

2014

Alderton Design Statement



Produced by the Alderton Plan Group
in conjunction with Alderton Parish Council
2014



FOREWORD

The Alderton Design Statement has been written and produced in the civil parish of Alderton, Tewkesbury Borough, Gloucestershire, by the Alderton Neighbourhood Plan Group, a group of local volunteers accountable to Alderton Parish Council.

It is the intention of the authors that the Design Statement should be made available to planners, developers, householders and others involved in changing the built and landscape environment of the Parish of Alderton to develop understanding of the distinctive character of the Parish and the aspirations of its communities.

Underpinned by parish-wide community consultations, this document has also benefitted from guidance from the Department for Community Development & Partnerships at Tewkesbury Borough Council, the Gloucestershire Rural Community Council and the Campaign to Protect Rural England (CPRE).

The Alderton Neighbourhood Plan Group is grateful for the support and guidance received from all those who participated in the production and revision of the Alderton Design Statement.

In memory of Peter Burton

1940 - 2013

‘Alderton represents everything that is good about village life.’ Resident, Alderton Community Consultation

Document History

Parish-wide draft_v1	18 January 2014
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As a living document, the Alderton Design Statement will be reviewed at regular intervals to ensure that it accurately reflects current policies and to take account of continuing feedback.

CONTENTS

1. Introduction	4
2. Parish Context	8
2.1 Geographical setting	8
2.2 History.....	8
2.3 Settlement patterns and population	10
2.4 Infrastructure, services and amenities	11
2.5 Economy	13
3. Landscape Character.....	15
3.1 Distinctive landscape character areas	15
3.1.1 Alderton village	16
3.1.2 Alderton Hill	17
3.1.3 Frampton	18
3.1.4 Alderton Fields	20
3.1.5 Dixton	20
3.2 Communication routes	21
3.3 Natural environment and biodiversity.....	22
3.4 Agriculture	23
3.5 Trees and orchards.....	24
3.6 Dark skies.....	25
3.7 Flooding and drainage.....	26
3.8 Guidelines: Landscape Character and Natural Environment.....	29
4. Built Environment.....	32
4.1 Parish design characteristics	32
4.2 Building materials.....	32
4.3 Alderton village design characteristics.....	34

4.4 Frampton design characteristics.....	39
4.5 Alderton Fields design characteristics.....	40
4.6 Dixton design characteristics	41
4.7 Guidelines: Built Environment	44
5. Roads and Paths	47
5.1 Roads	47
5.2 Car parking.....	48
5.3 Paths.....	49
5.4 Guidelines: Roads and Paths.....	51
6. Bibliography.....	54
7. Acknowledgements.....	56
Appendix A: Maps.....	57

1. INTRODUCTION

1.1 What is a Design Statement?

A Design Statement aims to ensure that new development takes into account the qualities and characteristics that make a place distinctive so that its special character can be enjoyed by future generations.

A design statement:

- Describes the distinctive character of a settlement in its surroundings;
- Identifies the landscape setting, the shape of the settlement and the nature of the buildings;
- Draws together design principles based on that distinctive local character/sense of place.¹

1.2 Why produce a Design Statement?

Design Statements draw on the knowledge and ideas of local people and reference these, where possible, against national and local planning policies to produce the best outcome in planning decisions. The aim is to provide locally informed and authoritative guidance for all those seeking to introduce change in an area such as a village, town or parish.

A Design Statement can be '*of material consideration*' in the planning process if fully aligned with national and borough planning policies. However, since the Alderton Design Statement has been produced ahead of an adopted [Joint Core Strategy](#)² for Cheltenham, Tewkesbury and Gloucester and a revised Tewkesbury Borough Local Plan, this is not currently possible. The Design Statement can nonetheless inform the Parish's emerging Neighbourhood Development Plan and offer guidance in all current planning applications ahead of final revisions to ensure its strategic alignment.

1.3 Why does good design matter?

The [National Planning Policy Framework](#) (NPPF) underlines the importance of good design and local characteristics by placing a requirement on the planning process '*to promote or reinforce local distinctiveness*' (**NPPF Para 17**). The NPPF further highlights the importance in planning of taking steps to enable the '*integration of new development into the natural, built and historic environment*'.³

Design guidelines produced by a community highlight characteristics that are particularly valued by residents but may be less well understood by others. Good design recognises the role such features play in the well-being of a community and enables their special quality to continue to benefit future generations. Change is also more likely to be successfully integrated where there is a full

¹ Gloucestershire Rural Community Council (2012) *What is a Village or Community Design Statement?*

² Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council: Joint Core Strategy for Cheltenham, Gloucester and Tewkesbury

³ HMSO (2012) National Planning Policy Framework (NPPF)

understanding of how these distinctive characteristics determine the nature of a settlement and give it its special sense of place.

Design quality is particularly important in areas in which a distinctive style has developed over time, resulting in characteristics such as building styles and materials that matter to residents and visitors alike. Of equal importance is the shape and scale of a settlement and the way it relates to its surroundings, especially where the local landscape or built environment is categorised as sensitive.

1.4 How was the Alderton Design Statement developed?

The Alderton Plan Group (later the Alderton Neighbourhood Plan Group) was set up in November 2012 in conjunction with the Alderton Parish Council to determine priorities for local planning. A household survey, including questions on development and local design characteristics, was drawn up and circulated to 308 households in Alderton village, Frampton and Alderton Fields during January/February 2013. A return rate of 88% provides robust evidence of the qualities local people value most in their environment.

A launch event and exhibition, 'Alderton Matters' was held in Alderton Village Hall in late January 2013. The opening meeting was addressed by Elin Tattersall, Assistant Chief Executive, Gloucestershire Rural Community Council (GRCC) and the exhibition attracted over 200 residents.

In May 2013, further in-depth consultation took place on valued design and landscape characteristics which confirmed findings from the house-to-house survey. In the autumn of 2013, the consultation was extended to the hamlet of Dixton and outlying farms in Alderton Parish and a further 8 out of 12 questionnaires were received. Feedback on the first draft was received during 2013 from the GRCC and Tewkesbury Borough Council. The current parish-wide Design Statement has been shaped by this feedback and the outcomes of the two rounds of consultation. The [Alderton Parish Consultation Outcomes Report \(2013\)](#) gives further details.



Residents participating in the design statement consultation in Alderton Village Hall, May 2013

1.5 Who will use the Alderton Design Statement?

As change is brought about by small-scale alterations as well as larger developments, the Alderton Design Statement lays down expectations for all involved in bringing change in Alderton Parish *i.e.*:

- Statutory bodies and planning authorities
- Planners, developers, architects and builders
- Local community groups, businesses and householders

1.6 How should the Alderton Design Statement be used?

Alderton Plan Group recommends that the Alderton Design Statement is used in conjunction with [Building for Life 12](#)⁴ when discussing designs for any new development in order to bring about:

- A clear and appropriate relationship in terms of layout, form, style and materials between the proposed development and its surroundings;
- Designs that help create a safe, cohesive community and contribute to a distinctive sense of place;
- Awareness of the potential to enhance the current environment by, for example, creating new footpaths, improving the safety of local roads, planting additional trees, restoring lost heritage features and reducing the carbon footprint of residents.

Please note

Some recommendations in this document reflect the aspirations of the community for their local area and may not always align with other stakeholders' interests and policies. However, all views are of relevance when reaching a balanced judgement on planning matters. Our expectation is that this document will ensure a voice for the local community in future planning and decision making by Tewkesbury Borough Council and help fill in gaps in policy detail in the Borough Council's revised Local Plan.

While there are conflicting interests in planning decisions, every effort should be made to take account of the views of the community who have a unique appreciation and understanding of their own environment. Their knowledge and understanding enables planning decisions to become more effective and appropriate, thus ensuring the well-being of the community into the future.

Since the Joint Core Strategy (JCS) and the revised Borough Local Plan are not yet in force at the time of writing (spring 2014), guidelines offered in the Alderton Design Statement reference both saved policies from the [Tewkesbury Borough Local Plan to 2011](#) and emerging [JCS strategies and policies](#). Dixton and land to the north, west and east of Alderton village lie in the [Cotswolds Area of Outstanding Natural Beauty](#) and are further subject to policies of the Cotswolds Conservation Board.



Aerial view of Alderton village and parish setting in 2014



Participants in the Alderton 5k run

⁴ Design Council (2012) *Building for Life 12*

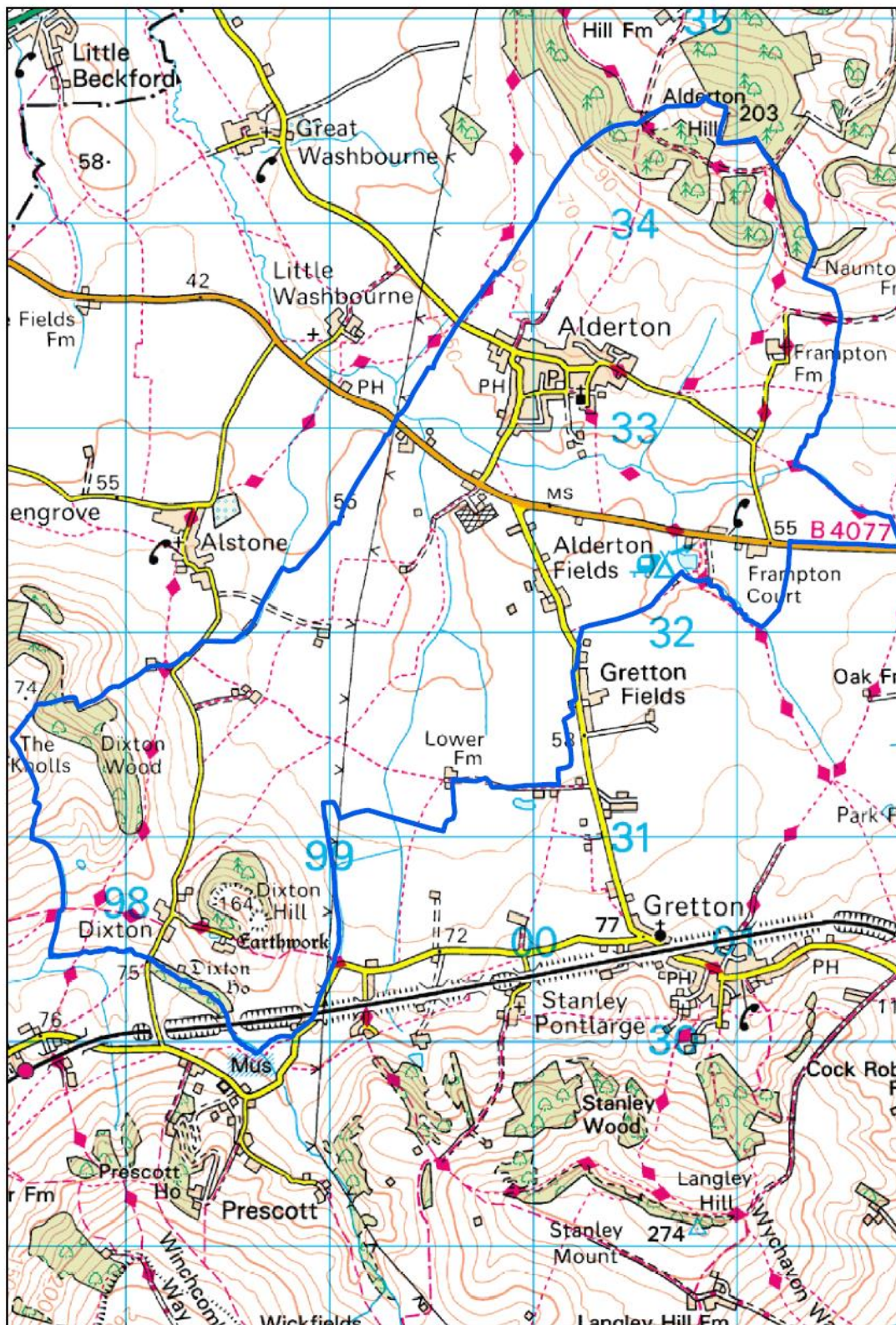


Fig. 1: Map of Alderton Parish

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2. PARISH CONTEXT

2.1 Geographical setting

Alderton in north Gloucestershire is a rural parish lying on the edge of the Vale of Evesham and the Cotswolds AONB. The main settlement of the Parish, Alderton village, is located about 12 miles (18 km) north of Cheltenham, 6 miles (10 km) east of Tewkesbury, 8.5 miles (13 km) south west of Evesham, 14 miles (22 km) west of Stow-on-the-Wold and 4.5 miles (7 km) from Winchcombe.

The parish boundaries run north east to south west across open farmland forming a narrow, elongated shape bisected east to west by a tributary of the Carrant Brook and the B4077 Tewkesbury – Stow road. At each end of the Parish, ground rises to several wooded Cotswolds outliers – Alderton Hill to the north east, and Dixton Hill and Oxenton Hill to the south west (see *Fig.1 p.7*). Bredon Hill dominates visually to the north west, Langley Hill and Stanley Mount to the south and the Cotswold scarp to the east. Open views towards the Malvern Hills to the west are obtained from some parts of the Parish.

