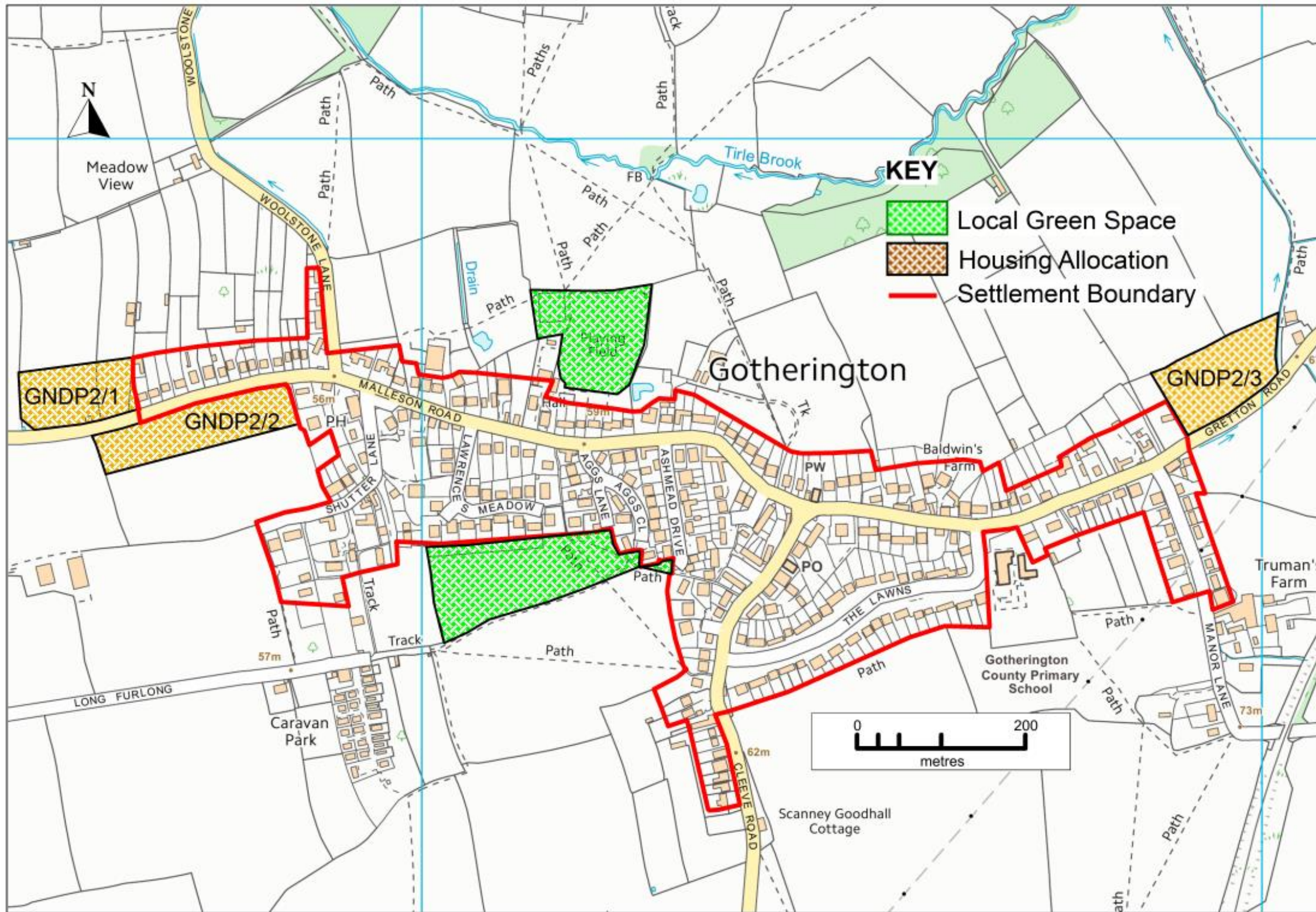
the emerging Joint Core Strategy, indicates 10,100 homes need to be provided during the Joint Core Strategy plan period 2011-2031. It is against this figure that the 5-year housing land supply is calculated. Consequently, it is on that basis that the neighbourhood plan's housing needs have been considered. At the strategic level Tewkesbury Borough has agreed to contribute to fulfilling unmet need from Cheltenham and Gloucester under the duty to cooperate as set out in Joint Core Strategy Policy SP2.

- 5.12 For the purposes of providing sufficient homes, the Joint Core Strategy Policy SP2 sets out a spatial strategy for delivering housing and primarily seeks to concentrate new development in, and around, the existing urban areas of Cheltenham and Gloucester and elsewhere in Tewkesbury borough following a hierarchical approach to allocating housing by identifying Tewkesbury town, Rural Service Centres and Service Villages as locations for lower levels of housing development. Gotherington is a village which has been identified in the Joint Core Strategy as a Service Village. Together these Service Village settlements are expected to accommodate 752 homes over the 20-year plan period 2011-2031. This figure has been derived through a consideration of historic housing delivery across the rural parts of the borough along with an uplift to provide flexibility and a boost to housing supply.
- 5.13 As a Service Village, Gotherington village needs to provide for a share of the need for new homes that the draft Joint Core Strategy and emerging Tewkesbury Borough Plan are likely to identify. These lower levels of development for Tewkesbury borough are to be determined through the Tewkesbury Borough Plan and neighbourhood plans. An indicative housing disaggregation process was undertaken for the Tewkesbury Borough Plan Draft Site Allocations and Policies document (February 2015). The methodology followed the requirements in the emerging Joint Core Strategy (Policy SP2) and derived figures for each Service Village proportional to their size and function, and also reflecting their proximity and accessibility to Cheltenham and Gloucester. The further requirement under Policy SP2 to take into account the environmental, economic and social impacts are matters that preparation of this neighbourhood plan have subsequently taken into account.
- 5.14 However, as of September 2015, there have already been 527 units committed between the Service Villages leaving a balance of 353 to

be found up to 2031, which equates to 8 years' housing requirement remaining. This figure is based on an annual requirement of 44 units. Consequently, it was noted that housing requirements for the majority of the plan period have already been permitted or committed across the Service Villages.

- 5.15 The approach set out in the GNDP, therefore, will help to contribute significantly to meeting this emerging need. A minimum of 46 units are allocated through the GNDP on sites GNDP2/1 to GNDP2/3. This equates to 1 year's housing supply for the Service Villages, or 13% of the remaining balance to be found in these areas up to 2031. On top of this, there will be scope for further infill development within the settlement boundary, as set out in Policy GNDP1, and a small number of conversions of existing building in the open countryside. Policy GNDP2 also acknowledges that there may be an additional need for housing to meet needs arising from the Joint Core Strategy. Such sites will be assessed against GNDP2 criteria a) to e) and other policies in the GNDP. One of the key issues that such assessments should take in to account is the linear nature of the village along an east/west axis and the requirement set out in GNDP 2b and GNDP 2d to retain this physical form by avoiding encroachment to the north in to the Tirlle Valley and to the south towards Bishops Cleeve. In terms of the former, a recent appeal decision at Moat House Farm noted the existing development on the north side of Malleson Road is largely frontage development that reinforces the linear settlement pattern.

Figure 4 – Gotherington Neighbourhood Plan Proposals Map (OS licence number 100055181)



POLICY GNDP3 – NEW HOUSING DEVELOPMENT IN THE OPEN COUNTRYSIDE

Proposals for new housing development outside of the settlement boundary, and not on allocated sites, in the open countryside will only be permitted in the following limited circumstances:

- a) Retention, repair and refurbishment of existing dwellings;
- b) Replacement dwellings;
- c) Domestic extensions;
- d) Rural exception housing to meet an identified local need in accordance with Tewkesbury Borough Council policy; and
- e) Agricultural and forestry dwellings.

Background/Justification

- 5.16 Outside of the settlement boundary, and away from the GNDP allocated housing sites, new housing development in the open countryside will be strictly controlled, subject to any additional housing requirement being identified for Gotherington through the preparation of the Tewkesbury Borough Plan. This degree of control will help support the function of Gotherington as a service village and help protect the local countryside.

POLICY GNDP4 – SECURING A SUITABLE MIX OF HOUSE TYPES AND SIZES IN NEW DEVELOPMENT

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

- a) 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 homes³ to meet the housing needs of households with a connection to Gotherington parish; and

- b) On sites of less than 5 dwellings proposals will be permitted where they are in accordance with other policies and proposals in this plan**

Background/Justification

5.17 The Gotherington Housing Needs Survey of 2014 has revealed that 8 households, who live in the parish at the time the survey was conducted, identified themselves in need of affordable housing in the parish. Data from Tewkesbury Borough Council, as at 5th November 2015, states that 68 households are registered on the Council's housing waiting list for rented housing, Gloucestershire Homeseeker, who believe that Gotherington is an area that could possibly meet their housing need. These sources demonstrate that there is a local need for affordable housing in the parish and a wider need. Not all of this need can be addressed by providing such housing in the Parish. Where possible, priority for new affordable housing should, therefore, be given to households with a local connection to Gotherington Parish to ensure that those households' needs will be met first and foremost.

POLICY GNDP5 – PROTECTING EXISTING AND DEVELOPING NEW COMMUNITY ASSETS

The community assets listed below will be protected:

- **Shops (including Gotherington Stores)**
- **Pub – The Shutters Inn**
- **Place of Worship and Meeting Places (including**

³ The definition for affordable housing is that used in the National Planning Policy Framework 2012

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

The Village Hall, Rex Rhodes Building and Church Centre)

Development leading to the loss of these assets will only be permitted when equivalent, or better provision is made elsewhere within the village; or after a minimum period of 12 months active local marketing (including in the neighbourhood area) the applicant can clearly demonstrate there is no longer a viable community, retail, food and drink or commercial use for the asset.

Development of new or improvements to existing community assets will be permitted when they preserve local character and distinctiveness, and do not harm the landscape or residential amenity.

Background/Justification

- 5.18 As well as seeking to support housing growth proportionate to the size and function of Gotherington, and the right mix of new homes, the GNDP seeks to ensure that existing and future residents have access to a suitable range and level of services and infrastructure.
- 5.19 If housing growth outstrips existing and future planned levels of services and infrastructure Gotherington will become a less sustainable place. Equally, if there is no new growth existing local services, such as the pub and shop, may suffer. Some new development will help to maintain vitality in the village. The key is striking the right balance, between not enough development and too much.
- 5.20 To ensure we get the right balance, Policies GNDP1, GNDP2 and GNDP3 seek to promote and control new housing development to a proportionate level. Policy GNDP5 seeks to protect existing community assets and encourage development of new community assets.

