

Commons Act 2006: Section 15

Application for the registration of land as a Town or Village Green

Official stamp of registration authority indicating valid date of receipt:

**Commons Act 2006
Gloucestershire County Council
Registration Authority**

Date: 27th October 2023

Application number: **80168**

Register unit No(s):

VG number allocated at registration:

(CRA to complete only if application is successful)

Applicants are advised to read the 'Guidance Notes for the completion of an Application for the Registration of land as a Town or Village Green' and to note the following:

- All applicants should complete questions 1–6 and 10–11.
- Applicants applying for registration under section 15(1) of the 2006 Act should, in addition, complete questions 7–8. Section 15(1) enables any person to apply to register land as a green where the criteria for registration in section 15(2), (3) or (4) apply.
- Applicants applying for voluntary registration under section 15(8) should, in addition, complete question 9.

1. Registration Authority

To the

Gloucestershire County Council
Shire Hall
Westgate Street
Gloucester

Note 1
Insert name of registration authority.

2. Name and address of the applicant

Note 2

If there is more than one applicant, list all names. Please use a separate sheet if necessary. State the full title of the organisation if a body corporate or unincorporate.

If question 3 is not completed all correspondence and notices will be sent to the first named applicant.

Name:

Full postal address:

Highnam Parish Council
The Old School
Newent Road
Highnam
Gloucester, GL2 8DG

Postcode

Telephone number:

(incl. national dialling code)

Fax number:

(incl. national dialling code)

E-mail address:

3. Name and address of solicitor, if any

Note 3

This question should be completed if a solicitor is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here.

Name:

Firm:

Full postal address:

Post code

Telephone number:

(incl. national dialling code)

Fax number:

(incl. national dialling code)

E-mail address:

Note 4

For further advice on the criteria and qualifying dates for registration please see section 4 of the Guidance Notes.

4. Basis of application for registration and qualifying criteria

If you are the landowner and are seeking voluntarily to register your land please tick this box and move to question 5.

Application made under section 15(8):

If the application is made under section 15(1) of the Act, please tick one of the following boxes to indicate which particular subsection and qualifying criterion applies to the case.

Section 15(2) applies:

* Section 15(6) enables any period of statutory closure where access to the land is denied to be disregarded in determining the 20 year period.

Section 15(3) applies:

Section 15(4) applies:

If section 15(3) or (4) applies please indicate the date on which you consider that use as of right ended.

If section 15(6)* applies please indicate the period of statutory closure (if any) which needs to be disregarded.

5. Description and particulars of the area of land in respect of which application for registration is made

Note 5

The accompanying map must be at a scale of at least 1:2,500 and show the land by distinctive colouring to enable to it to be clearly identified.

Name by which usually known:

Land lying to the South of Maidenhall, Highnam, Gloucester, GL2 8DJ

Location:

See above and attached plans

** Only complete if the land is already registered as common land.*

Shown in colour on the map which is marked and attached to the statutory declaration.

Common land register unit number (if relevant) * N/A

Note 6

It may be possible to indicate the locality of the green by reference to an administrative area, such as a parish or electoral ward, or other area sufficiently defined by name (such as a village or street). If this is not possible a map should be provided on which a locality or neighbourhood is marked clearly.

6. Locality or neighbourhood within a locality in respect of which the application is made

Please show the locality or neighbourhood within the locality to which the claimed green relates, either by writing the administrative area or geographical area by name below, or by attaching a map on which the area is clearly marked:

Highnam Parish

Tick here if map attached:

7. Justification for application to register the land as a town or village green

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

See attached statement of case by Highnam Parish Council

Note 8

Please use a separate sheet if necessary.

Where relevant include reference to title numbers in the register of title held by the Land Registry.

If no one has been identified in this section you should write "none"

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

8. Name and address of every person whom the applicant believes to be an owner, lessee, tenant or occupier of any part of the land claimed to be a town or village green

Land sold at Auction on Wednesday 13 September 2023

The identity of the new owner is currently not known

Note 9

List all such declarations that accompany the application. If none is required, write "none".