The lower lying parts of the Parish are designated a Special Landscape Area, the second tier of landscape protection below an AONB. The elevated ground at either end of the Parish falls within the Cotswolds AONB (see *Appendix A for a map of the Cotswolds AONB boundaries*).



View of Alderton Parish from Dixton Hill View of Alderton Parish from Alderton Hill Alderton village from B4077

2.2 History

Mentioned in the Domesday Book, there is evidence of settlement in Alderton Parish in Saxon, Iron Age and prehistoric times.

Now compact in shape, the **modern village of Alderton** evolved from two separate groups of houses known in 1500 as Bretenyend and Polysend.⁵ One group, formed around the church, churchyard and the rectory, still includes some of the oldest and most picturesque cottages in the village. The other group lay further west and included Alderton Manor Farm and the inn, now known as The Gardeners' Arms. Thatched roofs and half-timbered properties at each end of the village indicate the existence of these much older settlements within the 21st century village envelope. A deserted

⁵ Source: British History Online: 'Parishes: Alderton with Dixton', A History of the County of Gloucester: volume 6 (1965), pp. 189-197. URL: <http://www.british-history.ac.uk/report.aspx?compid=66443>. Date accessed: 06 August 2013.

village has also been detected in the neighbourhood of Frampton Farm to the east of Alderton village.⁶

Settlement at the **hamlet of Dixton** in the south west of the Parish dates back at least to the Iron Age. The earthworks on Dixton Hill are the remains of an Iron Age hill-fort overlaid with a Norman motte and bailey at the south-east end. The Dixton Manor estate has been immortalised in two notable [panoramic records](#) of 18th century agriculture now housed in Cheltenham Art Gallery and Museum.⁷

Historically, Alderton village was of lesser importance than the now much smaller settlement of Dixton. The Higford family at the manor at Dixton took on the role of squire in the Parish but were unlikely to have had much influence on daily life because of the distance between the two settlements. Instead, the character of Alderton village has been formed more by those working on local farms and as independent tradespeople. In the 19th century, growth in the population as a result of the railway at Beckford and an increase in freeholding are evident in the number of smaller brick or rendered brick cottages that were built between the hamlets of Bretenyend and Polysend.

In the 20th century, improved road and rail transport enabled orchards and market gardens to become a notable feature of the Alderton landscape. Even today, properties in **Alderton Fields** enjoy large gardens which were once horticultural smallholdings. Little remains in the Parish of the orchards that were once widespread.



Alderton Fields



Cider Mill Cottage, Alderton



Victorian brick villas, Alderton

Relatively remote, the Alderton settlements have always enjoyed a tight-knit community and provided their own entertainment, as revealed in Bertha Nind's Diary.⁸ This important record, written between 1903 and 1907, recalls an annual round of farming activities in Alderton village interspersed with club days, sporting matches, such as women v. men's cricket, maypole dancing, village concerts and occasional outings by train from Toddington.

Today, street parties marking national celebrations such as the Queen's Jubilee in 2012 are still a feature of Alderton village life, as are annual events ranging from the Boxing Day Marrieds v. Singles

⁶ Source: Stoertz, C. (2012) The North Cotswolds: A Highlight Report for the National Mapping Programme

⁷ Sale, J. The Dixton Paintings

⁸ Published privately and available from Alderton Village Store only

Football Match to a Summer Produce Show. Despite changes to the working patterns and lifestyles of residents, the Alderton calendar still marks the passage of the seasons, a matter of pride to Alderton residents who value their rural identity and vibrant community.

***'We had our Girls' Friendly Society outing. The Winchcombe Band played for dancing – came home about 8.30. Enjoyed it all right.'* Bertha Nind's Diary (1907)**



Bertha Nind's Cottage, Alderton



Alderton fruit pickers in Bertha's time



Bertha Nind's Cottage and entrance to St Margaret's Church, Alderton

2.3 Settlement patterns and population

Settlement patterns vary in different areas of Alderton Parish (see Fig.1 p.7).

Alderton village [OS Grid Reference: SP001332], the largest settlement in the Parish, is situated on ground rising from the lowest point in the Parish, the brook south of Alderton village, towards Alderton Hill.⁹ The village appears from a number of key viewpoints, such as from Alderton Hill and

⁹ Place names in accordance with OS Explorer map OL45 (2005)

the B4077, to be a nucleated settlement formed around a mediaeval church and set apart from main communication routes.

Roadside development during the 19th and 20th centuries has resulted in two linear settlements in the vicinity of Alderton village, the first along the B4077 corridor towards Frampton Court and the second along the minor road linking the B4077 with Gretton and Winchcombe. Known as **Frampton** and **Alderton Fields**, these settlements include business premises such as horticultural nurseries and a touring caravan site as well as domestic houses.

Now a small scattered hamlet of cottages and barns west of the manor, **Dixton** has seen no development in modern times other than barn conversions. A small number of farms, some with stabling and livery yards, make up the remainder of the settlements of Alderton Parish.



Converted barn, Dixton



Ribbon development, Frampton



Alderton village from the Winchcombe Way

In 2011, the combined population of all settlements in Alderton Parish reached 747 (2011 Census data), an increase of 62 since 2001. Population trends are broadly in line with those found elsewhere in Tewkesbury Borough, with an increase in residents aged 60+ and children aged 0-5, following a dip in the birth rate in the preceding five years (*see Inform - Gloucestershire Research and Intelligence: [2011 Census Release Second Release 2.1 and 2.2](#); Key Trends 2001-2011¹⁰ and the [Alderton Parish Consultation Outcomes Report \(2013\)](#)*). A key difference between the Borough population trends and those of the Parish is the comparatively low number of 17-25 year olds living in the Parish.

2.4 Infrastructure, services and amenities

The Parish lies 2.5 miles from the A46 trunk road and approximately 6 miles from the M5. Some north-south train services can be accessed from Ashchurch station near Tewkesbury and east-west routes from Evesham station, making daily commuting over medium to longer distances feasible. However, there are no designated cycle paths to support energy-neutral modes of travel.

Although a small shop and part-time post office exists in Alderton village, its size and lack of parking prevent it from being more than a small convenience store. As a result, over 80% of households are recorded in the 2013 Parish consultation as making journeys outside the Parish once/twice a week for household shopping.¹¹

¹⁰ Source: Gloucestershire Research and Intelligence: 2011 Census Second Release 2.1 and 2.2: Key trends 2001-2011

¹¹ Source: Alderton Parish Consultation Outcomes Report (2013)

'It is likely that residents travel by car or van at least 4.5 miles, but much more frequently between 6-19 miles, for work and essential services such as household shopping, sport and medical needs.'

Bus services are in line with what might be expected for small rural settlements. An early morning service is currently provided to Cheltenham from Alderton village but there is no return journey after 4.30pm restricting its use to part-time workers only.¹² School bus services during term time are not available to the public and late evening bus services ceased long ago. Some daytime buses operate during the week and on Saturday to enable older residents without cars to shop in Tewkesbury and Bishop's Cleeve.

Mains drainage and water are available to properties in the north of the Parish, although many residents experience low water pressure and have expressed concerns about the adequacy of drainage.¹³

House prices across the Parish present drawbacks for some incomers, in particular first-time buyers and lower income families. Nonetheless, families with younger children have been attracted to Alderton village by the small village school and safe, rural environment. Oak Hill C of E Primary School is a voluntary controlled primary school operating on two sites following a merger between Alderton and Dumbleton schools in 1981. Children aged 4-7 attend the Infant base in Dumbleton (outside the Parish) while those aged 7-11 are catered for at the Junior base in Alderton. A mini-bus ferries children from the two villages to the base appropriate to their age group.



Alderton Village Hall



The Gardeners' Arms, Alderton



Alderton Village Store

Other Parish amenities are located in or near Alderton village. These include:

- The Gardeners' Arms, a public house and restaurant;
- Community allotments;
- Playing field and play park;
- Village hall;

¹² Source: Worcestershirebus.info

¹³ Source: Alderton Parish Consultation Outcomes Report (2013)

- A petrol station, garage and MOT centre, located on the B4077 opposite the turning to Alderton village.

Alderton village is the setting for seasonal events and national celebrations such as street parties. An annual round of community events publicised in the Alderton newsletter and on the Parish website includes:

- A Hallowe'en dance in aid of the Village Hall;
- A 5k run in September in aid of Acorns Preschool;
- An annual Gift Day and Christmas Bazaar in aid of St Margaret's Church;
- A charity football match at Christmas;
- A pram race at Easter.



2012 Jubilee celebrations, Alderton Alderton Charity Football Match Alderton 5k run

2.5 Economy

Although incidence of home working is increasing, poor broadband speed was cited in the 2013 by over 65% of residents as a drawback of living in the Parish.¹⁴ This combined with ease of access by car to local towns and the M5 may be the cause of the relative dearth of small businesses in the Parish. Instead, commuting to work over a wide area is commonplace among residents of working age (*Appendix C of the [Alderton Parish Consultation Outcomes Report 2013](#)*).¹⁵



Farm buildings converted to housing, Dixon The Gardeners' Arms, Alderton Alderton Garage

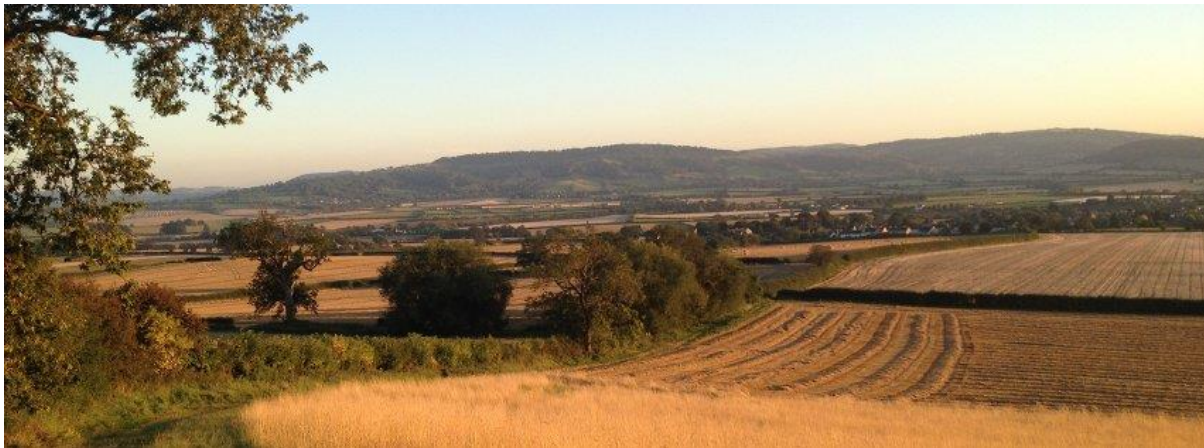
¹⁴ Source: Alderton Parish Consultation Outcomes Report (2013)

¹⁵ Source: Alderton Parish Consultation Outcomes Report (2013) Appendix C

For all ages and occupations, the Parish consultation revealed a very high degree of car dependency. Car or van ownership is high; 94% of households have at least one car or van, 12% have three.¹⁶ Combining these findings with the quantitative and qualitative data from the survey (*What is the destination of those using personal transport to travel to work?*), it can be surmised that most residents in employment travel to work by their own transport over a wide area – 37 households contained at least one person who travelled out of the county to work as far as London and Reading at the time of the consultation. Some had no fixed destination and might travel anywhere in the UK or overseas.

With employment destinations scattered across such a wide area and a decline in bus services, it is little surprise that only 1.9% of respondents in the Community consultation said they used buses 'most days'.¹⁷ Since the only daily service is to Cheltenham and the last bus leaves the town centre at 4.26pm,¹⁸ it is highly unlikely that those in full-time work rely on public transport to get to work.

Tourism and service outlets supported by tourism, such as Alderton village shop, garage and pub, are now the chief sources of employment within the Parish following a decline in employment in agriculture and horticulture. As farms employ fewer people, redundant farm buildings have been converted into housing or holiday cottages or DIY livery yards. However, for a few residents, the tradition of providing local services to the community continues into the 21st century. Some Alderton village residents, for example, provide taxi driving, child minding and building within the community. Nonetheless, in comparison with the level of services offered a generation or two ago when there were several shops in Alderton village, the Parish has lost much of its former independence from the outside world.