OBJECTIVE 2 - To protect and enhance important open and green spaces within the village

POLICY GNDP6 – PROTECTING AND ENHANCING LOCAL GREEN SPACES

Freeman Field and The Meadow will be protected as local green spaces (see Figure 4, “The Proposals Map”).

Development considered inappropriate in such areas, as set out in paragraphs 89 to 92 of the National Planning Policy Framework, will only be permitted in very special circumstances: when the harm to the local green space and any other harm are clearly outweighed by other material considerations.

Background/Justification

- 5.21 If the village is to continue to be an attractive place to live, existing open spaces need to be protected, wherever possible, and enhanced.
- 5.22 The GNDP identifies two key open spaces to be protected using the NPPF designation of “local green spaces”. For further details on the consultation are contained in Appendix 1, Environment Question 2.
- 5.23 National Planning policy introduces a high degree of protection for the most special local green spaces. This protection must only be used sparingly and to be identified as local green spaces, such spaces must be: in close proximity to the community they serve; demonstrably special; local in character and not an extensive tract of land. Using a methodology provided by Gloucestershire Rural Community Council two local green spaces have been identified in the Parish: Freeman Field and The Meadow (Appendix 2).

OBJECTIVE 3 - To ensure development is well designed and reflects the heritage and distinctive character of Gotherington.

POLICY GNDP7 – GOTHERINGTON DESIGN PRINCIPLES

Within the Gotherington Neighbourhood Development Plan area the following design principles will be used when assessing planning applications:

- a) Preservation of the setting and separate identity of the village;**
- b) New boundary treatments should be appropriate to their immediate surroundings;**
- c) Existing routes including roads, lanes and footpaths should be retained and new links provided where appropriate and reasonable;**
- d) New buildings, by way of design, materials, height and layout should seek to enhance the distinctive village character of Gotherington;**
- e) Use of features to minimise light pollution and maintain the area's dark skies; and**
- f) All new development should provide off-road car parking.**

Background/Justification

- 5.24 Going right back to work on the first Parish Plan in 2004 it has been clear Gotherington residents have had clear and strongly held views that the heritage and distinctive character of the village and its surroundings should be preserved and enhanced.
- 5.25 The initial response to these views was to produce the Gotherington Village Design Statement (adopted as supplementary planning guidance by Tewkesbury Borough Council in 2006). The purpose of this document, in a village with such an eclectic mix of houses, was to preserve the character and integrity of Gotherington whilst

sympathetically and realistically guiding Gotherington's "evolution" in the 21st Century.

- 5.26 The *Gotherington Village Design Statement* included [18 design principles](#). These were not intended to be prohibitive or prescriptive, but to be a guide to progress and development in a modern context. However, our consultations on the GNDP have revealed strong continued support for the design principles and we have reached the conclusion that some of the 18 design principles should be worked in to a planning policy (Policy GNDP7) for Gotherington. This means they would no longer be advisory but would be used to help reach decisions on planning applications.

POLICY GNDP8 – DEVELOPMENT AFFECTING NON-DESIGNATED HERITAGE ASSETS

Development proposals affecting non-designated heritage assets and their setting, including the one identified below, will be expected to preserve and enhance such assets and their setting.

- **Moat Farmhouse**

Proposals that would lead to the harm, or loss of such assets will be assessed as to the scale of any harm or loss and the significance of the heritage asset.

Where the loss of such an asset is proposed and accepted suitable arrangements should be made for recording of that asset and, if appropriate, preservation elsewhere in the village.

Background/Justification

- 5.27 Gotherington has 22 listed buildings or designated heritage assets in the Historic Environment Record. There is also one Scheduled Monument – Nottingham Hill Camp (see the accompanying *Gotherington Planning Policy Assessment and Evidence Base Review*). To a degree these assets create the ambience and feel of the village because of either their beauty, historical significance, or the way in

that they act as waymarks in the development of the village over time. They also contribute to the distinctiveness and character of the area.

- 5.28 These designated heritage assets have statutory protection and do not need further protection in the GNDP. But as well as these listed buildings the area has a number of non-designated heritage assets, including Moat Farm.
- 5.29 National planning policy allows for the effects of planning applications on such non-designated heritage assets to be assessed.

OBJECTIVE 4 - To protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village.

POLICY GNDP9 – PROTECTING AND ENHANCING THE LOCAL LANDSCAPE

To protect and enhance the landscape of the Gotherington neighbourhood development plan area, where appropriate, development proposals will have to demonstrate that:

- a) They would not have a detrimental impact on the views to and from surrounding hills (e.g. Crane Hill, Nottingham Hill, Prescott Hill and Cleeve Hill), or the Area of Outstanding Natural Beauty, and views of the Vale of Gloucester;**
- b) They preserve and enhance areas of woodland, hedgerows, mature trees, and the differing types of field patterns found across the area;**
- c) The sense of enclosure found in Gotherington village is maintained and the strong separation of Gotherington village from Bishop's Cleeve, Woolstone and the A435 is maintained;**
- d) Archaeological features in the landscape including**

ancient field systems are not disturbed or are appropriately considered in relation to their significance; and

- e) **Existing settlement patterns are preserved, including the strong east-west form of Gotherington, particularly by avoiding: encroachment in to open countryside, ridgeline development, or development that intrudes in to the foreground of surrounding features such as hills, and the Area of Outstanding Natural Beauty.**

Background/Justification

- 5.30 The *Landscape and Visual Sensitivity Study*⁴ prepared to support work on the new Tewkesbury Borough Plan concluded:

“Gotherington lies at the base of Crane and Prescott Hills at the very edge of the open Vale of Gloucester. It is particularly sensitive to development that would over top the slight ridge that forms the northern settlement boundary. It is sensitive to development that might protrude onto the vale landscape and diminish the sense of separation between Gotherington and Bishop’s Cleeve and between Gotherington and the A435. Gotherington is overlooked from the AONB Scarp and AONB Outliers.”

- 5.31
- This study highlights the key features in the local landscape, including:
 - The areas of undulating arable landscape that are a transition between the Cotswold Scarp and Vale of Gloucester, and the sense of enclosure as one enters Gotherington;
 - The importance of views to and from the Area of Outstanding Natural Beauty;
 - The strong influence exerted by the surrounding hills;
 - The importance of different field patterns, pastures and paddocks, areas of woodland, mature hedgerows and hedgerow trees;

⁴ Landscape and Visual Sensitivity Study, Toby Jones Associates for Tewkesbury Borough Council 2014

- The importance of existing settlement pattern. Gotherington's linear form and separation from Bishops Cleeve, Woolstone and the A435;
- The wooded Tirlle Brook;
- Archaeological features in the landscape such as ancient ridge and furrow field systems;
- Views from footpaths and other publicly accessible places;
- Outlook from existing residential properties; and
- In some areas the impact of more urban garden hedges and ornamental trees;

5.32 Taking these elements from the study policy GNDP9 has been developed to ensure that the local landscape is protected.

OBJECTIVE 5 - To maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the village.

POLICY GNDP10 – PROTECTING LOCALLY SIGNIFICANT VIEWS

The significant views identified below and in Appendix 3, will be given special consideration when assessing planning applications.

- **View from Shutter Lane**
- **View from Malleson Road**
- **View from A435**
- **View from Nottingham Hill**
- **View from Manor Lane**
- **Moat Farm, view from field and view from Woolstone**
- **View from Woolstone Lane**
- **View from Lawrence's Meadow**

Development proposals should ensure that in these areas special attention is paid to preserving such views, or including mitigation measures that ensure such views are

not adversely affected.

Applicants should also consider other views from footpaths and other publicly accessible places and ensure that they are preserved and enhanced.

Background/Justification

- 5.33 One of the special things about the area is the views out of and in to the village, such as views to and from surrounding hills (e.g. Crane Hill, Nottingham Hill, Prescott Hill and Cleeve Hill), or the Area of Outstanding Natural Beauty, and views of the Vale of Gloucester.
- 5.34 Using work conducted for the Landscape and Visual Sensitivity Study and our own survey and fieldwork, see Appendices 1 and 3, we have identified a number of views that we consider to be significant. These views should be given special consideration when assessing planning applications.

OBJECTIVE 6 - To protect the identity of Gotherington and prevent the coalescence of Gotherington with Bishop's Cleeve and Gotherington and with Woolstone.

POLICY GNDP11 – DEVELOPMENT NORTH AND SOUTH OF GOTHERINGTON VILLAGE

The land north and south of the Gotherington village settlement boundary (Figure 4) should remain predominantly open countryside. In this area, new development that preserves and enhances this openness, and the countryside setting of Gotherington, will be permitted for the following uses:

- a) Agriculture;**
- b) Forestry;**
- c) Outdoor recreation, including small buildings for**

such uses;

- d) Development that supports the growth and diversification of an existing rural enterprise;**
- e) Outdoor and other forms of tourist related development considered suitable in the countryside;**
- f) Conversion of existing buildings; and**
- g) Replacement buildings that are not disproportionately larger than the original footprint.**

Background/Justification

- 5.35 Consultation on the GNDP and the Parish Plan showed strong support for the preservation of the open land between Gotherington and Bishop's Cleeve.
- 5.36 This area is a rolling, undulating arable landscape that marks a transition between the Cotswold Scarp and Vale of Gloucester. The *Landscape and Visual Sensitivity Study* highlighted that the area had medium landscape character sensitivity and high visual sensitivity.
- 5.37 Much of the area is also covered by a restrictive covenant preventing future development of the land. Given this constraint, the landscape character, and the need to preserve the separation of Gotherington and Bishop's Cleeve, a separation that gives both settlements a strong sense of identity, Policy GNDP11 will apply in this area in Gotherington parish.
- 5.38 The north side of Gotherington village has a linear form largely restricted to frontage development that does not significantly encroach into the Tirlle Valley with built development. Maintaining the form of the village in this area will also help to retain Gotherington's settlement form.

OBJECTIVE 7 - To protect and enhance biodiversity.