¹⁶ Source: Alderton Parish Consultation Outcomes Report (2013)

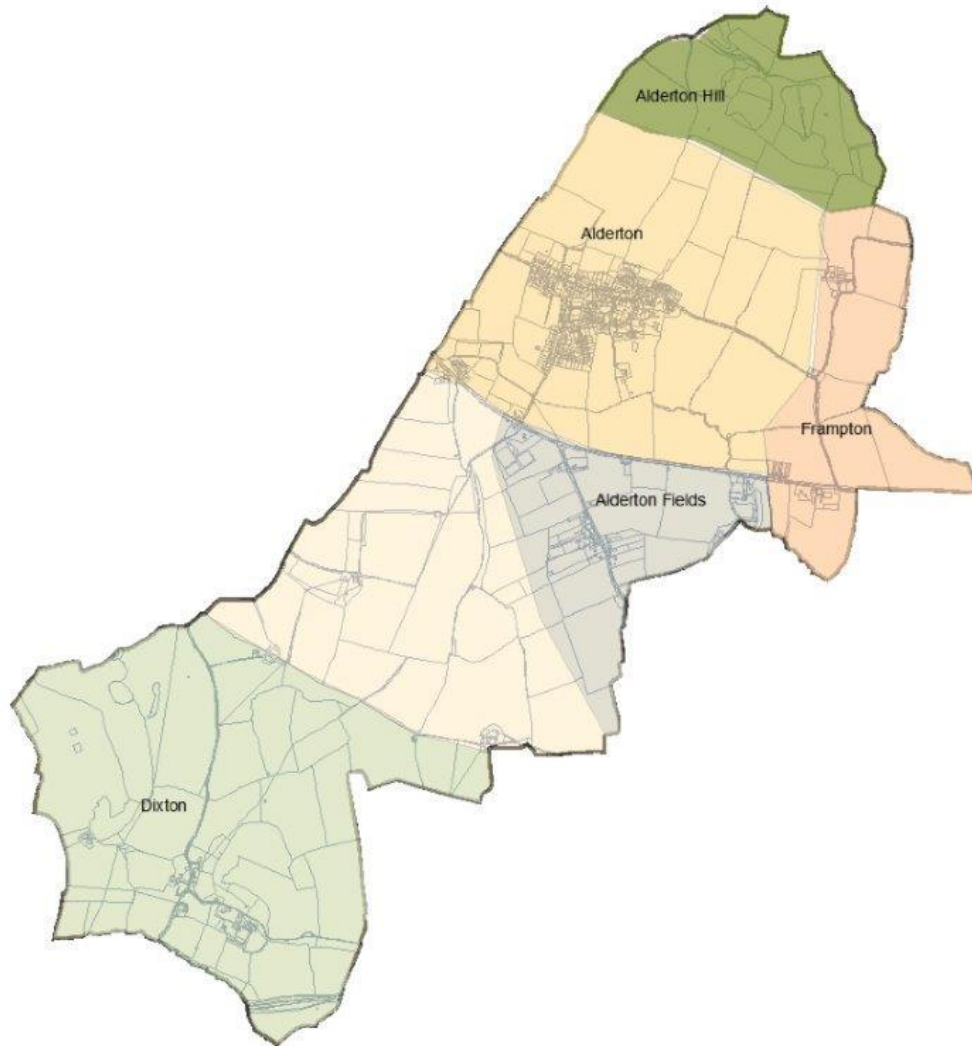
¹⁷ As above

¹⁸ Correct as at 17/2/2014

3. LANDSCAPE CHARACTER

3.1 Distinctive landscape character areas

This section based on field surveys explores the distinctive landscape character of five areas of the Parish: Alderton village, Alderton Hill, Frampton, Alderton Fields and Dixton.



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Fig. 2: Distinctive landscape character areas in Alderton Parish

The predominant landscape character type in the Parish is Settled Unwooded Vale (as classified in the [Gloucestershire LCA \(LDA 2006\)](#)). At either end of the Parish, different landscape types are in evidence namely farmed slopes and wooded outliers – the remnants of the ancient, semi-natural woodland that once covered the Vale. These areas of the Parish fall within the Cotswolds AONB.

3.1.1: Alderton village

Designations

[Tewkesbury Local Plan](#) to 2011:¹⁹ Special Landscape Area

[Tewkesbury Local Plan](#) to 2011: Important open space (junction of Willow Bank and Beckford Road)

[Tewkesbury Local Plan](#) to 2011: Listed buildings - 17 Grade 11 and one Grade 11*

[BAP \(Biodiversity Action Plan\) Priority Habitat](#)²⁰: Ponds (Lower Farm, Alderton); Streams

Landscape character type: Settled Unwooded Vale

Key characteristics

- Gently sloping to flat landscape with locally elevated areas;
- Mixed arable and pastoral land enclosed by hedgerow network;
- Limited woodland cover with mature hedgerow trees and residual apple and plum orchard;
- Varied mix of building materials including brick, timber, and stone, and slate and thatch roofing;
- Older buildings ringed by modern 'Cotswolds style' suburban building styles and materials;
- The major north-south transport corridor of the A46 passes 2-3 miles to the west with a hinterland of local lanes linking this to the village via the hamlet of Great Washbourne;
- A network of pylons, transmission lines and drainage ditches.

Description

The area surveyed extends from paddocks north of Alderton village southwards across the Alderton brook to the B4077. Land use is predominantly arable and pasture (sheep and horse grazing). Hedgerows delineate many field boundaries with occasional mature boundary trees, typically oak, hawthorn and ash, but locally willow adjacent to ditches and along the brook south of the village. Gapped hedgerows and fencing occur where arable predominates, and residual plum and apple orchard trees can be seen south of the village. Footpaths, including the long distance Winchcombe Way, provide characterful views of the settlement and link it with the Cotswolds AONB immediately to the north and east, and Winchcombe to the south east. The current size and morphology of the village sit comfortably within this landscape and provide an attractive view, especially from the B4077, of a traditional village with small-scale modern additions. The elevated landform of Alderton Hill to the north and Dixton and Oxenton Hills to the south west provides a sense of enclosure.

Visual impact

Alderton village is visually prominent from:

- The B4077 Stow – Tewkesbury road;

¹⁹ Source: Adopted Tewkesbury Borough Local Plan to 2011

²⁰ Source: UK Biodiversity Action Plan Priority Species and Habitats and field surveys

- Alderton Hill and the Winchcombe Way;
- The Gloucestershire Way at Dixton Hill;
- Alderton Fields;
- Gretton village eg The Royal Oak and Langley Hill;
- The GWR heritage railway at Gretton.



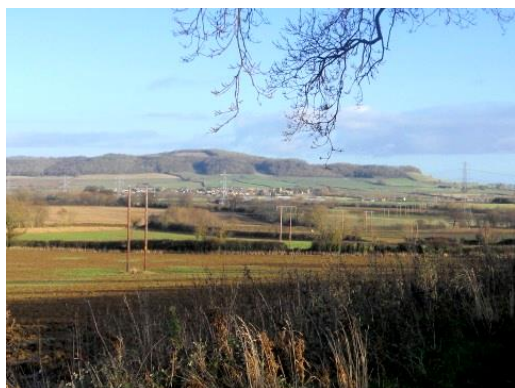
Alderton village from B4077



Alderton village from Alderton Hill



Looking from Alderton village to Langley Hill



Alderton village from Dixton Hill

3.1.2 Alderton Hill

Designations

[Tewkesbury Local Plan](#) to 2011: Cotswolds AONB

[Site of Special Scientific Interest \(SSSI\)](#): Alderton Hill Quarry (geology)²¹

[BAP \(Biodiversity Action Plan\) Priority Habitat](#): Lowland mixed deciduous woodland

Landscape character types: Farmed slopes and wooded outlier

Key characteristics

- Elevated landform;
- Extensive views;
- Well maintained hedgerows and field boundaries;

²¹ Source: Natural England

- Mixed deciduous woodland on ridge;
- Footpaths and bridleways to summit;
- Arable and pasture on slopes up to tree line;
- Smaller field pattern to pasture some displaying ridge and furrow.

Description

Falling within the Cotswolds AONB (*see Appendix A*), Alderton Hill affords extensive views to the south and south west to Langley Hill, Dixton Hill and Oxenton Hill and across the vale to the Malverns in the far west. A strongly delineated tree line defines the boundary between open farmland and the semi-natural woodland on the ridge. Footpaths and bridleways mark historic paths and bridleways between Alderton and Dumbleton. Estate notices define rights of way and protect private areas used for pheasant rearing and shooting. No modern communication routes are visible with the exception of a line of pylons crossing the Parish east- west. Instead there are strong visual links with the Cotswold outliers to the south and south west across the flat bowl of the Parish. The slopes of Alderton Hill form a rural backdrop to Alderton village and are used by residents for exercise, dog walking and nature spotting as well as by walkers on the Winchcombe Way.

Visual impact

Alderton Hill is visually prominent from:

- Alderton and the B4077 Stow – Tewkesbury road to the south;
- The road from Greet to the Black Sheds/B4077 junction to the south east;
- Langley Hill to the south;
- Oxenton Hill and Dixton Hill to the south west;
- Littleton, Gretton and Alderton Fields to the south east;
- A range of footpaths in the Parish including the Gloucestershire Way and the Winchcombe Way.



Alderton Hill



Bridleway crossing Alderton Hill

3.1.3 Frampton

Designations

[Tewkesbury Local Plan](#) to 2011: Special Landscape Area and Cotswolds AONB

[Tewkesbury Local Plan](#) to 2011: Listed Buildings: Frampton Farmhouse (Grade 11)

[BAP \(Biodiversity Action Plan\) Priority Habitat](#): Ponds (Brooklands Caravan Site; Frampton Farm)

[BAP \(Biodiversity Action Plan\) Priority Habitat](#): Arable Field Margins

Landscape character type: Settled Unwooded Vale

Description

Extending from Frampton Farm on the eastern slopes of Alderton Hill to the ribbon development along the B4077 at Frampton Court, this Parish landscape is characterised by gently sloping arable farmland drained by the Alderton/Washbourne Brook and its tributaries, horse paddocks, hedgerow boundaries with occasional mature trees, wide sometimes degraded roadside verges, deep vegetated ditches and occasional ponds. The tranquillity of the lane leading from Frampton Farm is reduced at the junction with the B4077 at which point the modern settlement of Frampton is evident; barn conversions, the Brooklands Caravan and Camping Site and a horse livery yard and terraced houses dating back to Victorian times line each side of the road. The Winchcombe Way crosses the B4077 here before heading north west to Alderton village. No extensive views are possible, except from Frampton Farm which has open views east towards Toddington Industrial Estate and the Cotswolds scarp.

Visual impact

This landscape compartment is visible from:

- The B4077 Stow – Tewkesbury road;
- The Winchcombe Way;
- Dibden Lane heading east from Alderton village;
- Footpath heading east of Dibden Lane (formerly the Wychavon Way).



Wide verges, Dibden Lane



Riders at Frampton Farm



Footpath to Frampton Farm



Converted barns, Frampton Court



B4077 at Frampton Cottages



Dibden Lane/B4077 junction

3.1.4 Alderton Fields

Designations

[Tewkesbury Local Plan](#) to 2011: Special Landscape Area

Landscape character type: Settled Unwooded Vale

Description

This low-lying landscape is characterised by grazing for sheep, horses and cattle, large, open, treeless fields bounded by hedgerows and deep ditches draining north into the Alderton/Washbourne Brook. Landform is generally flat but rising gently towards Langley Hill and Dixton Hill at the furthest point to the south west. Ditches are well maintained. Where adjacent to properties, drainage channels pass through large concrete culverts but take a natural form elsewhere. A farmstead with converted barns and horse stabling lies in the hinterland at Lower Stanley. Neither this nor the glasshouses of Alderton Nurseries are easily visible from the road. High boundary hedgerows or fences, gated properties, and ribbon development along a wider road reduce the rural quality of the landscape.



Alderton Fields drainage channels



Larger properties set back from the road

Visual impact

This landscape compartment is visible from:

- The B4077 Stow – Tewkesbury road;
- Gretton;
- Langley Hill;
- Dixton Hill.

3.1.5 Dixton

Designations

[Tewkesbury Local Plan](#) to 2011: Cotswolds AONB

[Special Area of Conservation \(SAC\)](#): Dixton Wood²²

[Scheduled Ancient Monument](#): Dixton Hill Camp²³

[Tewkesbury Local Plan](#) to 2011: Listed buildings - three Grade 11 and one Grade 11*

[BAP \(Biodiversity Action Plan\) Priority Habitat](#): Broadleaved deciduous woodland

²² Source: Joint Nature Conservation Committee (JNCC)

²³ Source: English Heritage

Landscape character types: Farmed slopes and wooded outlier

Description

This landscape character compartment is bounded by the GWR heritage railway line to the south, Oxenton Hill to the west and Lower Stanley to the east. Dixton Hill, a minor Cotswold outlier, rises immediately north of the railway line near Gotherington. Extensive views are afforded across the Parish towards Alderton Hill. The scale is more intimate than that of the Alderton Hill landscape. Field size is smaller and ridge and furrow is evident in the pasture on the slopes of Oxenton Hill which encloses the area to the west. Old orchard trees in poor condition preserve elements of older land use. Unimproved upland pasture and scrubland is found on Dixton Hill, while Dixton Wood on the eastern slopes of Oxenton Hill contains ancient ash trees (*Fraxinus excelsior*). Thus the area has a strong rural character and greater biodiversity than elsewhere in the Parish. Public rights of way cross the area, including the Winchcombe Way and Gloucestershire Way but accessed only by a single-track lane, Dixton remains secluded from other parts of the Parish.

Visual impact

This landscape compartment is visible from:

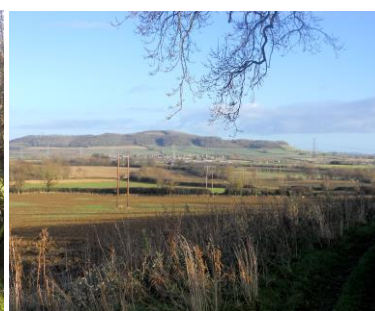
- Lower Stanley;
- Oxenton Hill;
- The Winchcombe Way;
- The Gloucestershire Way and minor road to Gotherington;
- GWR heritage railway;
- Prescott Hill Climb and Prescott Hill.



Ridge and furrow below Dixton Wood



Old orchards, Dixton



Arable fields north of Dixton

3.2 Communication routes

The B4077 between Tewkesbury and Stow on the Wold is the main communication route through the Parish. Despite its semi-rural nature, 'hidden dips' and junctions, the B4077 carries increasingly heavy traffic heading to and from the A46 and the M5 at Tewkesbury. As a result, speed restrictions and speed management strategies have been sought by residents at Alderton village and Frampton where dwellings sit on the roadside. Heavy goods vehicles heading to a haulage yard and waste disposal works in Gretton Fields also pass residential properties on the minor road branching south from the B4077 at Alderton Fields. Here a 40mph speed limit is in operation.

Three narrow lanes connect Alderton village with the B4077 and the A46 at Beckford. These are:

- Willow Bank Road (the main entry into Alderton village from the B4077 opposite Alderton garage, subject to flooding at Arch Bridge);
- Beckford Road (narrow with blind bends at Great Washbourne and subject to surface water flooding at the A46 junction);
- Dibden Lane (single track road, with a sharp bend at the entrance to Frampton Farm, connecting Alderton village with the B4077 east of Frampton);
- A further narrow lane running partially through the Parish connects Dixton with Alstone before exiting on to the B4077 just west of the Parish boundary.



Narrow bend, Dibden Lane

Willow Bank Road/B4077 junction

Winchcombe Way, Alderton

Two long distance paths and a network of footpaths cross the Parish making the parish a favoured destination for walkers:

- The Winchcombe Way enters the Parish at Frampton and crosses Alderton Hill before descending to the south west of Alderton village and over the B4077 to Dixton;
- The Gloucestershire Way clips the southern boundary of the Parish as it crosses Dixton Hill.

Both trails provide striking extensive views across the Parish. In addition, a network of other footpaths and bridleways connect the Parish settlements with one another.

3.3 Natural environment and biodiversity

Despite its fertile arable land, the Parish contains a variety of wildlife habitats, a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

To the north, the largely deciduous broadleaved woodland covering Alderton Hill and adjacent Dumbleton and Oak Hills is owned by the Dumbleton Estate and managed as a private shoot. As a result, a number of wildlife species, notably muntjac, roe and fallow deer, buzzards, hares, even polecats, have been regular sightings in this largely undisturbed habitat.

In the south west of the Parish, there is unimproved upland pasture and scrubland on the slopes of Dixton Hill, while [Dixton Wood](#) contains ancient ash trees (*Fraxinus excelsior*) which support a range of invertebrate species, notably the Violet Click Beetle (*Limoniscus violaceus*).²⁴ One of only three

²⁴ Source: Joint Nature Conservation Committee

sites in the UK where this rare beetle is found, Dixton Wood [Grid Ref: SO979313] has been accorded international SAC status as has a SAC site on Bredon Hill [Grid ref: SO965406] 6 km distant.

There have been possible sightings of water vole in the Alderton brook and newts (species unverified) in ponds in village gardens. Other species recorded in the 2013 Parish consultation as seen by local residents include badgers, stoats, foxes, barn owls, fieldfare, waxwing and woodpeckers amongst others.²⁵ Swifts and bats roost in the church tower and a bat roost in the roof space of a village property has been confirmed during 2013. A resident who conducts regular bird watch surveys for the British Ornithology Trust, however, records a recent decline in some bird species, notably farmland birds, such as skylark, grey partridge, yellowhammer and tree sparrow and migrants such as cuckoos, willow warblers and house martins.

Field boundaries in the Parish are formed by species-rich hedges containing ash *Fraxinus excelsior*, pedunculate oak *Quercus robur*, English elm *Ulmus procera*, holly *Ilex aquifolium*, hawthorn *Crataegus monogyna*, hazel *Corylus avellana* and spindle *Euonymus europaeus*. These hedgerows provide habitats for bird and invertebrate species and often preserve ancient field boundaries as evidenced by the topographically exact match between field boundaries in the Dixton Manor pictures and those visible today. Their conservation is especially important given the decline in farmland birds. Other Biodiversity Action Plan Priority Habitats in the Parish include ponds (eg at Frampton Farm, Brooklands Farm and Lower Farm, Alderton), vegetated water courses and old broadleaved deciduous woodland on Alderton Hill and at Dixton Wood on the slopes of Oxenton Hill.

Geological interest is also found in the Parish. [Alderton Hill Quarry](#), an SSSI, is renowned for its well-preserved Lower Jurassic insect fauna [Grid ref: SP006345].²⁶



Wildlife on Alderton Hill courtesy of Mollie Michelin, an Alderton photography student

3.4 Agriculture

The Parish has a mixed but largely arable agricultural profile. Parts of Alderton Parish have Grade 2 farmland capable of growing important staple crops such as wheat, beans and oil seed rape as well as supporting dairy farming. The higher slopes at either end of the Parish are more suited to the rearing of store cattle and sheep.

Although the Parish was heavily dependent on agriculture and horticulture until the post war period, farming today is the occupation of very few residents. Increased mechanisation, imports of food

²⁵ Source: Alderton Parish Consultation Outcomes Report (2013)

²⁶ Source: Natural England

products and the high cost of labour have all contributed to changing agricultural patterns. Recent incidence of TB in cattle and the 2001 outbreak of foot-and-mouth disease in the Parish have further influenced the shift in agricultural practices away from cattle and dairy farming to arable.

The growth in horse paddocks and DIY livery in what was previously sheep and dairy pasture is one sign of how farming in the Parish is being supplemented by other means. Another is tourism. There are two camping and touring caravan sites registered with the Camping and Caravanning Club in the Parish: Brooklands Farm at Frampton and Red Barn Farm near Alstone. However, the shift in land use from agriculture to rural industry is not occurring on any scale in the Parish.

3.5 Trees and orchards

In days gone by, both in the Parish and in neighbouring parishes, extensive orcharding supported cider production and provided a source of food for people and farm animals. The Gloucester Old Spot pig, now enjoying a revival as a breed, was once known as 'the orchard pig'. Cider Mill Cottage in Blacksmith's Road Alderton still has a fine horse-driven stone cider mill in a garden building. Bertha Nind's Diary reveals how fruit picking and cider making was part of the seasonal round of activities in Alderton:

29th October 1906: 'Pa was going to make cider today so it was all on the go. I was doing usual work - cold wind - I had to start with yoke and buckets to carry cider about 11.30 and kept on until nearly 1.00. It was very hard work.'²⁷

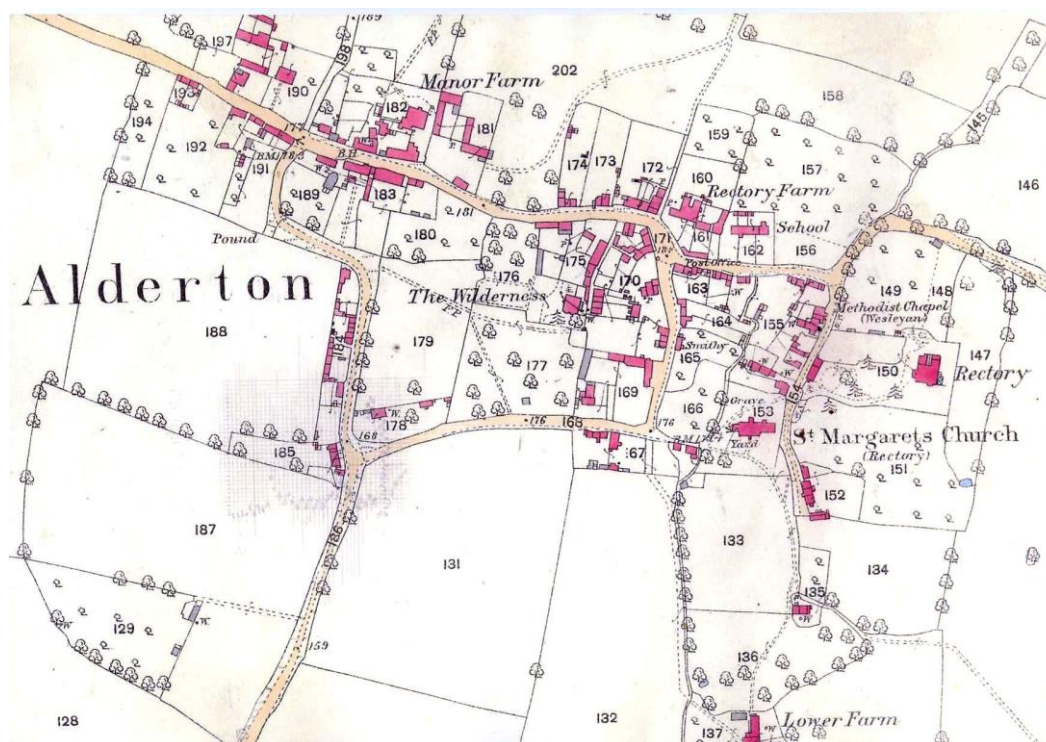


Fig 3: 1882 Map of Alderton village showing orchards

²⁷ Published privately and available from Alderton Village Store only

Alderton was not just a centre of cider production. Fruit growing and the production of food products notably from plums and raspberries was a key source of employment for Alderton people in the early 20th century.

Today, although there is little evidence of the orchards in Alderton Parish referred to by Bertha, the importance of what remains of the county's traditional orchards is becoming increasingly recognised. Since 2006, a duty exists for public authorities in England and Wales to have regard for biodiversity in their activities and a [Biodiversity Action Plan for Gloucestershire](#) has subsequently been drawn up to connect the increasingly fragmented wildlife havens that sustain the survival of rare species. Orchards containing old or decaying timber represent such a reservoir of biodiversity and even small areas of orcharding can play a part in a wider network of habitats that enable a threatened species to survive.

'Although traditional orchards now have National Biodiversity Action Plan status and are home to up to thousands of species of flora and fauna, they are still very vulnerable in the planning system.' [Glos Orchard Trust](#)

Single fruit trees can similarly attract preservation orders, especially if the variety is an old one and local to the area. The Gloucestershire Orchard Trust offers assistance in identifying unknown varieties where isolated trees still exist in gardens, hedgerows and copses.

Trees can also be the subject of a Tree Preservation Order (TPO) if they are a prominent feature of the landscape or built environment, are fine examples of their species or have significant historical or commemorative importance to the community. A survey of notable trees in Alderton village has identified the following as potential subjects of TPOs:

- Sicilian pine – Alderton Vicarage garden
- Sycamore – Alderton Vicarage garden
- Eucalyptus – Alderton Playing field
- Millennium Copse – Alderton Playing field
- Yew trees - 11 Church Road, Alderton
- Yew tree – St Margaret's Churchyard, Alderton



Surviving perry and apple trees at Dixton and Alderton

3.6 Dark skies

Alderton Parish enjoys uninterrupted views of the night skies as a result of the small size of its settlements and the absence of street lighting. Once taken for granted, it is now rare in southern England to be able to view the Milky Way, and the ability to do so is increasingly recognised as an important local landscape characteristic.

Alderton residents are acutely aware of the benefits and distinctiveness dark skies can offer. 78% identified dark skies as very important or important characteristics of the area in the 2013 consultation, a finding that was later reiterated in comments made during the May Design Statement consultation:

***'I don't want to lose the views and the starlit skies. Streetlights would destroy the night skies.'* Alderton resident²⁸**

Inappropriate levels of lighting can also have an impact on the behaviour of mammals and thus be detrimental to wildlife as well as limiting enjoyment of the night skies. Many planning authorities are producing policies to combat the increasing threat of light pollution and to reduce wasteful energy consumption following policy guidance on the subject in the **NPPF Para. 125**.

***'By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*²⁹**

[Guidelines on campaigning to raise awareness of light pollution](#) have also been produced by the Campaign to Protect Rural England (CPRE).³⁰

3.7 Flooding and drainage

At some distance from a sizeable river, the Parish can appear from desk research to be a low flood risk area when, in reality, flooding episodes in the Parish have become more frequent and severe in the last 20 years. The topography of the area is such that fluvial flooding and flooding from surface water can affect some properties and roads during prolonged, heavy rainfall.