POLICY GNDP12 – BIODIVERSITY

Development that is likely to have either a direct or indirect adverse impact upon areas of local biodiversity should be avoided. Where this is not possible adequate mitigation should be proposed or, as a last resort, compensation should be provided at a suitable location within the Parish. The protection and enhancement of biodiversity by enhancing or creating new wildlife corridors and stepping stones, including hedgerows, ditches, strips of tree planting, green open spaces with trees and grass verges to roads, both within and adjacent to the borders of Gotherington parish will be supported.

Background/Justification

- 5.39 The NPPF sets out that the planning system should contribute to and enhance the natural environment (NPPF, para. 109). One of the ways in which this can be achieved is by minimising impacts on biodiversity, the variety of *flora* and *fauna* in the local environment, and where possible providing net gains in biodiversity. To help us achieve this Policy GNDP12 will be used to assess new development.
- 5.40 The GNDP area sits within an area of strategic green infrastructure as identified in the Local Nature Partnership's *Strategic Framework for Green Infrastructure*. This includes Prescott a Strategic Nature Area [SNA] with Prescott B SNA nearby. The Parish contains, or is near to, several Key Wildlife Sites [KWS], traditional orchard sites and is in close proximity to Dixon Wood a Special Area of Conservation [SAC] and Site of Special Scientific Interest [SSSI]. Appendix 4 maps these features. Wildlife corridors should be protected not only within the GNDP area but across its borders given its proximity to Dixon Wood SAC, Dixon and Nottingham Hill KWSs and two SNAs.

6

Monitoring and Review

- 6.1 The Parish Council will regularly monitor the implementation of the GNDP. When new issues are identified, policies are found to be out of date or in need of change due to changing national or strategic planning policy, the Parish Council will work with Tewkesbury Borough Council to formally review and update the GNDP.

APPENDIX 1

Survey results

What is a Neighbourhood Development Plan?

- **What is your vision for the Parish?**

<i>To remain a village with strong sense of community</i>	42%
<i>Vision Statement Ver 2</i>	6%
<i>Vision Statement Ver 1</i>	5%
<i>Maintain separation form BC</i>	6%
<i>Vision Statement Ver3</i>	2%
<i>Mixed ages where people are cared for</i>	1%
<i>Blank</i>	20%

- **What sort of development might be needed in the short, medium and long term to cope with housing needs, community needs, traffic management and conservation management?**

<i>Small developments</i>	28%
<i>Bungalows</i>	20%
<i>Traffic</i>	9%
<i>A435</i>	7%
<i>Mixed housing</i>	4%
<i>Elderly</i>	1%
<i>Downsizing</i>	3%
<i>Shop</i>	1%
<i>Blank</i>	17%

What is a Neighbourhood Development Plan?

- **What sort of new community facilities might be needed?**

<i>Changes to Village Hall</i>	22%
<i>Sports facilities and pavilion</i>	11%
<i>School expansion</i>	9%
<i>Doctors surgery</i>	7%
<i>Parking problems</i>	7%
<i>Playing Fields</i>	4%
<i>A435 traffic management</i>	3%
<i>Shop</i>	2%
<i>Facilities for youths</i>	2%
<i>Cycle or foot paths</i>	2%
<i>Tennis</i>	1%
<i>None</i>	4%
<i>Blank</i>	22%

- **Where should new housing development be located and how might it be phased?**

Site A - at end of Malleson Road	53%
Site B – on Gretton Road	15%
Linear fashion	6%
Site C -	4%
Edge of village and infill	4%
Small developments	4%
Site G	4%
Site D	4%
Site H	1%
Site F	1%
Site E	1%
Retirement complex on Raspberry field	1%
Blank	16%

Gotherington Vision Statement

- **Version 1** 42% selected version 1

We should preserve the village as a distinct community with all the advantages that brings and at the same time providing for the needs of its residents of whatever age. We should allow for change while ensuring that it does not compromise the natural assets of the village in terms of landscape and history.

- **Version 2** 40% selected version 2

Gotherington to continue to be a vibrant, safe and caring community where residents enjoy living and at the same time continue to preserve the identity of Gotherington being a distinct Cotswold village. Future development to reflect the identity of existing settlements and the area's rural character that has blossomed over 12 centuries.

- **Version 3** 29% selected version 3

Gotherington should continue to evolve as a vibrant, inclusive and caring rural community with its own distinct and separate identity – a place fit for future generations of like-minded people. Evolution and progress appropriate to 21st century living should be encouraged while housing development should reflect the needs of the village but take account of the size, location and character of Gotherington.

Principles and Criteria

• Principles

- | | |
|--|-----|
| 1. Should development cause the village outline to draw nearer to Bishop's Cleeve? | 3% |
| 2. Should Gotherington remain a linear village? | 85% |
| 3. Should dev't be phased over 16 years until 2031? | 99% |
| 4. Should dev't be built as soon as possible | 7% |
| 5. Should development be spread over several sites? | 93% |
| 6. Should development be in one broad area | 9% |
| 7. Should the dev't be made to follow the Gotherington Village Design Statement | 96% |
| 8. Should we ensure that our green areas, Important Open Spaces and views are preserved as stated in our VDS? | 95% |
| 9. Should our Neighbourhood Development Plan clearly state that the impact of development on village road traffic should be minimised? | 96% |

• Criteria

- | | |
|---|-----|
| 1. Should development only be allowed outside the Village? | 7% |
| 2. Should development only be allowed on the edge of the Village? | 77% |
| 3. Should development only be allowed within the Village? | 28% |
| 4. Should dev't only be allowed where there is a likelihood of flooding from heavy rainfall? | 0% |
| 5. Should dev't only be allowed where there is a likelihood of a little flooding from heavy rainfall? | 7% |
| 6. Should development only be allowed where there is no likelihood of flooding? | 88% |
| 7. Should development only be allowed in areas which are designated as AOB? | 0% |
| 8. Should development only be allowed in areas which are designated as SLA? | 9% |
| 9. Should dev't only be allowed in areas which are not designated as AOB or SLA?
(Areas of Outstanding Natural Beauty or Special Landscape Area) | 87% |
| 10. Is it important that any development is near to the shop, pub or school? | 12% |
| 11. Is it important that any development is near to a bus stop or bus route? | 34% |
| 12. Should development be allowed if it has an impact on local views? | 13% |
| 13. How important is it if future development affects existing neighbours? | 81% |
| 14. Should dev't be allowed if it has an impact on listed buildings or heritage assets? | 9% |

Environment

1. What views of the surrounding landscape do you consider important to preserve?

<i>Cleeve Hill, Woolstone Hill, Nottingham Hill, Crane Hill</i>	64%
<i>Surrounding hills</i>	15%
<i>Woolstone Hill & playing fields</i>	7%
<i>Gotherington to Bishop's Cleeve</i>	4%
<i>Crane Hill and escarpment</i>	2%
<i>Blank</i>	8%

2. What other spaces do you feel should be preserved and protected?

<i>Woolstone and playing Fields</i>	36%
<i>The Meadow - site F</i>	18%
<i>Important Open Spaces</i>	12%
<i>Between Gotherington and Bishop's Cleeve</i>	11%
<i>Green areas</i>	6%
<i>The Railway</i>	1%
<i>Around school</i>	1%
<i>Shutter Island</i>	1%
<i>Blank</i>	23%

3. Where would you like to see additional trees planted?

<i>Yes, to trees around new developments</i>	39%
<i>Trees along Malleson Road</i>	5%
<i>Between Gotherington and Bishop's Cleeve</i>	3%
<i>Small trees</i>	2%
<i>Blank</i>	46%

Housing

1. What do you think would be the right housing mix (bungalows, 3/4 bedroom houses etc.) up to 2031?

Bungalows	90%
3 - 4 bed houses	14%
Mix of houses	29%
Retirement dwellings	9%
Affordable houses	7%
Small properties	7%
Low height – 2 storeys max	3%
2 - 3 bed houses	2%
4 - 5 bed houses	1%
Downsizing	1%
Blank	5%

2. Where do you think development could take place, and why?

Site A and B on map	36%
Site A on map	10%
Site G	9%
Site C	7%
Edge of village and infill	7%
Site E	3%
Small developments	2%
Site D	2%
Site F	2%
Site H	1%
Blank	26%

3. Where do you think development should NOT take place, and why?

Freeman's Field or Moat Farm	15%	
Site F on map	15%	
Site D on map	8%	
Centre of village	8%	
AONB or SLA	6%	
Site A on map	4%	
Site H on map	4%	
Between Gotherington and Bishop's Cleeve.		4%
Within Village	4%	
Protect views	3%	
Near school	2%	
Site B, C, E and G on map	2%	
Blank	13%	

4. Would you downsize in Gotherington if you had the opportunity?

No - would NOT downsize	57%
Yes - would downsize	43%

APPENDIX 2

Local Green Spaces

Gotherington Parish Council Statement on Green Spaces in Gotherington

Two spaces have been identified within Gotherington as worthy of protection as local green spaces that can only be developed in very special circumstances. These are; Freeman Field and “The Meadow”. The reason for identifying these two local green spaces is provided in summary form below. This summary is followed by a more detailed assessment using the methodology provided by Gloucestershire Rural Community Council.

The National Planning Policy Framework (NPPF) provides the following information on Local Green Space designations

76. 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.

77. 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.

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. Additional guidance is provided in the National Planning Practice Guidance

Freeman Field

Freeman Field is the main playing field in the village situated to the rear of the Village Hall. Within this area are facilities for

- Football
- Cricket
- Petanque
- Tennis
- Table Tennis
- Children’s Play Area
- Dog exercising paved circuit

Also within this area are exercise facilities, Changing Rooms, showers and a communal area used for Nurseries and as a general meeting area. The whole field is used for walking and running and is a centre for healthy exercise.

The whole area provides a valuable facility which is greatly used by the residents of Gotherington and elsewhere.

The Meadow

The Meadow or Cooke's Field as it is otherwise known is situated to the rear of Lawrence's Meadow. Prior to the acquisition of what is now Freeman's Field this was used as a Football and Cricket pitch for the village. It is currently agricultural land and provides an undisturbed view over the surrounding countryside.

Both of these are considered by the village as valuable Green Spaces and would not be seen as suitable for development.

David Hearn

Chair, Gotherington Parish Council

Methodology to Identify Proposed Local Green Spaces

The information below contains the process for designation of proposed Local Green Spaces (LGS) for the Gotherington NDP.