To the north and south of the Parish, elevated ground provides a wide catchment area and increases the volume and flow of surface water as it makes its way towards the Alderton/Washbourne Brook, a tributary of the Carrant Brook which flows west towards the Severn at Tewkesbury. Overflow from the brook affects the following areas:

- Alderton village: Willow Bank Road entrance;

²⁸ Source: Alderton Parish Consultation Outcomes Report (2013)

²⁹ Source: (HMSO 2012) National Planning Policy Framework (NPPF)

³⁰ Source: Campaign to Protect Rural England (CPRE)

- B4077: Brooklands Farm caravan site;
- B4077: west of Alderton Nurseries

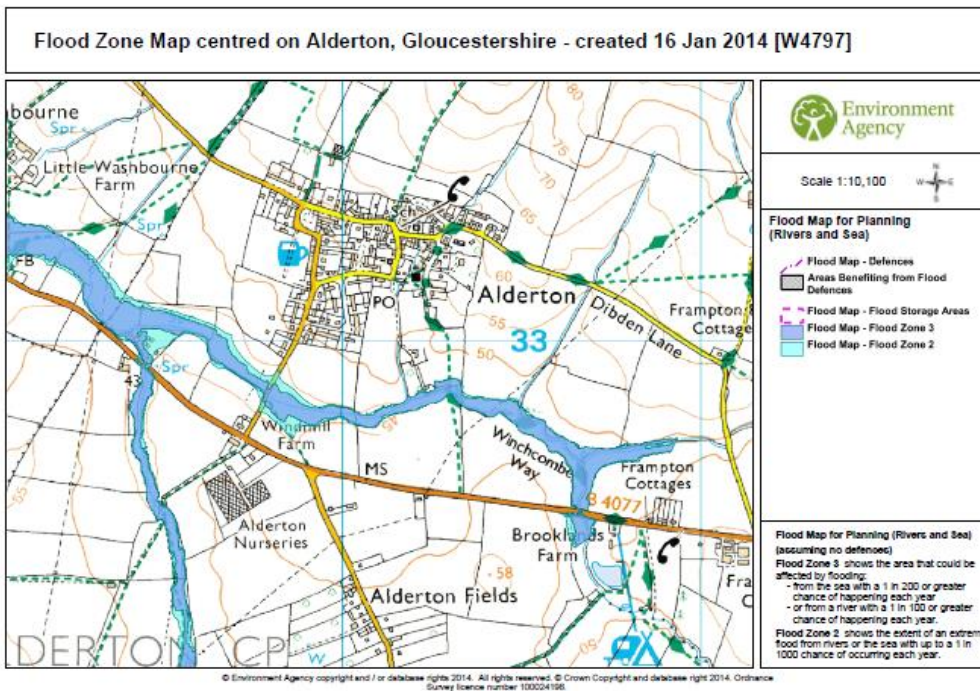


Fig.4: Environment Agency Alderton flood zone map³¹

Contains Environment Agency information © Environment Agency and database right

In addition, some properties in Alderton village and Alderton Fields have been affected by pluvial flooding when intense, prolonged rainfall overwhelms drainage systems and causes roads to convey surface water from higher ground towards the brook. Pluvial flooding has occurred particularly on Willow Bank Road, School Road and Church Road in Alderton village and in Alderton Fields.

The increasing frequency of flooding causes Parish residents considerable concern and inconvenience.³² In the most extreme examples, communication routes have been effectively cut i.e. entrances to Alderton village on Willow Bank Road, Dibden Lane and the A46 junction with Beckford Road. The road into Gretton and Winchcombe can also be blocked at Alderton Fields and the only access road to Dixton can be flooded at both ends i.e. at the south of Dixton Hill north of the GWR railway line and at Alstone.

In a study commissioned by Alderton Parish Council following the 2007 flood, specific problem areas in Alderton, Alderton Fields and nearby Gretton were identified and assessed by independent consultants, Westwood Environmental Engineering.³³ While poorly maintained, badly sited or

³¹ Source: Environment Agency

³² Source: Alderton Parish Consultation Outcomes Report (2013)

³³ Source: Weetwood (2010) Report on Gretton and Alderton Watercourse System Survey and Hydraulic Study available on request from Alderton Parish Council

inadequate drains and culverts were considered to be primary causes of overflow flooding, a number of contributory factors were identified of relevance to a Design Statement. These are:

- Housing and road development (including paved-over front gardens) exacerbating runoff rates and volumes;
- Building on, or very close to, flood plains reducing land available for safe river flooding;
- Changes in farming methods resulting in increased runoff from fields and associated silt accumulation in pipework.

While gully, culvert and drain clearance has been carried out subsequent to the report, replacement of damaged or inadequate pipes in Alderton village and flood mitigation work near Alderton Fields present longer-term and more costly solutions. As a result, some areas remain at risk during extreme rainfall events.



Fluvial flooding and flooding from silted drains, Alderton village, 2012



Culvert close to capacity, Alderton village, December 2013 Pluvial flooding above Lower Farm, Alderton, 2013

3.8 Guidelines: Landscape Character and Natural Environment (LCNE)

Key Objectives

- Protect the **special landscape of Alderton Parish**, its extensive open views, natural beauty and biodiversity (Ref: **NPPF, Paragraphs 113 & 114**³⁴, saved **Tewkesbury Borough Local Plan to 2011 (TBLP) Policies**³⁵, policies relating to the **Cotswolds Area of Outstanding Natural Beauty**³⁶ and emerging **Joint Core Strategy (JCS) Policies**³⁷);
- Avoid exacerbating flood risks by ill-designed or poorly located development and drainage systems, and seek ways of improving existing flood issues (**NPPF, Paragraphs 94 & 95 and emerging JCS Policies**).

‘The planning system should contribute to and enhance the natural and local environment.’ Section 11, NPPF

Issues

Proposed development around Alderton village increases the potential for urbanisation of a sensitive and distinctive landscape area. Extensive views to/from the Cotswolds AONB could be compromised by these changes in land use. Areas of biodiversity may also be at risk from development or intensive farming methods. Proposals to develop any part of the Parish may increase the incidence of surface water and fluvial flooding.

Guidelines recommended for Alderton Parish

Landscape character:

LCNE1. Policy and planning decisions concerning the landscape of Alderton Parish should actively seek to **conserve its distinctiveness** and **avoid detrimental visual impact on its special landscape character**, in particular views to and from the adjacent AONB (**NPPF Paragraphs 113 & 114, TBLP Policy LND 2 and emerging JCS Core Policies S6 & 7**);

LCNE2. A **landscape appraisal** should accompany any proposal likely to result in significant visual impact with evidence provided of how the proposal aims to respect and respond positively to the character of the site (**TBLP Policy LND2 and emerging JCS Core Policies S6 & 7**);

Biodiversity:

LCNE3. **Biodiversity** should be promoted by **preserving existing wildlife corridors** (e.g. hedgerows, copses, orcharding and field edges) and **creating new ones** as part of new housing developments, such as green corridors and landscape buffers, in line with best practice in ‘greening built

³⁴ Source: ([HMSO 2012](#)) [National Planning Policy Framework \(NPPF\)](#)

³⁵ Source: [Adopted Tewkesbury Borough Local Plan to 2011: Saved policies](#)

³⁶ Source: [Cotswolds AONB Management Plan](#)

³⁷ Source: [Consultation Draft Joint Core Strategy Chapter 4: Core Policies](#)

development'.³⁸ Landscaping and structural planting around new developments should reflect the **character of the site** and help **sustain species** disturbed by the development (*TBLP Policy LND7 and emerging JCS Core Policy S9*). For example, **dark corridors and bat roosts** should be incorporated in new development where there is evidence of existing bat colonies, in accordance with [guidelines](#) from Natural England;

LCNE4. Remains of old orchards, even where reduced to single trees, should be protected by Tree Protection Orders and the status of fruit trees as **biodiversity habitats** reinforced by the planting of new orcharding (*TBLP Policy LND8 and emerging JCS Core Policy S9*);

LCNE5. A full **ecological survey** should be required to accompany any planning application that seeks to change, remove or in any way affect Biodiversity Action Plan Priority Areas such as **brooks, ponds, hedgerows, old woodland or orchards**. **Wildlife habitats** such as the Alderton/Washbourne Brook should be conserved to assist in the development of biodiversity and green infrastructure in the Parish (*TBLP Policy NCN3 and emerging JCS Core Policy S9 & 10*);

LCNE6. Identified sites of special scientific interest and special areas of conservation in the Parish should be maintained as nationally and internationally important assets. Development in the vicinity of Key Wildlife Sites in the Parish should not be permitted where it would have an adverse impact on the site (*TBLP Policy NCN1, 2 & 3 and emerging JCS Core Policy S9*);

Development and the environment:

LCNE7. New development should incorporate sustainable drainage systems (SuDS) to manage surface water drainage related to the development and the topography of the site. Funding and maintenance of such mitigation measures should be requested from developers under Section 106 (*emerging JCS Core Policy S2*).

LCNE8. Proposed development sites should be assessed for their potential to increase **flood risk both locally and further downstream**. Land close to the Alderton/Washbourne Brook should be viewed as a potential flood management zone and tree planting and catchment pits encouraged in line with the latest thinking on upstream flood management. In addition, a sequential test should be applied to steer new development of any scale to areas with the lowest probability of flooding (*emerging JCS Core Policy S2*);

LCNE9. Residents request that **street lighting is prohibited** in any new development in the Parish to enable them to enjoy the benefits of dark skies and to avoid urbanising a distinctively rural area (*Parish consultation 2013 and TBLP Policy EVT2*);

LCNE10. New buildings from 2014 should be in line with the Government's **zero carbon** buildings policy and adopt nationally described standards (Code for Sustainable Homes Level 4) for **sustainable design and construction** (*emerging JCS Core Policy S3*).

³⁸ For examples, see

www.gloucestershirewildlifetrust.co.uk/sites/default/files/Greening%20Built%20Development.pdf

Points from the Parish Consultation

*The **rural identity and tranquillity** of their surroundings, **proximity to nature** and **separateness from towns** were highly valued by Parish residents, nearly half of whom (48%) have lived in the Parish for over 20 years. One of the main considerations to be taken into account therefore from a local perspective is the relationship between the proposed development and the environment. Points raised in the consultation include:*

*Rather than merely setting out how the impact of development on a high-value landscape will be mitigated, proposals should demonstrate how they will **actively enhance** the existing environment – for example, by respecting viewpoints and preserving characteristic features of the landscape, such as ancient field boundaries, mature trees and hedgerows, as well as creating new areas of biodiversity.*

*The addition of ‘**green elements**’ within or around a new development **should be more than standard landscaping**. Such areas could offer sanctuary to wildlife, reinstate lost landscape features such as orcharding and wild flower meadows, improving the sense of well-being of residents by enabling contact with nature and softening the impact of new development.*

*Developer contributions should be focused at least in part on **providing and enhancing open spaces and conservation areas**, improving **access to footpaths** and, **through alignment and screening of the site, reducing detrimental impact on views from the long distance paths** that bring economic benefits to Alderton Parish. Imaginative additions to community areas could also be considered, such as an all-weather jogging track at a recreation ground.*

*The [Parish Consultation Outcomes Report \(2013\)](#) provides further insight into residents’ experiences of the local landscape, including how it floods in times of extreme rainfall. It also provides an account of the **distinctively rural, small-scale nature of the local infrastructure**. Referring to this document is recommended.³⁹*



Landscape above Alderton village

³⁹ Available online at www.aldertonvillage.co.uk/planning

4. BUILT ENVIRONMENT

4.1 Parish design characteristics

Alderton Parish has a distinctly varied architectural profile which can be summarised as:

- a) Timber-framed, thatched cottages built on stone or timber plinths and supported by large external chimneys;
- b) Larger Cotswold stone farmhouses with stone tiled roofs, high gables and dormer windows;
- c) Brick, white painted or rendered brick cottages with low slate or clay tile roofs;
- d) Early 20th century semi-detached houses constructed in brick with pebbledash render, often painted white and cream;
- e) Later 20th century developments of bungalows, dormer bungalows and detached houses in reconstituted stone;
- f) 21st century infill and extensions utilising space provided by larger gardens or replacing outhouses. These have matched the style of adjacent houses and have helped to redefine the vernacular style of building.



(a) Thatched cottage, Alderton (b) Manor Farmhouse, Alderton (c) Timber-framed brick cottage, Dixon



(c) Brick cottages, Frampton (d) Rendered 1930s house (e) Bungalows and (f) 21st century infill, Alderton

4.2 Building materials

Alderton Parish's oldest building, the 14th century church dedicated to St Margaret of Antioch in Alderton village, is built in the honey-coloured stone found on the nearby Cotswold escarpment. As stone has always been a costly building material, only higher status dwellings were built in local stone. Cottages dating from the 1500s onwards are more likely to be of mixed construction *i.e.*

wattle and daub (later brick) panels inset into a timber frame with stone plinths, thatched roofs and large external stone or brick chimneys to support the structure.

The partial use of stone suggests that it was expensive and difficult to transport from quarries on the Cotswolds and that straw and timber were more readily available, although some stone may have come from the small quarry workings on Alderton Hill or from nearby Hailes Abbey following the dissolution of the monasteries. The resulting combination of building materials has created a distinctive traditional vernacular style which has been replicated in recent new builds.



Brick/stone cottages, Church Road, Alderton New build in render with stone plinth & detail, Alderton

Later in the 19th century, local mellow red brick became available from the brickyard at Frampton, now a touring caravan site, and blue slates from Wales replaced thatch as a roofing material – as shown in the first image above, a row of cottages dating from the 1600s which have been updated over time. The pleasing variation in roofline, partial use of stone, brick-arched ground floor windows, dormer upper storey windows and gabled porch are replicated in a 21st century new build property on the edge of Alderton village (see 2nd image above).

During the late 19th century, terraced cottages in brick or brick render were built in Alderton village and at Frampton. Once again, infill building in the 21st century has adopted the characteristic features and building materials of these cottages (see 3rd image below).



19th C brick villas, Cambridge Square Alderton and Frampton

Late 20th C infill, Alderton village

In the 20th century, council houses in Alderton village and larger detached houses in Alderton Fields were built with rendered elevations. However, in the mid 20th century, this practice gave way to reconstituted stone, a material used widely in both single and two-storey houses, for example, in the centre of Alderton village on the site of a demolished farmhouse, and on the fringes of the village. This building material also occurs in the same period in extensions to older natural stone properties.

4.3 Alderton village design characteristics

4.3a Landscape setting

The largest settlement in the Parish, Alderton village grew up on gently rising ground between the Alderton/Washbourne Brook and Alderton Hill. When viewed from the B4077 to the south, the village sits comfortably within the landscape with Alderton Hill as a backdrop. The elevated ground of Alderton Hill and distant views of Langley Hill are visible from within the village – for example, from the open space at the junction of Willow Bank and Beckford Road (see Appendix A) and from the community allotments.

4.3b Settlement pattern



Fig. 3: Map showing listed buildings and main development periods in Alderton village

The modern village of Alderton links two older settlements as a result of infill following the demolition in the mid- 20th century of Wilderness Farm at the centre of the village and small scale development on the village fringes. Cul de sacs provide small-scale, low density extensions to a circular, central thoroughfare contributing to a sense of compactness. The east side of the village lies slightly north of an abandoned site that until the 20th century extended southwards towards Lower Farm and the Alderton/Washbourne Brook (see Fig.3 p. 34 for an overview of the settlement pattern of Alderton village).

4.3c Characteristic features

As a result of its organic growth over time, different housing styles lie in close proximity to one another, particularly in the centre of the village. For example, 20th century reconstituted stone houses built on the site of Wilderness Farm face thatched, half-timbered cottages and 19th century terraced brick villas on Beckford Road. The brick villas in turn are situated in proximity to an earlier 19th century house on Cambridge Square. Nearby is the late 19th century Oak Hill School built in Cotswold stone, which is situated opposite a row of 19th century rendered brick cottages with modern infill in similar style.



Different architectural styles and building materials in and around Cambridge Square, Alderton

Open garden layouts and grass verges are important within the Alderton village street scene, except in older parts of the village where terraced houses sit directly on the roadside. Boundary treatments, where in evidence, take the form of native hedgerow, mellow red brick or low stone walling, often with back planting of beech. Dormers with ridged, flat or catslide roofs, porches, varied rooflines with chimneys and multi-paned windows are strongly characteristic design features. Other distinctive building styles and materials include:

Elevations

- Timber framed, mellow red brick, white-painted brick, rendered, stone and reconstituted stone;

- Stone plinths with detailing in timber or stone;
- High gables in older Cotswold stone and 20th century properties.



Roofs

- Varied alignment and materials: thatch, natural blue slate, Cotswold or clay tile;
- Brick-detailed or exposed timber eaves.



Chimneys

Whether gable-ended or centred, external stack in stone/brick or short brick pillars, chimneys are characteristic of the Alderton skyline.



Chimney stacks and views of the Alderton village skyline

Windows and doors

These are predominately cottage-style with wooden doors and multi-paned windows, sometimes with brick or timber detail. uPVC doors, sash or bow windows are not characteristic. uPVC replacement windows commonly mirror cottage-style multi-paned styles.



Examples of cottage-style doors and windows from traditional and modern houses, Alderton village

Porches

Overhang, open, decorative ironwork and box porches provide a pleasing variety of porch styles.



Private spaces, parking and boundary markers

Open driveways and wide grass verges on the village fringes contrast with the roadline location of older terraced cottages. Cotswold stone walling marking old orchard or farmyard boundaries is often replicated in individual new-build properties.



Energy efficiency

Use of solar panels is increasing in Alderton village.



4.3d Listed buildings in Alderton village

There are 18 Grade II listed properties in Alderton village located in sites across the village indicating the rich architectural heritage of the village. Most to be found in Church Road and Beckford Road, reflecting the development of the modern village from two separate historical settlements (see *Fig.3 page 34*). They are:

- 16, School Road,
- 15, 17 and 19, Church Road
- Barn circa 4 metres south east of Rectory Farm, Cambridge Square
- Blacksmith's Cottage, Blacksmiths Road
- Church Cottage , 22 St Margaret's Road,
- Church of St Margaret of Antioch Church Road [Grade II*]
- Crooked Beams, Church Road,
- Fernlea, 28 Beckford Road
- The Old Rectory, Church Road
- Gardeners' Arms ,Beckford Road,
- Manor Farmhouse, Beckford Road
- Thatched Cottage, Beckford Road
- The Cottage, 6 Church Road
- Mill Cottage, Blacksmiths Road
- The Old Bakehouse, Beckford Road
- Willow Cottage, Beckford Road⁴⁰

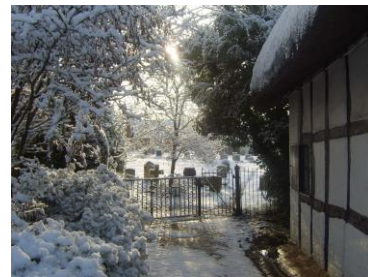
Examples of listed buildings in Alderton village



St Margaret of Antioch



Crooked Beams



Church Cottage



Manor Farmhouse



17, 19 Church Road



Blacksmith's Cottage

⁴⁰ Source: English Heritage

4.3e Notable and valued aspects of Alderton village

- Church Road: historic listed properties and open views across St Margaret's Churchyard and pasture south of Alderton village along the Winchcombe Way;
- Beckford and Willow Bank Road junction: half-timbered thatched cottages and Gardeners' Arms pub; open space between the allotments and the Gardeners' Arms;
- Community allotments;
- Queen Elizabeth II playing field and Millenium Copse, Beckford Road;
- Village hall;
- Views of local hills eg Alderton Hill from Beckford Road, Orchard Road, Brookside and Dibden Lane, and Langley, Dixton and Oxenton Hills from Willow Bank Road and the allotments;
- Network of long distance paths, footpaths and bridleways leading to and from Alderton;
- Quiet lanes for walking, cycling and horse riding.

4.4 Frampton design characteristics

4.4a Landscape setting

Frampton lies adjacent to the B4077 with two further sites, Frampton Farmhouse and Frampton Farm Cottages, on higher ground to the north. The area is characterised by gently sloping arable and pasture land, deep drainage ditches, ponds, well-maintained hedgerows and mature oak and ash trees. Views are restricted by high hedges along Dibden Lane and the view shed created by the road once on the B4077. Busy traffic on this road reduces the strongly rural quality found in the northern part of the settlement.

4.4b Settlement pattern

Frampton is a predominantly linear settlement which relies on Alderton village or Toddington to the east of the Parish for amenities and services. Frampton Farmhouse, an outlying part of the settlement, may be the only surviving dwelling of a deserted village to the north of the B4077. Later linear development runs both sides of the B4077 from Frampton Court to Brooklands Farm and comprises a farmstead, a former brickyard (now a touring caravan and camping site) and a row of terraced cottages in local brick. Semi-detached farm cottages, also in brick, were added in the early 20th century to provide housing for farmworkers at Frampton Farm.



Frampton Farmhouse



Frampton Farm Cottages



Entrance to farmstead from B4077

4.4c Characteristic features

Large farmhouses with traditional Cotswold stone-tiled, steep-pitched roofs, gables and attic dormers at Frampton and at Frampton Court, and their associated stone farm buildings, contrast with brick farm workers' cottages from a later period. Fence or hedge boundaries, gates, wide, often damaged verges and street furniture (telephone box, footpath signs and telegraph poles) are distinctive features of the roadside development along the B4077.

In between this development and the high vantage point of Frampton Farmhouse runs a narrow, rural road, Dibden Lane, which carries a weight restriction. High hedges and boundary trees and small copses occasionally yield extensive views towards Toddington. The junction with the B4077 is narrow with visibility restrictions due to a hidden dip on the B4077 passing through Frampton. The weight restriction sign and road markings indicate a change in road character from main communication route to rural lane.



B4077 at Frampton Cottages



Wide verges at Frampton Court



Verge damage, B4077

4.4d Listed buildings at Frampton

Frampton Farmhouse: Grade II

4.4e Notable and valued aspects of Frampton

- Rural nature of Dibden Lane, used by riders, cyclists and walkers for recreation;
- Open views from Dibden Lane and Frampton Farm towards Alderton Hill (north), Toddington (east) and Stanley Mount/Langley Hill to the south;
- Footpaths to Alderton village and Alderton Hill including the Winchcombe Way;
- Byway to Culls Meadow via Frampton Farm.

4.5 Alderton Fields design characteristics

4.5a Landscape setting

Alderton Fields extends from the B4077 junction southward along a minor road to Gretton and Winchcombe. South of the junction, the road falls before rising gently towards elevated ground at Gretton and Dixton. Large, open pasture fields extend to the west towards Alderton Nurseries and south west towards Dixton and Oxenton Hills. Langley Hill becomes visible to the south. A tributary of the Alderton/Washbourne Brook, with an associated network of ditches and culverts, crosses the

area. There is a small copse around the footpath to Brooklands Farm, but much of the older rural character has been overtaken by the triangular road junction and associated traffic movement.

4.5b Settlement pattern

Ribbon development in the 19th and 20th centuries has resulted in individual detached properties, sometimes with deep frontages, paddocks and stabling, lying alongside terraced cottages in brick or render. Infill during the mid 20th century has added reconstituted stone bungalows. However, unlike Alderton village and Frampton, there is no traditional Cotswold stone farmhouse. The settlement has grown instead around businesses such as tomato growing, livery stables and bedding plant nurseries. A narrow lane connects with a large set of farm buildings at Lower Stanley which have been converted to housing and holiday cottages with horse paddocks, stabling and exercise yards.

4.5c Characteristic features

Characteristic features of Alderton Fields include properties set back from the road with longer driveways and gated frontages or bush/hedge screening. Road markings and signage indicate a less rural character than other minor roads in the Parish. Roadside verges are high banked with deep ditches on the field side to assist drainage. Horticulture is increasingly giving way to equiculture. Although the road dominates, extensive open views can be obtained to nearby hills.



Reconstituted stone bungalows on infill plots; detached house set back from roadside; B4077 looking towards Alderton Fields from Alderton Garage

4.5d Notable and valued aspects of Alderton Fields

- Open views to Alderton Hill, Langley Hill, Oxenton and Dixton Hills;
- Individual properties with deep frontages;
- Cottages of 19th century design on or near the roadline;
- Footpaths to Dixton in the west and Brooklands Farm to the east.

4.6 Dixton design characteristics

4.6a Landscape setting

The hamlet of Dixton lies to the west of Dixton Manor in the col between the small conical-shaped Cotswold outlier of Dixton Hill and the wood and pasture slopes of Oxenton Hill. To the south of the hamlet, the land falls sharply to a small brook and the GWR heritage railway line. Features of traditional land use and farming practices are still evident in ridge and furrow pasture on the slopes

of Oxenton Hill and ageing fruit trees in smaller fields close to houses. Mature ash and oak trees and species-rich hedgerows mark field boundaries. At Dixton Manor, parkland with mixed deciduous trees gives way to woodland on the west slopes of Dixton Hill. Unimproved grassland on the hill summit is being overtaken by scrub which is now obscuring the ramparts of the Dixton Hill fort.

4.6b Settlement pattern

Dixton is a small scattered settlement of eight dwellings, including service quarters for a 16th century manor. The manor is situated at the highest point of the settlement and commands views south west towards Prescott Hill. Semi-detached cottages of a traditional design are located on rising ground towards the manor entrance. A further small group of houses and converted barns sits adjacent to the narrow lane that connects Dixton with the wider road network.