Stage 1: February 2015 - Community consultation event questions encouraged residents to consider which sites should be protected from development. As LGS designation relates to locations that are felt to be particularly special to the local community, an open question in the February 2015 survey (see board screenshots below) invited respondents to list open spaces they felt should be preserved and protected. Responses were categorised and the results are shown in the extract from Appendix 1 below.

Gotherington Neighbourhood Development Plan

An Enduring Vision


Environment

1/Views and Open Spaces
 In its unique position on the edge of the Severn Plain Gotherington is surrounded by open countryside. Residents enjoy splendid views across the Vale of Evesham and to the surrounding hills of Woolstone, Nottingham and Clevee.
 Past surveys have shown that people who live here have chosen to do so because they appreciate the rural aspect and the relationship between the village and the open countryside. Significant Open Spaces within the village include the Playing Field and the approach to Lawrence's Meadow and these areas will be protected. Developments which threaten important ponds and wildlife habitat in the area will also be resisted.
 The NDP aims to ensure that future development should preserve aspects of the rural character by protecting special views and designated open spaces within the village and to reduce the visual impact of new housing by the planting of trees and hedges.



What views of the surrounding landscape do you consider important to preserve?
What other spaces do you feel should be preserved and protected?

2/ Trees and Hedgerows
 Over the years the planting of trees has taken place both within the village boundary and local fields and lanes. Many of the trees have now reached maturity and are subject to Tree Preservation orders which are recorded by Tewkesbury Council. Any future development must take notice of these orders when drawing up site plans and existing trees and hedgerows will be preserved wherever possible.
 The NDP will require any future housing development to be suitably landscaped to reduce visual impact.
Where would you like to see additional trees planted.?



3/ Footpaths and Rights of Way
 Gotherington village is served with an established comprehensive network of footpaths and rights of way which connect the village to the surrounding countryside and the communities of Woolstone, Oxenton and Bishop's Clevee.
 Village residents recognise the importance of protecting these rights of way and the opportunities they provide for public access not only to beautiful countryside but also travel to work and school without the use of the car.
 The NDP will require the preservation and maintenance of all footpaths within the village and the connections to local villages.

Please give us your views

Gotherington Environment

What views of the surrounding landscape do you consider important to preserve?

What other spaces do you feel should be preserved and protected?

Where would you like to see additional trees planted?



February 2015 consultation boards

Environment

1. What views of the surrounding landscape do you consider important to preserve?

<i>Cleeve Hill, Woolstone Hill, Nottingham Hill, Crane Hill</i>	64%
<i>Surrounding hills</i>	15%
<i>Woolstone Hill & playing fields</i>	7%
<i>Gotherington to Bishop's Cleeve</i>	4%
<i>Crane Hill and escarpment</i>	2%
<i>Blank</i>	8%

2. What other spaces do you feel should be preserved and protected?

<i>Woolstone and playing Fields</i>	36%
<i>The Meadow - site F</i>	18%
<i>Important Open Spaces</i>	12%
<i>Between Gotherington and Bishop's Cleeve</i>	11%
<i>Green areas</i>	6%
<i>The Railway</i>	1%
<i>Around school</i>	1%
<i>Shutter Island</i>	1%
<i>Blank</i>	23%

Appendix 1 extract

Stage 2: The Steering Group considered the results and potential for LGS designation
The steering group considered the responses using the criteria in the table below.

Response category	Is this a specific location?	Popularity	Could this be considered an extensive tract of land?	Planning permission in place?
Woolstone and playing fields (Proper name for Playing Fields is Freeman Field)	yes	36% - The most frequent response	No	No
The Meadow	yes	18% - 2 nd most frequent response	No	No
Important Open Space	no	12% - 3 rd most frequent response	N/A	No
Between Gotherington and Bishop's Cleeve	yes	11% - 4 th most frequent response	Yes	No
Green areas	no	6% - 5 th most frequent	N/A	No

Response category	Is this a specific location?	Popularity	Could this be considered an extensive tract of land?	Planning permission in place?
		response		
The Railway	Railway station is a specific location but the railway track extends across the south of Gotherington	1% - joint 6 th most frequent response	N/A	No
Around school	no	1% - joint 6 th most frequent response	N/A	No
Shutter Island	yes	1% - joint 6 th most frequent response	No	No

Two categories of responses ('important open spaces' and 'green areas') contained general comments only and were therefore dismissed. Three categories of responses were mentioned by a relatively low number of respondents and were dismissed. It was felt that 'between Gotherington and Bishop's Cleeve' could be considered an extensive tract of land and was therefore dismissed. Two locations remained- Woolstone and playing fields (Freeman Field) plus The Meadow.

Stage 3: NDP consultation events on 24th to 26th July

More information was required to understand and evidence why the community felt these two sites were special and this was carried out during the July 2015 consultation. The display contained maps and photographs of the potential local green spaces in the parish and a LGS selection form was used to encourage people to state how they felt each site was special to them. Respondents were also given the option of suggesting alternative sites for Local Green Spaces.

Gotherington Neighbourhood Development Plan

An Enduring Vision

NEIGHBOURHOOD DEVELOPMENT PLAN LOCAL GREEN SPACE

Current planning legislation already gives protection to open spaces and recreational land. However in our Neighbourhood Development Plan we can identify for special, additional protection green spaces of particular importance to the community. This designation is very powerful as it can rule out new development other than in very special circumstances.

During the NDP research we have identified **The Meadow** as a site which might benefit from this special protection. However in order for this site to withstand the NDP examination process we must prove how it is 'demonstrably special and holds a particular local significance'.

Please let us know how this site is special to you. Consider any of the following:

- Historic significance
- Beauty of the site (or views from it)
- Recreational value of the site (prompt - how often do you use the sit per week/ month?)
- Tranquility
- Richness of wildlife
- Other reason why the site is special to you



July 2015 consultation board

Responses listed for Meadow and Freeman Field during the July consultation appear as additional evidence on pages 62 to 68 and pages 69 to 76, respectively.

Other sites listed at this time included the following but, on analysis, the steering group felt that there was no clear support for any other location when considered against previous responses and criteria. Other comments received were general in nature and did not relate to specific locations.

Other sites: South of/rear of / The Lawns (4), S.W. of Gotherington Lane (2), Moat Farm (2), School fields (2), Woolstone Lane (2), Site 21 (2), Site 5 (2), site 6 (1), site 9 (2), site 10 (2), Site 11 (1), site 12 (1), site 15, site 16 (2), site 17 (1), site 21 (7), adjoining The Meadow (2), Moat Farm Fields (1), Malleeson Field (2), Gretton Road (1), Lawrences' Meadow (1), North of Malleeson/Gretton Roads, Site G, Manor Farm (1), Roman Site Gramma Lane (1), between Gotherington and Woolstone (1), around school (2)

Stage 4: August, September and October 2015

Local groups were invited to provide additional information on how they felt either of the two sites were special.

Stage 5: September 2015

Communications with landowners informing them of the possibility that the spaces could be designated as Local Green Spaces in the Gotherington NDP.

The following sections contain justification for designation of The Meadow and Freeman Field as Local Green Spaces.

Gotherington Neighbourhood Development Plan Local Green Space Designations

Evidence is presented below for designation of 2 sites in Gotherington as Local Green Spaces (See Policy GNDP 6).

[The Meadow](#) [Freeman Field](#)

Please note that information may be repeated between sections so that they can be read independently.



The information below contains justification for the designation of Local Green Spaces for the Gotherington NDP. The selection process was as follows:


- February 2015: Community consultation event questions encouraged residents to consider which sites should be protected from development.
- Steering group considered the results and potential for LGS designation and selected two which would be suitable as Local Green Spaces.
- NDP consultation events on 24th to 26th July contained maps and photographs of the potential local green spaces in the parish and a LGS selection form was used to encourage people to state how they felt each site was special to

them. They were also given the option of suggesting alternative sites for Local Green Spaces.

- September and October 2015: local groups were invited to provide additional information on how they felt either of the two sites were special.
- September 2015: communications with landowners informing them of the possibility that the spaces could be designated as Local Green Spaces in the Gotherington NDP.

Local Green Space: The Meadow

Question/Aspect	Response
1. Site location and address	Land on the south side of Aggs Close, Gotherington (Co-ordinates 51,96 - 2.05)
2. Map of site showing location, boundaries and scale used	See Figure 4.
3. Photograph of site	 <p data-bbox="533 1585 916 1653">Nottingham Hill from behind Lawrence's Meadow across site</p>  <p data-bbox="533 1960 919 2027">Cobblers Close from Lawrence's Meadow across site F</p>

	 <p>Cleeve Hill from Lawrence's Meadow across site F, towards Homelands Farm and the Homelands 2 boundary.</p>
<p>4. Size of site (hectares)</p>	<p>Approximately 1.55 hectares (3.84 acres) of land surrounded on three sides by housing and near the centre of Gotherington Village.</p> <p>This demonstrates that The Meadow is <i>not an extensive tract of land</i> and thereby meets that aspect of the requirements of Paragraph 77 of the NPPF.</p>
<p>5. Ownership of site</p>	<p>Land registry search September 2015 Title number GR380030 STANLEY WILLIAM COOK, JEAN MARGARET COOK and RICHARD WILLIAM COOK</p>
<p>6. Any designations on all or part of the site (e.g. AONB, local conservation area)</p>	<p>Designated Special Landscape Area</p>
<p>7. Is there planning permission on the site/part of site?</p>	<p>No. Check conducted using Tewkesbury Borough Council's online facility on 19th October 2015.</p>
<p>8. Is any part of the site allocated in the local plan?</p>	<p>No</p>
<p>9. Is it listed as a SHLAA (or SALA) site?</p>	<p>Yes – it is part of a larger site listed as a SHLAA site 47 in the identified sites maps available from Tewkesbury Borough Council http://tewkesbury.gov.uk/CHttpHandler.ashx?id=3607&p=0</p>
<p>10. Where is the site in relation to the community it serves?</p>	<p>The Meadow is surrounded on three sides by housing and is near the centre of Gotherington Village.</p> <p>This demonstrates that The Meadow is <i>local in character</i> and is <i>in reasonably close proximity to the community it serves</i> and therefore meets those aspects of the requirements of the NPPF Paragraph 77</p>
<p>11. Summary: Describe how the site is used by the community.</p>	<p>The site is used as a safe walking route to and from the local facilities, particularly the school, the shop and the bus stop as well as for dog walking and general recreation (mainly walking) for all ages. It contains a non-road walking route bounded by public footpath AG044 and a footpath from Aggs Lane to Longfurlong. The field is therefore favoured by families, especially those from Longfurlong and many use it on a daily basis, valuing it as a safe route - one which can take pushchairs as well as walkers. This safe route is</p>

	combined with other valued aspects, notably plentiful wildlife and the open views which reinforce the rural nature of the village.
12. List of evidence of support (letters from parish council, district and county councillors, MP, local groups, schools, CPRE, survey evidence)	<p>In the July 2015 consultation weekend, of the 170 forms completed, 105 people selected The Meadow as a green space they wished to protect. Of these, 55 people explained how the place is special to them. An analysis of the comments (see (b) below) shows that:</p> <p>22 comments referred to the outstanding views from the site, looking across to Cleeve Hill and Nottingham Hill (See photographs in Section 3). 19 comments related to the importance of the site for walking, dog walking and other recreational activities and 4 comments related to daily or frequent use. 11 referred to the importance of the space in maintaining separation between Gotherington and Bishop’s Cleeve; Historical use of the space for public activities such as gymkhanas was mentioned and 12 comments related to the wildlife in the site, including bird species such as kestrels.</p> <p>Letter from Chair of Gotherington Local History Society (See (a) below) Letter from Borough Councillor Mel Gore (See (d) below)</p>
<p>At least one of sections 13- 18 must be completed. In some cases, the reasons why a site is special may fit under several categories. Leave blank if not relevant</p> <p>The sections below demonstrate how The Meadow meets the requirements of the following aspects of Paragraphs 77 of the NPPF: <i>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</i></p>	
13. The site is special because of its beauty	<p>Views from the site towards the AONB Cleeve Hill and Nottingham Hill – 22 comments received in the July 2015 consultation (See full list in (b) below) demonstrate that people feel the field is special due to its views. E.g. <i>“it is a beautiful place for walk in countryside” “Beautiful view and natural beauty overlooking Nottingham Hill and Cleeve Hill”.</i></p> <p>These views are shown in photographs in Section 3 above. See also Section 18 below.</p> <p>This beautiful aspect is the reason why people value walking along the public footpaths in the field to local facilities and services.</p>
14. The site is special because of its historic significance	<p>Significance of the field as a sports/recreation field in the last century. A letter from the Chair of Gotherington Local History Society states that: <i>“it was used for the famous cricket match in 1948 between Glos. County and Gotherington. It was also used for football matches in the 1950s. Later, it became the location for the annual horse show/gymkhana.”</i></p>
15. The site is special because of its recreational value	<p>Walking and dog walking are popular recreational uses of the site. It is also a safe walking route to and from community facilities including shop, bus stop and school. It leads to other footpaths in and around the parish and</p>

	<p>therefore is an important connecting route for Gotherington.</p> <p>Comments from the community consultation demonstrated regular and frequent use of the site e.g. <i>“Lovely walk every day. My favourite walk.” “Used by many for walking. Leads to other footpaths.”</i></p> <p>Extract from a letter from Ben Jordan- Headteacher at Gotherington Primary School (See (c) below) demonstrates the value of the field to local families and the ethos of the school - <i>“...children and parents .. use The Meadow footpath as a car free route to walk to and from the school. As a school we are very proud of our ‘Healthy School’ status and our ‘Gold Eco-School’ award and regularly encourage and promote the health benefits of walking to school as well as the positive effect on the environment of not using the car for short journeys. The children who live in Gotherington have the advantage of being able to walk to school and the footpath provides a safe way to do this and allows the children a certain amount of independence, without the worry of traffic.”</i></p>
16. The site is special because of its tranquillity	--
17. The site is special because of its richness of wildlife	12 comments in the July 2015 consultation (See (b) below) referred to people’s enjoyment of wildlife in the field during walks. e.g. <i>‘Kestrels hunt on this land’</i>
18. The site is special because of any other reason	<p>Other comments made during the July 2015 community consultation included the importance of the site in relation to maintaining separation between Gotherington and Bishop’s Cleeve.</p> <p>The independent Visual Impact Study conducted by Kirkwells Planning Consultants in June 2015 came to the following conclusion about The Meadow (Site F in the study): <i>“There would be a substantial visual impact caused by housing on the site. Current properties affected are in Lawrence’s Meadow, Aggs Lane and Aggs Close, all immediately adjacent to site F and currently enjoying open views as far as Nottingham Hill. Cobblers Close residents would be similarly impacted as they would be on a section of Cleeve Road.”</i></p>
19. Any other comments	

Additional Evidence

- a) Email from Caroline Meller - Chair of Gotherington Local History Society October 2015 (email addresses and names of people referred to in the letter removed)

Hi David,

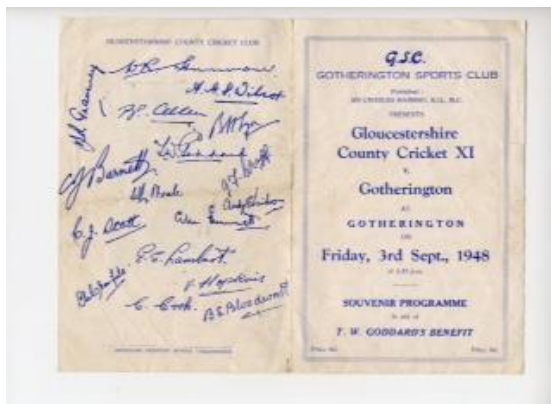
Off the top of my head the official name of the field is the Lammas Ground (a good way of emphasising its heritage). I know that it was used for the famous cricket match in 1948 between Glos. County and Gotherington - either *** or **** would be able to fill you in with more detail about this. It was also used for football matches in the 1950s. Later, it became the location for the annual horse show/gymkhana - **** would be the best contact. He will also know more in general given that he's been living next to the field since 1962. Various finds have been dug up by metal detectorists including an 18th century thimble which was given to me by one of them. The detectorist in question told me they quite often find thimbles, needles and the like in the corners of fields where the women sat sewing whilst the men went about agricultural work.

Actually, not sure I can add anything else but if something does come to mind I'll drop you a line.

Best wishes,

Caroline

Photos of a souvenir programme from the 1948 cricket match and the Gotherington cricket team from the same era.



b) Verbatim comments made about The Meadow during the July 2015 consultation

Important open space & maintains separation of the village from BC development
A lovely field which should remain so. It has lovely views to BC
Lovely walk every day. My favourite walk
Possibility of development as a multipurpose open space- walkers; dog-walkers, horse-riding, etc. Formerly used for gymkhanas, cricket and football
All land North of the village - preserves the views.
Foil to village edges and breathing space
View, tranquillity, walking around Meadow, it is a beautiful place for walk in countryside. Dog walking
Limit risk of development towards Cleeve
Provides a break between G & BC & valuable walking area used daily by lots of people
Open views

Build on ugly land not pretty land
Enjoy views. Kestrels hunt on this land. Great benefit
Protect public footpaths; the rest is farmed
Open space between the village and new development; dog walking
This helps to keep Gotherington as a separate village
Regularly walk thro the Meadow
Used by many for walking. Leads to other footpaths
Recreational value and views
A natural beauty overlooking Nottingham Hill and Cleeve Hill
Tranquility, wildlife, dog-walking
Distinct separation from Homelands Development
As much green space as possible needs to be preserved
I walk through regularly. Beautiful views
Walking area
Beautiful view and natural beauty overlooking Nottingham Hill and Cleeve Hill
Essential to the community
Will protect beautiful views enjoyed by many. An ancient route that needs to be preserved
View of the beautiful countryside adds to the attraction of the village
Beautiful views to Cleeve
To maintain space and protection from Bishop's Cleeve
Unspoilt open space for wildlife, used by villagers for walking; sense of space between G & BC
Additional green open space for walking (esp. dog walkers) & wildlife. Buffer from development further south.
Stop bringing us closer to Bishop's Cleeve
Recreational and beauty of the site
Beauty of site, tranquillity, richness of wildlife, birdlife
Beauty of site and views
Historical importance and also provides space between G and BC
Historical significance, beauty, recreational value tranquillity, wildlife
Beauty of site, views over local hills, tranquillity and wildlife
Fabric of the village
Tranquility, beauty of view from site & wildlife
Good walking, views and wildlife
Historical sports field - preserving the linear village
Linking Gotherington to Homelands, wildlife
As a regular walker, any development would affect the beauty, tranquillity, wildlife, areas of natural beauty
Beauty of site, tranquillity, bird life
Tranquillity, beauty of view from site & wildlife
View, dog-walking
No reason why this not considered for development.
Development here would impinge on the views of many residents
History, walking, green space in village, dog-walking
currently a well-used village facility
Calming space, good footpath link, wildlife, habitat
Walking my dogs twice a day. Beautiful sunsets over Malvern Hills, Farming also a feature, wildlife
Important for view of Nottingham Hill and rural feel of the village.

c) Letter from Ben Jordan- Headteacher of Gotherington School, September 2015

I am writing following conversations with several parents who are very concerned regarding any proposed development of dwellings which may possibly be built on the field to the rear of Lawrence's Meadow, Aggs Lane and Aggs Close, known as The Meadow (Cooke's Field). My main concern is the impact this would have for the children and parents who use The Meadows footpath as a car free route to walk to and from the school.

As a school we are very proud of our 'Healthy School' status and our 'Gold Eco-School' award and regularly encourage and promote the health benefits of walking to school as well as the positive effect on the environment of not using the car for short journeys. The children who live in Gotherington have the advantage of being able to walk to school and the footpath provides a safe way to do this and allows the children a certain amount of independence, without the worry of traffic. I strongly believe that if the Meadow is developed on fewer parents and children would continue to use the footpath and the effect would be more traffic congestion at the start and end of the school day."

d) Email from Tewkesbury Borough Councillor Mel Gore, October 2015

Our local green spaces, such as Freeman's Field and The Meadow, help make Gotherington not just a place to live but a thriving community. Somewhere that can be used by everyone regardless of age-bridging the generation gap, assisting in community integration and helping to promote the health and wellbeing of our residents.