4.6c Characteristic features

Apart from Dixton Manor, a fine example of 17th century Cotswold stone manor house, traditional building styles using a blend of materials (thatch, timber frame, brick and Cotswold stone) predominate at Dixton. However, a larger property, Manor Farmhouse is now rendered and a new farmhouse has been built in stone to the north of Dixton Hill at Black Barn. The small pasture fields with high hedgerows, residual orchards and parkland on the high ground around Dixton Manor contrast with the extensive arable fields around this low lying farmstead. Orchards and pasture between houses at Dixton suggest the settlement itself may have been larger in historical times when a chapel is said to have existed close to the manor.⁴¹



Brick and timber-framed cottage



Dixton Manor



Old fruit trees and hillside pasture

4.6d Listed buildings

Dixton Manor: Grade II*

Barn, Manor Farm: Grade II

Spring Head opposite gates to Dixton Manor: Grade II

Manor Farm Cottage: Grade II

⁴¹ Source: Parishes: Alderton with Dixton', A History of the County of Gloucester: Volume 6 (1965), pp. 189-197

4.6e Notable and valued aspects of Dixon

- Grade II* Cotswold stone manor house;
- Historic interest including a Scheduled Ancient Monument;
- Traditional building styles and materials;
- Rural seclusion with outstanding views across the Vale;
- Two long distance paths, the Winchcombe Way and Gloucestershire Way;
- Biodiversity including a Special Area of Conservation at Dixon Wood.



Ridge and furrow, Dixon



Traditional brick/timber cottage & thatched barn conversion, Dixon

4.7 Guidelines: Built Environment (BE)

Key Objectives

- Uphold through good planning and design the **distinctive sense of place** evident in the settlements of Alderton Parish (Ref: **NPPF: Section 7, Paragraph 58**, saved **Tewkesbury Borough Local Plan to 2011 Policies** and emerging **Joint Core Strategy (JCS) Policies**);
- Enable existing settlement patterns, size, setting and cultural heritage to be **respected in the scale, form, mass and density** of any further proposals so that future development is in proportion to the existing built form rather than a ‘bolted-on’ enlargement with little prospect of successful integration (Ref: **NPPF: Section 7, Paragraph 58**, saved **Tewkesbury Borough Local Plan to 2011 Policies** and emerging **JCS Policies**);
- Enable **building design and materials** to **respond positively to, and respect the character and setting** of nearby buildings and notable or historic features of the built and landscape environment (Ref: **NPPF: Section 7, Paragraphs 59 & 64**, saved **Tewkesbury Borough Local Plan to 2011 Policies** and emerging **JCS Policies**).

‘Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’ Section 7, NPPF

Issues

Rising demand for housing and a presumption in favour of development could irretrievably alter the distinctive rural character of the built environment of Alderton Parish. A difficult but important balance has to be struck between preserving the distinctively rural scale, form and density of existing parish settlements and enabling their evolution to meet 21st century needs.

Guidelines recommended for Alderton Parish

Development size and location:

BE1. Any future residential development – for example, as part of a strategic allocation identified in the Joint Core Strategy – should respect the sensitive location of Alderton Parish settlements which fall either in a **Special Landscape Area** or in the **Cotswolds AONB**. Proposed developments within the Special Landscape Area of the Parish should exhibit both **high-quality design** and **appropriate form, density, height and scale to the existing settlement**, taking into account the visual impact the development will have on important landscape features and heritage assets, including views to and from the adjacent AONB (***TBLP LND2*** and ***emerging JCS Core Policies S6, 7 & 8***).

BE2. Development proposals **within the Cotswolds AONB** (Dixon, Alderton Hill/Frampton Farm) or **adjacent to its boundaries** (Alderton village) should conserve and enhance landscape, scenic beauty, wildlife, cultural heritage and other special qualities of the Cotswolds AONB, and be consistent with the policies set out in the Cotswolds AONB Management Plan (***TBLP LND2, Cotswolds AONB Management Plan*** and ***emerging JCS Core Policy S7***).

BE3. Proposals for residential housing development on **greenfield land** should be restricted to the strategic allocation identified for **service villages** under the Joint Core Strategy. While development

proposals should in general be viewed positively, permission should not be granted where the adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole (*NPPF; emerging JCS Core Policy S1*)

BE4. Particular sensitivity in design, scale, mass and height should be shown in new buildings in proximity to **listed buildings** or other valued features of the built environment such as **notable views in or out of a built-up area** and designated **important open spaces within a built-up area**. Building designs and use of materials should be characteristic of the rural location (*TBLP LND2 and emerging JCS Core Policies S6 & 8*).

Design detail:

BE5. Proposed new developments should exhibit the **variety of types and styles of building, varied rooflines and mixed construction materials** characteristic of Alderton Parish settlements, **avoiding the uniformity in style**, size of property, density and layout typical of suburban estates. **Housing type and status** in new developments should be carefully mixed to avoid clearly defined boundaries between properties of particular type e.g. between affordable and higher status houses (*emerging JCS Core Policies C2, S4 & 6*).

BE6. New designs should sensitively **enhance the vernacular** e.g. where a 21st century ‘take’ on an older design is adopted. Contemporary design may be considered if scale, type, density and materials are appropriate to the site and its setting (*emerging JCS Policy S4*).

BE7. Infill development and extensions to existing buildings should complement the adjacent or existing property/ies in design, scale, roadline and building materials (*TBLP LND2 and emerging JCS Core Policy S4*). **Use of uPVC** in new properties should be avoided.

BE8. Window size and design in new buildings and in extensions to existing buildings should **not create undue artificial light** to avoid light pollution in a rural area (*TBLP EVT2 and emerging JCS Core Policy S4*).

BE9. New buildings should be **no more than two storeys** in height in line with the characteristic built form of the Alderton Parish settlements (*TBLP LND2 and emerging JCS Core Policy S4*).

Integration and economic development:

BE10. New development should aim to **connect with the existing settlement** by means of **footpaths** and cycle paths as well as roads, enabling residents to access the built and natural environment in a variety of ways (*emerging JCS Core Policies S4 & 6*).

BE11. New development should aim to integrate visually into the existing settlement rather than be defined by outside influences such as availability of non-local building materials or standard layouts. The result should be a pleasing combination of old and new with attention to local characteristic design details and a clear, intelligible connection with the existing form and layout of the settlement (*Parish consultation and emerging JCS Policy S4*).

B12. Proposals for extending or redeveloping existing buildings to enable **economic development** and home working should be supported.

See also 3.8 Guidelines on Landscape Character and Natural Environment (p. 29) for guidance on sustainable construction and flood risk management.

Points from the Parish Consultation

Great care should be taken by the Planning Authority and Parish Council to preserve the distinctive character and sense of place of settlements in Alderton Parish. Building style, materials and layouts should reflect the character of each settlement ensuring its distinctiveness is preserved for future generations.

In consultation activities for the Design Statement, there was clear awareness of a ‘vernacular’ – the design features and mixed materials typical of settlements on the edge of the Vale of Evesham. Residents of all ages requested that these characteristic building styles and materials are carried forward into the 21st century alongside elements of high-quality 21st century design. A broad palette of these distinctive design characteristics is provided in this section.

The integrity and character of listed buildings and other historic aspects should be conserved for future generations. In addition, residents valued distinctive streetscape features, including wide grass verges and open fronts to properties, decorative porches and telephone boxes, Victorian iron railings, chimneys and low level boundary treatments, such as Cotswold stone walls and hedges. Features associated with suburban locations such as road signage, street lights, speed bumps and tactile paving were felt to be inappropriate in settings where pedestrians commonly share roads with vehicles.

Uniform designs and designs more typical of suburban or dormitory developments were also identified as inappropriate for Alderton Parish. Examples include three-storey properties and urban design features eg bay windows instead of dormers and plate-glass picture windows instead of multi-paned cottage-style windows. Quiet cul de sacs with a mixture of types and sizes of property in close proximity to each other is a further feature of Alderton village, and one that is particularly valued for the sense of cohesiveness and tranquillity it creates.



Alderton village streetscapes showing open frontages and varied designs in close proximity

5. ROADS AND PATHS

5.1 Roads

Issues affecting roads in the Parish are:

- Speeding (particularly on the B4077 and minor road to Gretton);
- Road traffic accidents within or just outside the Parish boundaries;
- Flooding in prolonged heavy rainfall;
- Safety where pedestrians, horse riders and cyclists share roads with vehicular traffic on minor roads;
- Overuse of rural lanes by vehicular traffic;
- Roadside car parking in Alderton village.

5.1a Road hazards and speeding

The B4077 passing through the Parish is a straight road with reasonable visibility if drivers are aware of junctions and approach these with care. However, the straightness of the road between two more challenging sections (the Black Sheds junction with the Sedgeberrow – Winchcombe road, and the ‘hidden dip’ and bend before the Hobnails Inn) encourages motorists to speed up, resulting in vehicles passing through Frampton and by the Alderton Fields and Alderton village junctions at speeds up to, and sometimes exceeding, the legal speed limit (60mph). Those unfamiliar with the conditions can be caught out. The Parish stretch of the B4077 has seen one fatality in the last three years at Alderton Garage, combined with an increasing incidence of less serious accidents in this area or just outside the Parish boundaries. As a result, a review of signage, traffic calming measures and/or speed restrictions on the stretch from Frampton Cottages to the Hobnails Inn is taking place.

Concerns have also been raised in the Parish consultation about the speed of vehicles on the lanes linking Alderton to the B4077 and to the A46 at Beckford, on the Gretton Road through Alderton Fields, and the lane linking Dixton to Alstone. Within Alderton village, narrow roads and sharp bends at key points near the shop, village hall and school have the advantage of slowing down traffic but present obvious hazards.

5.1b Flooding

Flooding on access roads to Alderton village, Alderton Fields, Frampton and Dixton has already been noted (*see Section 3.7 p.26*). While severe road blockage from flooding occurs infrequently (currently approximately once in every 5-7 years), road surface damage from water and frost during the winter months occurs annually causing damage to cars and risks for cyclists – for example, at Arch Bridge on Willow Bank Road, Alderton, at Dixton and at the Beckford Road junction with the A46 (*Arch Bridge and the approach to the A46 junction pictured below during and after a flood episode*).



Fluvial flooding at Arch Bridge, Alderton village



Damaged road surface, Beckford Road/A46 junction

5.1c Safety on Parish lanes



Notwithstanding flooding issues, the minor roads of the Parish offer much valued opportunities for relaxation and exercise and are considered a key part of the green infrastructure of the Parish. In addition to supporting leisure and exercise, these lanes could form part of the [Sustrans cycle network](#) linking up Alderton village with Evesham or Tewkesbury via Beckford, where the lanes around Bredon Hill are designated cycle ways. These uses would be in accordance with the National Planning

Policy Framework requirement to *'take account of and support local strategies to improve health, social and cultural wellbeing for all'* [NPPF: Core Planning Principles Para 17].

However, for active use of the Parish lanes by cyclists and walkers, their quiet, rural nature has to be upheld. Avoidance of high density development in the area, weight restrictions, cycle way designation and road management protocols are all ways by which their distinctive character and biodiversity can be conserved.

***'Family life will be more challenging with busier congested roads. It is currently possible to walk, cycle around Alderton and to Beckford.'* Alderton village resident**

These are areas of the Parish where traffic frequently shares road space with other more vulnerable road users such as walkers, horse riders and cyclists. In view of the emphasis in national planning policy on promoting high-quality public spaces and community health and well-being [NPPF: Section

8 Para 69], shared road protocols and rural road management strategies are called for. Particular instances are Beckford Road, Dibden Lane and the lane at Dixton.

5.2 Car parking

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

The number of car parking spaces required in the design of new housing development is greater than would be the case in an urban environment given residents' dependency on private car use for most essential services (*see Section 2.5 p.14*). Increased traffic movements and car parking on rural roads were also frequently expressed concerns in the Community consultation. Residents fear that traffic already entering the Parish to fetch or deliver people or goods – for example, supermarket vehicles, builders' merchants, buses and cars delivering and collecting schoolchildren – will increase the potential for collisions on tight bends and add to on-road parking, reducing visibility still further.



Alderton village: Spacious off-road car parking in old and new developments Parking problems at village shop

5.3 Paths

Alderton Parish has a rich heritage of footpaths and bridleways, including a long distance path, the Winchcombe Way, which provides opportunities for exercise and leisure for residents, connects communities and brings visitors into the area supporting local businesses. The current state of repair of stiles and signage in the Parish is generally good but path surfaces require ongoing attention particularly in low lying and heavily used locations.





Rural roads and paths across the Parish

5.4 Guidelines: Roads and Paths (RP)

Key objectives

- Provide adequate and well-designed car parking space in the layout of new development, recognising that low levels of public transport and services in the Parish give rise to above average car journeys;
- Improve safety and reduce speed on Parish roads;
- Encourage development proportionate to the rural road infrastructure of the Parish;
- Decrease car use by means of safe, designated cycle routes and pathways and support the use of off-road footpaths.