Local Green Space: Freeman Field

Question/Aspect	Response
1. Site location and address	Field adjacent to the Village Hall and Rex Rhodes Building
2. Map of site showing location, boundaries and scale used	See Figure 4.
3. Photograph of site	
4. Size of site (hectares)	<p>Approximately 1.20 hectares = 2.97 acres</p> <p>This demonstrates that Freeman’s Field is <i>not an extensive tract of land</i> and thereby meets that aspect of the requirements of the NPPF Paragraph 77</p>
5. Ownership of site	Parish Council owned
6. Any designations on all or part of the site (e.g. AONB, local conservation area)	No
7. Is there planning permission on the site/part of site?	No
8. Is any part of the site allocated in the local plan?	No
9. Is it listed as a SHLAA	No

(or a SALA) site?	
10. Where is the site in relation to the community it serves?	Freeman Field is in the centre of Gotherington Village, adjacent to the settlement, with development to the front including the Village Hall and Rex Rhodes Building- both important meeting and activity spaces in the parish. This demonstrates that Freeman’s Field is <i>local in character</i> and is <i>in reasonably close proximity to the community it serves</i> and therefore meets those aspects of the requirements of the NPPF Paragraph 77
11. Summary: Describe how the site is used by the community.	Freeman Field is the playing field for the village- the only space openly available through the day as the only other playing field is linked to the school. There is a play park with equipment on the site and fields used for football, cricket and informal play and games. The field is also adjacent to the tennis courts.
12. List of evidence of support (letters from parish council, district and county councillors, MP, local groups, schools, CPRE, survey evidence)	<p>In the July 2015 consultation weekend, of the 170 forms completed, 94 people selected Freeman Field as a green space they wished to protect. Of these 79 explained how the place is special to them (See (h) below). An analysis of the comments shows:</p> <p>52 references to recreation/exercise including formal sports, play and some walking. 14 comments related to its high usage and 14 comments referred to the value of the space as a village amenity or hub- providing examples such as community fireworks and barbeque events. 26 comments made reference to the beauty of the space’s setting with open countryside views from the area.</p> <p>Letters demonstrating how Freeman Field is special have been received from the following organisations/individuals:</p> <ul style="list-style-type: none"> • Gotherington Brownies and Rainbows • Gotherington Cricket Club • Gotherington Wine Club • Gotherington Playgroup • Gotherington Petanque Club • Gotherington Juniors Football Club • Beavers, Cubs and Scouts of 1st Gotherington • Tewkesbury Borough Councillor Mel Gore (See (d) <u>above</u>)
<p>At least one of sections 13- 18 must be completed. In some cases, the reasons why a site is special may fit under several categories. Leave blank if not relevant</p> <p>The sections below demonstrate how Freeman’s Field meets the requirements of the following aspects of Paragraphs 77 of the NPPF: <i>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.</i></p>	
13. The site is special	Landscape assessment- view from playing field onto AONB, Crane Hill,

<p>because of its beauty</p>	<p>Woolstone Hill and Dixton Hill</p> <p>In the July 2015 consultation 26 comments made reference to the beauty of Freeman Field’s setting with open countryside views from the area. This creates the rural setting for the sporting, informal recreation and walking activities. e.g. <i>“Children use it. Beautiful backdrop for the nursery. Used by Forest School”</i>; <i>“We walk over this field regularly. Offers great views.”</i></p>
<p>14. The site is special because of its historic significance</p>	<p>--</p>
<p>15. The site is special because of its recreational value</p>	<p>Recreation is the prime use of the site, as demonstrated in the responses received in the July 2015 consultation event when there were 52 references to recreation/exercise including formal sports, play and walking (See (h) below). e.g. <i>“It is used on most days for various activities”</i>; <i>“Valuable asset used by many for sport”</i>;</p> <p>14 comments related to its high usage – e.g. <i>“I visit 4 to 5 times a week”</i>; <i>“My children use this park every day.”</i></p> <p>14 comments referred to the value of the space as a village amenity or hub- e.g. <i>“It is recreational and sporting heart of the village for all ages”</i>; <i>“Key + very well kept recreational area - especially vital for the children in the village and village events.”</i></p> <p>12 groups make use of the field as well as the residents who use the field for walking and informal play. Many groups have written to demonstrate how Freeman Field is special and extracts are below, with full content in Additional Evidence Sections a to g.</p> <ul style="list-style-type: none"> • Gotherington Brownies and Rainbows (See (a) below) <i>“It is great to have a safe space on our doorstep where the girls can run, play games and explore nature. We have completed trails, treasure hunts and nature challenges in the field. The girls also love the play park.”</i> • Gotherington Cricket Club (See (b) below) <i>“The cricket club has formed a vital social bond with the village. It has been vital to the young and old especially in this age of getting children out from behind their Xboxes.”</i> • Gotherington Wine Club (See (c) below) <i>“The open social area provides a meeting place, sports area and a place for social gatherings of all sizes, and the views of our surrounding area are magnificent and remarked upon by the many visitors to our village”</i> • Gotherington Playgroup (See (d) below) <i>“..our access to Freeman’s Field provides us with the facility for large physical play with hoops and bean bags. It also allows our nursery children to build up essential physical skills such as running, jumping enhancing their spatial</i>

	<p><i>awareness skills which we cannot fully achieve in the small garden area. .. after school club children freedom to play a variety of games like football, cricket or just to feed the ducks. The children love coming to our club for these very reasons and are very keen to get outside after a day in the classroom! ... The nursery children use part of the field as a forest school area which means they have access to an outdoor learning environment specifically designed to enhance their learning in all areas of the early years' curriculum. Many children respond to, and learn more, in this type of environment."</i></p> <ul style="list-style-type: none"> ● Gotherington Petanque Club (See (e) below) <i>"the Petanque Club has met for play on Sunday mornings, Wednesday afternoons and Friday afternoons or evenings. In fact, we have two pistes on Freeman Field and both are utilised frequently for contests and a variety of events.</i> <p><i>The Petanque Club is also a member of the Cotswold League which means that club members play against other clubs in the Cotswolds. When we host matches on our piste in Gotherington, we invariably hear our visitors comment on the fantastic views across Freeman Field to Woolstone Hill. In fact, we hear many members of our own club make similar comments on how lucky we are to have such a wonderful setting for our game.</i></p> <p><i>Apart from our regular games of Petanque, we also utilise the area surrounding our piste on Freeman Field to set up gazebos, barbeques and tables and chairs in order for the fifty odd members to enjoy social gatherings in conjunction with competitive games of Petanque."</i></p> <ul style="list-style-type: none"> ● Gotherington Juniors Football Club (See (f) below) <i>"Freeman field is a wonderful space that enables over 160 children currently to play matches and train in a safe environment. The benefits to health, developing skills and learning to part of team are all facilitated by having access to this space. Football has been played here since 1965, and since the mini soccer section was formally established in 1999 over 450 children, mainly from the village school have benefited from having access to Freeman field as a place to train and play. The field has also hosted a family funday every year which enables the entire club to get together and celebrate the season meet with the other age groups."</i> ● Beavers, Cubs and Scouts of 1st Gotherington (See (g) below) <i>"The field is used weekly by our 140 children, engaging in games, educational activities or practicing for the next camp. All the groups use the field as an extension to the village hall where they meet and whatever the weather you will frequently find the scout groups in the field rather than in the hall. Without the easy access to the space that Freeman's field provides, I do not believe that 1st Gotherington would be the success it is today."</i>
<p>16. The site is special because of its tranquillity</p>	<p>--</p>
<p>17. The site is special</p>	<p>--</p>

because of its richness of wildlife	
18. The site is special because of any other reason	<p>Freeman Field enhances the facilities available to groups which use the Rex Rhodes Building and the Village Hall.</p> <p>14 comments in the July 2015 consultation referred to the value of the space as a village amenity or hub- providing examples such as community fireworks and barbeque events e.g. <i>“Without this there would be no village green place for large scale social village activities.”</i></p>
19. Any other comments	

Additional Evidence

a) Kirsten Stillman - Rainbow and Brownie Guider

Gotherington Brownies and Rainbows benefit greatly from meeting in the village hall next to the Freeman field. We try to make as much use as possible of it - weather permitting - for getting outdoors and enjoying our local environment. It is great to have a safe space on our doorstep where the girls can run, play games and explore nature. We have completed trails, treasure hunts and nature challenges in the field. The girls also love the play park.

The field provides a great location for outdoor play and learning and is an asset to our village.

b) Gotherington Cricket Club

Freeman Field has been a pivotal part of my life having played there for 26 years. It has been vital to the young and old especially in this age of getting children out from behind their Xboxes.

The cricket club has formed a vital social bond with the village.

c) Gotherington Wine Club

Freeman’s Field is important to the Wine Club not only for the annual BBQ day, but also because many members are involved in other aspects of Gotherington life and, without the field, the village would be a poorer place to be. The open social area provides a meeting place, sports area and a place for social gatherings of all sizes, and the views of our surrounding area are magnificent and remarked upon by the many visitors to our village.

d) Gotherington Playgroup

My staff and I have been discussing the importance of Freeman's Field to us as a setting and we all agree it is a valuable asset for the following reasons:

1. Firstly it is an Ofsted requirement that all children should have free flow access to an outdoor space and, although we have this with the enclosed garden area at the rear of the Rex Rhodes building for sensory play with sand and water etc., our access to Freeman’s Field provides us with the facility for large physical play with hoops and bean bags. It also allows our nursery children to build up essential physical skills such as running, jumping enhancing their spatial awareness skills which we cannot fully achieve in the small garden area.

2. The field gives our after school club children freedom to play a variety of games like football, cricket or just to feed the ducks. The children love coming to our club for these very reasons and are very keen to get outside after a day in the classroom! We frequently have parents comment that their child doesn't need to come to the club because of parents' work commitments but they ask to come to play with their friends and we believe having access to the field is one of the reasons for this.

3. The nursery children use part of the field as a forest school area which means they have access to an outdoor learning environment specifically designed to enhance their learning in all areas of the early year's curriculum. Many children respond to, and learn more, in this type of environment. It can help with behaviour issues and help children to bond with each other and their key person.

4. The field also gives the nursery a link with the local community as we frequently see villagers either playing Petanque, walking their dogs or when we feed the ducks. This is especially the case with the after school club when children spend a lot of the session outdoors

e) Gotherington Petanque Club

For the past eighteen months I have been Chairman of the Gotherington Petanque Club. Twenty years ago a group of residents decided that it would be a good idea to introduce the village to the game of Petanque. After much discussion and planning, and consultation with Gotherington Parish Council, it was agreed that an area of Freeman Field should be allocated to a piste where Petanque could be played.

Since then the Petanque Club has met for play on Sunday mornings, Wednesday afternoons and Friday afternoons or evenings. In fact, we have two pistes on Freeman Field and both are utilised frequently for contests and a variety of events.

The Petanque Club is also a member of the Cotswold League which means that club members play against other clubs in the Cotswolds. When we host matches on our piste in Gotherington, we invariably hear our visitors comment on the fantastic views across Freeman Field to Woolstone Hill. In fact, we hear many members of our own club make similar comments on how lucky we are to have such a wonderful setting for our game.

Apart from our regular games of Petanque, we also utilise the area surrounding our piste on Freeman Field to set up gazebos, barbeques and tables and chairs in order for the fifty odd members to enjoy social gatherings in conjunction with competitive games of Petanque. Overall, I would say that Freeman Field is very important to Gotherington, and particularly to the Petanque Club, and we are delighted and pleased to have such a wonderful setting which is enjoyed by so many people in Gotherington.

f) Gotherington Juniors football club

Writing as Chairman and Secretary of Gotherington Juniors football club, I am delighted to say that Freeman field is a wonderful space that enables over 160 children currently to play matches and train in a safe environment. The benefits to health, developing skills and learning to part of team are all facilitated by having access to this space. Football has been played here since 1965, and since the mini soccer section was formally established in 1999 over 450 children, mainly from the village school have benefited from having access to Freeman field as a place to train and play. The field has also hosted a family funday every year which enables the entire club to get together and celebrate the season meet with the other age groups.

g) Beavers, Cubs and Scouts of 1st Gotherington

Freeman's field is an invaluable resource to the Beavers, Cubs and Scouts of 1st Gotherington. The field is used weekly by our 140 children, engaging in games, educational activities or practicing for the next camp. All the groups use the field as an extension to the village hall where they meet and whatever the weather you will frequently find the scout groups in the field rather than in the hall.

Without the easy access to the space that Freeman's field provides, I do not believe that 1st Gotherington would be the success it is today.

Group Scout Leader, 1st Gotherington

h) Verbatim comments made about Freeman Field during the July 2015 consultation

Playing Field is vital to village and has beautiful open views of countryside
This field should remain a village rec. It is used on most days for various activities
Village use
Existing high usage for sporting recreational purposes. Views from the field
Children use it. Beautiful backdrop for the nursery. Used by Forest School
Recreational value; feels beautiful to be in the heart of the country
Regular exercise use and great viewpoint ad open spaces
Central. Well used regularly by all age groups
Beneficial to village community - children can play, events at the village fireworks, etc.
This is a very important facility for all of the village. It is well used and is often the hub for all village activities
Protect view
Provides valuable rec area which is constantly in use. Plus lovely views to Woolstone
Beautiful views, supports villagers wellbeing, used for sporting events and walks
It would upset the children who play there
Playing Field is valuable village asset presumably owned by Parish Council
We walk over this field regularly. Offers great views
You need a sports field more than anything
Playing field - public amenity
Recreational value for the whole village
Recreation
For use by children & recreation - A MUST
Breadth of activities and views that it offers
Without this there would be no village green place for large scale social village activities
Essential for the village. Numerous sports for all. Playground, area for walks, beautiful views
Many people and activities use this area
Recreational value and views
My children use this park every day
Beautiful natural beauty and playground next to it
Recreational value and views
Valuable village asset with links to Village Hall etc.
A vital recreational amenity
I visit 4 to 5 times a week
Recreational facility for most residents
Beautiful view and playground
Essential to the community

Used by nearly everyone in the village
Recreational facilities for the village is important
Recreation and beautiful views
To maintain view to Woolstone & to keep sports facilities
Recreational value; important village amenity for all
Recreational value and its role in the community
Key + very well kept recreational area - especially vital for the children in the village and village events
Protect playing fields
Recreational site used 2-3 times a week. Resources for all family. Tranquillity, wildlife, beautiful views, activity equipment
Access to Woolstone Hill, stunning views, a community asset
Access to Woolstone Hill, stunning views, a community asset
Important village amenity
Recreational and beauty of the site
Beauty of site, tranquillity, recreational value; 5 times per week
Recreational value, used every week
Important for sporting and social activities plus wonderful views
Historical significance, beauty, recreational value, tranquillity, wildlife
Beauty of site, views over local hills, tranquillity and wildlife
Fabric of the village
Current amenity value
Existing play and sport area
Recreational value of site, beauty of views from site
Already play and sports area
Valuable asset used by many for sport
Sports field used by all
Views and beauty of the village
Use 2-3 times per week with children
As a regular walker, any development would affect the beauty, tranquillity, wildlife, areas of natural beauty
Beauty of site and views, notwithstanding recreational value
Recreational value of site, beauty of views from site
A valuable amenity
Beauty of site and views, recreational value for sport and village events, wine club BBQ, health of village
People have been using field for generations for sporting activities. Exceptional views
Tranquillity, beauty, used frequently
Recreational value
The only large outdoor recreation area in village apart from school
It is recreational and sporting heart of the village for all ages
Recreation and sports field - VITAL!
An excellent village amenity, more sporting activities should be encouraged
Village recreation field
Its beautiful fantastic views. Used 2/3 times per week
Important recreational facility for village, nursery, cricket, tennis, football, etc. and other events
Recreational value. Used daily
Beauty and views of open countryside and recreational value. Go there almost every day.

APPENDIX 3

Locally Significant Views

Each of the potential building sites in Gotherington will have a visual impact both within the village and, in some cases from outside looking towards it. This document addresses each of the sites and assesses the visual impact.

The following sites are assessed:

A	Malleson Road	View from Shutter Lane View from Malleson Road View towards A435, looking west
B	Gretton Road N side	View from Nottingham Hill View from Manor Lane
C	Manor Lane (back of school)	View from south side of Gretton Road.
D	Moat Farm	View from Field View from Woolstone
F	The Meadow (Cooke's Field)	View from Lawrence's Meadow
G	Woolstone Lane	View from Woolstone View from Malleson Road.
H	Cleeve Road	View from Lawrence's Meadow
I	GNDP1	View from Malleson Road

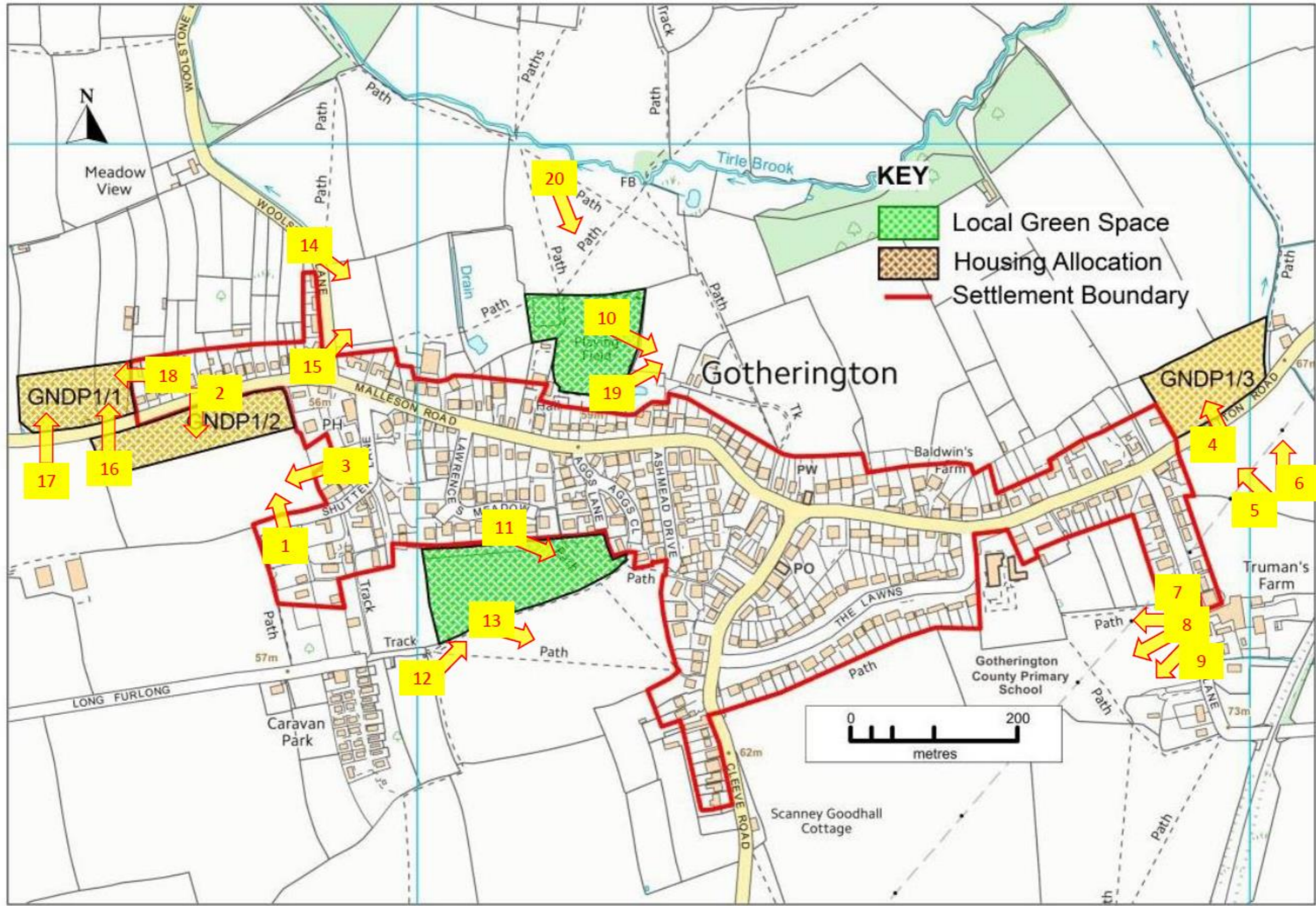


Image showing sites A to H during the GNDP consultations

Figure A1 – Assessed View Points (OS licence number 100055181)

➔
Photo Locations

17
Photo Numbers





Site A. Malleson Road, south side (viewpoints 1, 2 and 3)

The following views show the inevitable visibility of any housing but the impact is regarded as acceptable in keeping with the impact of the houses on the north side of the road.