Issues

Proposals for development around Alderton village will increase vehicular traffic in Alderton village, the B4077, the A46 at Beckford and Parish lanes all of which are under strain as is evident from the damage to verges. Higher density in new development may result in only the minimum required space being allocated to driveways and car parking, despite evidence that multiple car ownership per property will be required. Flood risks affect several access routes and fast traffic presents a hazard to residents and walkers at Frampton and Alderton Fields. Roads and footpaths require maintenance. Cycle paths exist outside the Parish and the Borough at Beckford, but no designation extends the network into the Parish to enable alternative modes of travel to be undertaken safely.

Guidelines recommended for Alderton Parish

Development:

RP1. A scale of development, residential or commercial, likely to result in significant increase in traffic movement **should be avoided** to prevent detrimental impact on **the heritage and amenity value** of local minor roads and **to prevent further risks to road safety** as effort turns to establishing walking or cycling to amenities and for leisure and exercise as a normal part of Parish activity (*emerging JCS Core Policies S1 & C6 and the [Manual for Gloucestershire Streets](#) Glos County Council 2013*);

RP2. Any planning application for new housing should set out how it will **mitigate the impact** on a **fragile, rural road infrastructure**. This applies particularly to drainage at Arch Bridge at the entrance to Alderton village and at the Beckford Road junction with the A46 at Beckford (*Parish Consultation & emerging JCS Core Policy S4*);

RP3. Urbanising features such as speed bumps, excessive road signage, tactile paving, paved over or tarmac verges are inappropriate for a rural Parish and should be **kept to the minimum** required to ensure safety (*TBLP LND2 and emerging JCS Core Policy C1 and the [Manual for Gloucestershire Streets](#) Glos County Council 2013*);

RP4. Road shape and verge treatment in new development should be in keeping with the layout of adjacent roads to harmonise with the existing settlement (*emerging JCS Policy S4*);

RP5. Unobtrusive car parking should be available in new development for at least **two cars per dwelling**, plus additional occasional car parking spaces for visitors and deliveries. In line with Building for Life 12 Principles, **communal car parking** should be within sight of dwellings but should not dominate the aspect of the properties from key viewpoints;

RP6. The **visual impact of car parking spaces** should be minimised by trees, shrubs, wooden gates and other rural features;

RP7. The **surface of drives and car parking spaces** should be permeable to minimise surface water runoff from hard surfaces.

Road safety:

RP8. While the Parish welcomes plans to introduce traffic calming measures and improved warning signs on the B4077, ongoing monitoring is needed to ensure the incidence of road traffic accidents on the B4077 is reduced.

Other modes of travel:

RP9. Designation of the Alderton Parish lanes (Beckford Road, Dibden Lane and Dixton Lane) as **cycle routes** should be considered to link these Parish settlements with the wider cycle route network and to conserve them as an important part of the green infrastructure of the Parish (*emerging JCS Policies C6 & S10*);

RP10. Planning decisions should seek to preserve the **rural character of the footpaths and lanes** around the Parish. Their use and upkeep should be monitored locally to enable both residents and the general public to benefit from healthy exercise and the sense of well-being that can be derived from access to high-quality public spaces and a green infrastructure (*emerging JCS Policy S10 & Parish consultation*). (An example of an innovative approach to rural road management can be found on the Dorset County Council website)⁴²;

RP11. **Creation of new footpaths should be encouraged to promote social cohesion** between settlements and parts of settlements, and the **maintenance of existing footpaths** should be carried out according to the legal duties and powers set out in the [Glos County Council Rights of Way and Countryside Access Improvement Plan 2011 – 2026](#);

Points from the Parish Consultation

Development dominates the concerns of the Parish Consultation respondents – in particular, rapid large-scale development that cannot be easily absorbed by the existing infrastructure. Impact on small country roads and an increase in road traffic accidents are all concerns for the community if the population were to increase significantly.

Improvements to the road infrastructure were frequently requested as part of the contributions developers are required to provide for the community. Other interesting ideas for a developer levy include new footpaths, a community orchard and a gravelled path around the recreation ground and

⁴² www.dorsetforyou.com/travel-dorset/roads-and-driving/road-information/road-and-transport-improvement-schemes/rural-roads-protocol

through the Millenium Copse for use by mothers and toddlers, runners and nature watchers. For residents of Alderton village, developers should also be required to mitigate flooding risk on access routes:

'Ensure at least one road out of village is unaffected by flooding to ensure access.'

Proximity to nature, ease of access to the countryside, open views and the sense of space provided by footpaths were nonetheless highly valued. Footpath and minor road maintenance was seen as important to promoting Alderton as a walking and cycling centre. One respondent suggested an Alderton Heritage Trail be set up; it was also suggested that cycle routes to Ashchurch, Evesham and Bishop's Cleeve could pass through Alderton's quiet byways, thus relieving pressure on nearby main roads.



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Appendix A: Maps

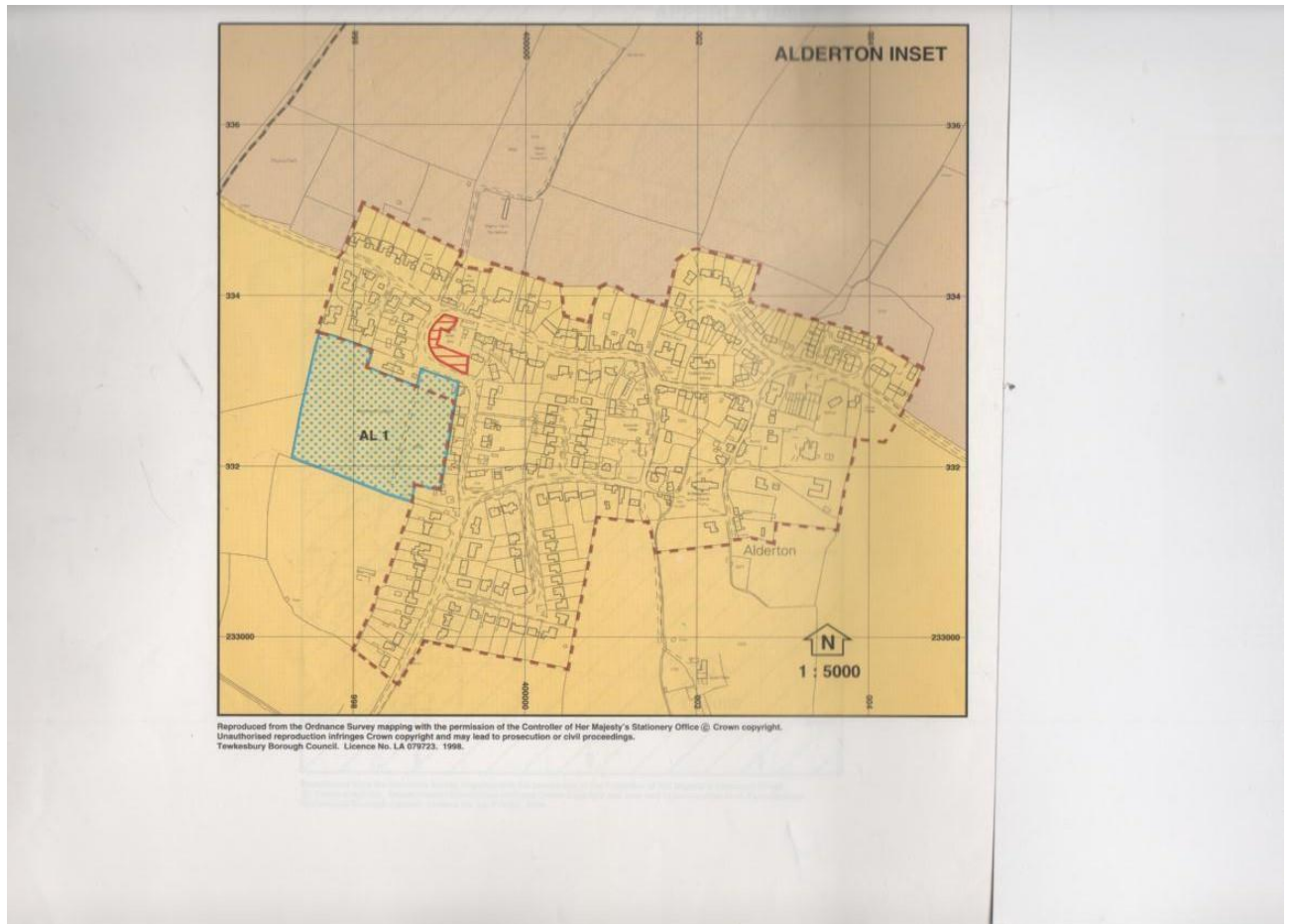
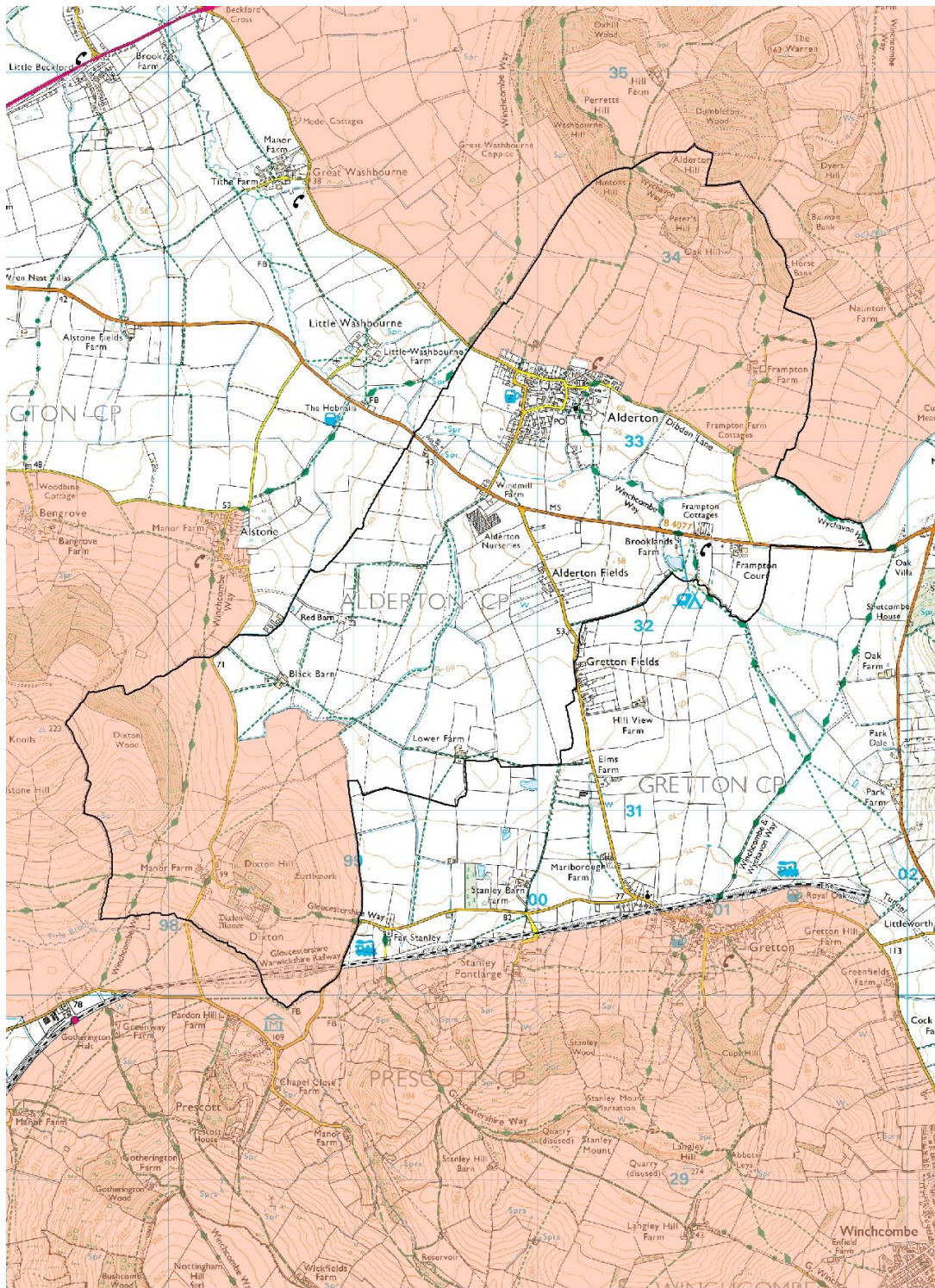


Fig. 4: Map showing Alderton Village envelope as defined by the Tewkesbury Borough Local Plan to 2011 showing the community allotments (marked in green) and a designated Important Open Space to the south and west of The Gardeners' Arms (marked in red).



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Fig. 5: Map showing Alderton Parish and Cotswolds AONB boundaries