		
<p>Viewpoint 1 from Shutter Lane N</p>	<p>Viewpoint 2 from Malleson Road</p>	<p>Viewpoint 3 from Shutter Lane West</p>

Site B. Gretton Road, north side (viewpoints 4, 5 and 6)

Any building on Site B would have little or no visual impact on the houses opposite on the south side of Gretton Road but, of course the development would be clearly visible from the lower slopes of Nottingham Hill above Manor Farm.

		
<p>Viewpoint 4 from Gretton Rd. across site B. Looking North West</p>	<p>Viewpoint 5 Crane Hill from Nottingham Hill across site B. Looking North West</p>	<p>Viewpoint 6 Crane Hill from Nottingham Hill across site B. Looking North West</p>

Site C. Manor Lane (back of school) (viewpoints 7, 8 and 9)

Housing on this site would be visible from the other side of Manor Lane but the impact is considered minimal. The houses on Gretton Road mostly have large gardens so would not be impacted. This is a low visual impact site.

		
Viewpoint 7 from the back of Gretton Road properties toward the rear of the school, across Manor Lane over site C. Looking South	Viewpoint 8 from Manor Lane across site C. Looking West	Viewpoint 9 from Manor Lane across site C toward St Michael and all Angels, Bishops Cleeve. Looking South

Site D. Moat Farm (viewpoints 10, 19 and 20)

There would be substantial adverse visual impact from within Gotherington, including Malleson Road and from Woolstone which currently enjoys uninterrupted views across the valley as far as Gotherington.

		
Viewpoint 10 towards Crane Hill across Moat Farm.	Viewpoint 19 across Moat Farm from Freeman Field.	Viewpoint 20 across Moat Farm from Woolstone. Looking South

Site F. The Meadow or Cooke’s Field (viewpoints 11,12 and 13)

There would be a substantial visual impact caused by housing on the site. Current properties affected are in Lawrence’s Meadow, Aggs Lane and Aggs Close, all immediately adjacent to site F and currently enjoying open views as far as Nottingham Hill. Cobblers Close residents would be similarly impacted as they would be on a section of Cleeve Road.

		
<p>Viewpoint 11, Cleeve Hill from Lawrence’s Meadow across site F, towards Homelands Farm and the Homelands 2 boundary. Looking South</p>	<p>Viewpoint 12, Nottingham Hill from behind Lawrence’s Meadow across site F. Looking East</p>	<p>Viewpoint 13, Cobblers Close from Lawrence’s Meadow across site F. Looking East</p>

Site G. Woolstone Lane (viewpoints 14 and 15)

Building on site G would adversely affect views to and from Woolstone and Crane Hill. It would also be visible from properties on Malleson N side and Woolstone Lane E side.

	
<p>Viewpoint 14, from Woolstone Lane across site G towards rear of Malleson Road. properties. Looking South East</p>	<p>Viewpoint 15, from Woolstone Lane, behind Malleson Road properties across site G. Looking North East</p>

Site H. Cleeve Road

The Cleeve Road site does not have any visual impact implications within the village or from outside.

Site I. Malleson Road looking over Site GNDP2/1 (viewpoints 16, 17 and 18)

This is a low visual impact site.

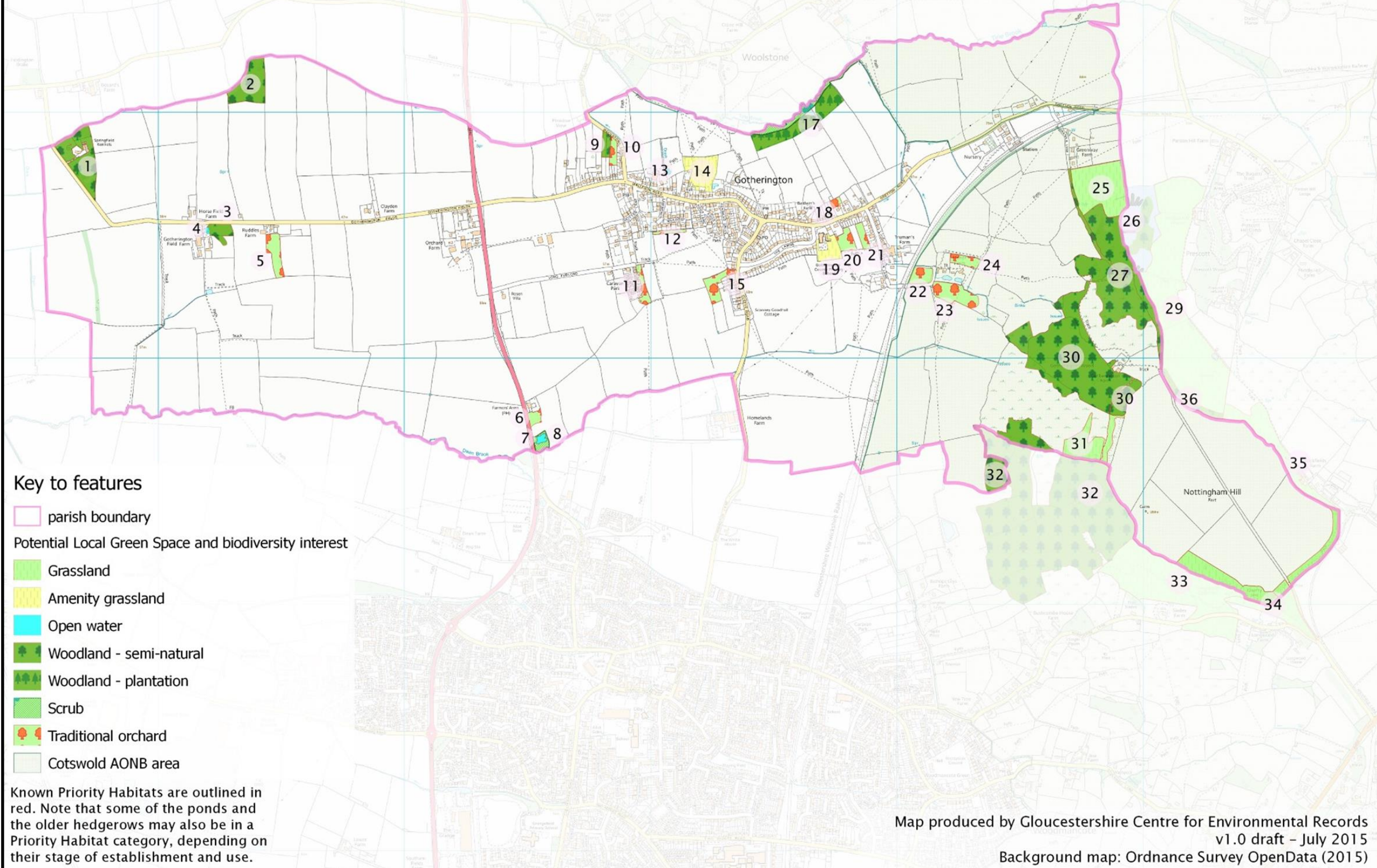
		
Viewpoint 16 , from The North side of Malleson Road looking North	Viewpoint 17 , from The North side of Malleson Road looking North	Viewpoint 18 , from The North side of Malleson Road looking West

APPENDIX 4

Biodiversity

Biodiversity features and open space – numbered features Gotherington parish, Gloucestershire

See the accompanying spreadsheet for feature details



Number	Source	Name	Type	Status	Comments	Area (hectares)
1	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		2.3935
10	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.3017
11	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat	On the Inventory but not much orchard left now	0.3925
12	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.1470
13	Ordnance Survey MasterMap		Pond	Priority Habitat (too small for Natural England Inventory)	Field pond (now dry?)	0.0308
14	Ordnance Survey MasterMap		Amenity grassland		Playing field and tennis courts	1.4884
15	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.6946
16	Ordnance Survey MasterMap		Scrub		Scrub and trees alongside Tirl Brook	0.7663
17	Ordnance Survey MasterMap		Plantation woodland			1.4024
17	Ordnance Survey MasterMap		Plantation woodland			0.9126
18	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.1384
19	Ordnance Survey MasterMap		Amenity grassland		Gotherington Primary School grounds	0.6660
2	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		1.9312
20	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.5064
21	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.3235
22	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.5409

23	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		1.2149
24	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.4518
25	Natural England Priority Habitat Inventory v2 2015		Species-rich semi-improved grassland	Priority Habitat		3.9952
26	Natural England Priority Habitat Inventory v2 2015		Lowland raised bog - part	Priority Habitat		0.5683
26	Natural England Priority Habitat Inventory v2 2015		Lowland raised bog - part	Priority Habitat		1.9321
27	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		6.0969
27	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		2.7985
28	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		1.4421
29	Natural England Priority Habitat Inventory v2 2015		Species-rich semi-improved grassland	Priority Habitat		15.0080
3	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		0.5509
30	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		0.8398
30	Natural England Priority Habitat Inventory v2 2015	Gotherington Wood	Deciduous woodland	Key Wildlife Site, Priority Habitat		10.5070
31	Natural England Priority Habitat Inventory v2 2015		Limestone grassland	Priority Habitat		0.5102
31	Natural England Priority Habitat Inventory v2 2015		Limestone grassland	Priority Habitat		1.6323
32	Natural England Priority Habitat Inventory v2 2015	Bushcomb Wood & surrounds	Deciduous woodland	Key Wildlife Site (part), Priority Habitat	Just outside the parish boundary	26.2270
32	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		1.0362
33	Natural England Priority Habitat Inventory v2 2015	Nottingham Hill KWS	Limestone grassland	Key Wildlife Site, Priority Habitat	Just outside the parish boundary	11.8450

34	Natural England Priority Habitat Inventory v2 2015		Limestone grassland	Priority Habitat		2.9948
35	Natural England Priority Habitat Inventory v2 2015		Limestone grassland	Priority Habitat	Just outside the parish boundary	4.2092
36	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat	Just outside the parish boundary	0.8354
4	Ordnance Survey MasterMap		Pond	Priority Habitat (too small for Natural England Inventory)	Pond at Gotherington Field Farm	0.0295
5	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.8037
6	Natural England Priority Habitat Inventory v2 2015		Traditional orchard	Priority Habitat		0.2564
7	Ordnance Survey MasterMap		Scrub		Trees and scrub around pond	0.2720
8	Ordnance Survey MasterMap		Pond	Priority Habitat (too small for Natural England Inventory)	Pond near the Farmer's Arms	0.1042
9	Natural England Priority Habitat Inventory v2 2015		Deciduous woodland	Priority Habitat		0.3340