This information is not needed if an application is being made to register the land as a green under section 15(1).

9. Voluntary registration – declarations of consent from 'relevant leaseholder', and of the proprietor of any 'relevant charge' over the land

N/A

10. Supporting documentation**Note 10**

List all supporting documents and maps accompanying the application. If none, write "none"

Please use a separate sheet if necessary.

See attached:

Tewkesbury Borough Council letter - 10/8/2009

Confirmation of previous purchase by Greenfurb - 13/8/23

August House sale particulars

Tree Preservation Orders T/TR/193

Evidence email from Highnam Environmental Management Group - 28/9/23

Email of evidence from Mark McGillion - 30/9/23

Highnam Parish Council minute of meeting - 17/9/23

Note 11

If there are any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.

11. Any other Information relating to the application

N/A

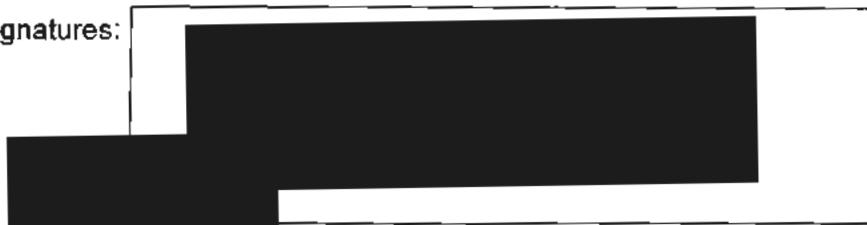
Note 12

The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or unincorporate.

Date:

25 October 2023

Signatures:

A rectangular area containing several redacted signatures, represented by black rectangular boxes.**REMINDER TO APPLICANT**

You are advised to keep a copy of the application and all associated documentation. Applicants should be aware that signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence. The making of a false statement for the purposes of this application may render the maker liable to prosecution.

Data Protection Act 1998

The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

Statutory Declaration In Support

To be made by the applicant, or by one of the applicants, or by his or their solicitor, or, if the applicant is a body corporate or unincorporate, by its solicitor, or by the person who signed the application.

¹ Insert full name
(and address if not
given in the
application form).

² Delete and adapt
as necessary.

³ Insert name if
Applicable

I, Raj Baral,¹ solemnly and sincerely declare as follows:—

1.² I am ((the person (one of the persons) who (has) (have) signed
the foregoing application)) ((the solicitor to (the applicant) (³ one of the
applicants)).

2. The facts set out in the application form are to the best of my
knowledge and belief fully and truly stated and I am not aware of any
other fact which should be brought to the attention of the registration
authority as likely to affect its decision on this application, nor of any
document relating to the matter other than those (if any) mentioned in
parts 10 and 11 of the application.

3. The map now produced as part of this declaration is the map
referred to in part 5 of the application.

⁴ Complete only in
the case of
voluntary
registration (strike
through if this is not
relevant)

4.⁴ I hereby apply under section 15(8) of the Commons Act 2006 to
register as a green the land indicated on the map and that is in my
ownership. I have provided the following necessary declarations of
consent:

(i) a declaration of ownership of the land;
(ii) a declaration that all necessary consents from the relevant
leaseholder or proprietor of any relevant charge over the land have

Cont/

continued

been received and are exhibited with this declaration; or
(iii) where no such consents are required, a declaration to that effect.

And I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the Statutory Declarations Act 1835.

Declared by the said

3

})

)
)
)

3

8

clarant

Before me *

Signature:

1000

Tracey Ashford

Address:

Thrings LLP Solicitors
Church Row, Ross-on-Wye
Herefordshire, HR9 5HR

Qualification:

Solicitor.

*** The statutory declaration must be made before a justice of the peace, practising solicitor, commissioner for oaths or notary public.**

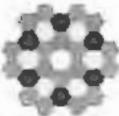
Signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence.

REMINDER TO OFFICER TAKING DECLARATION

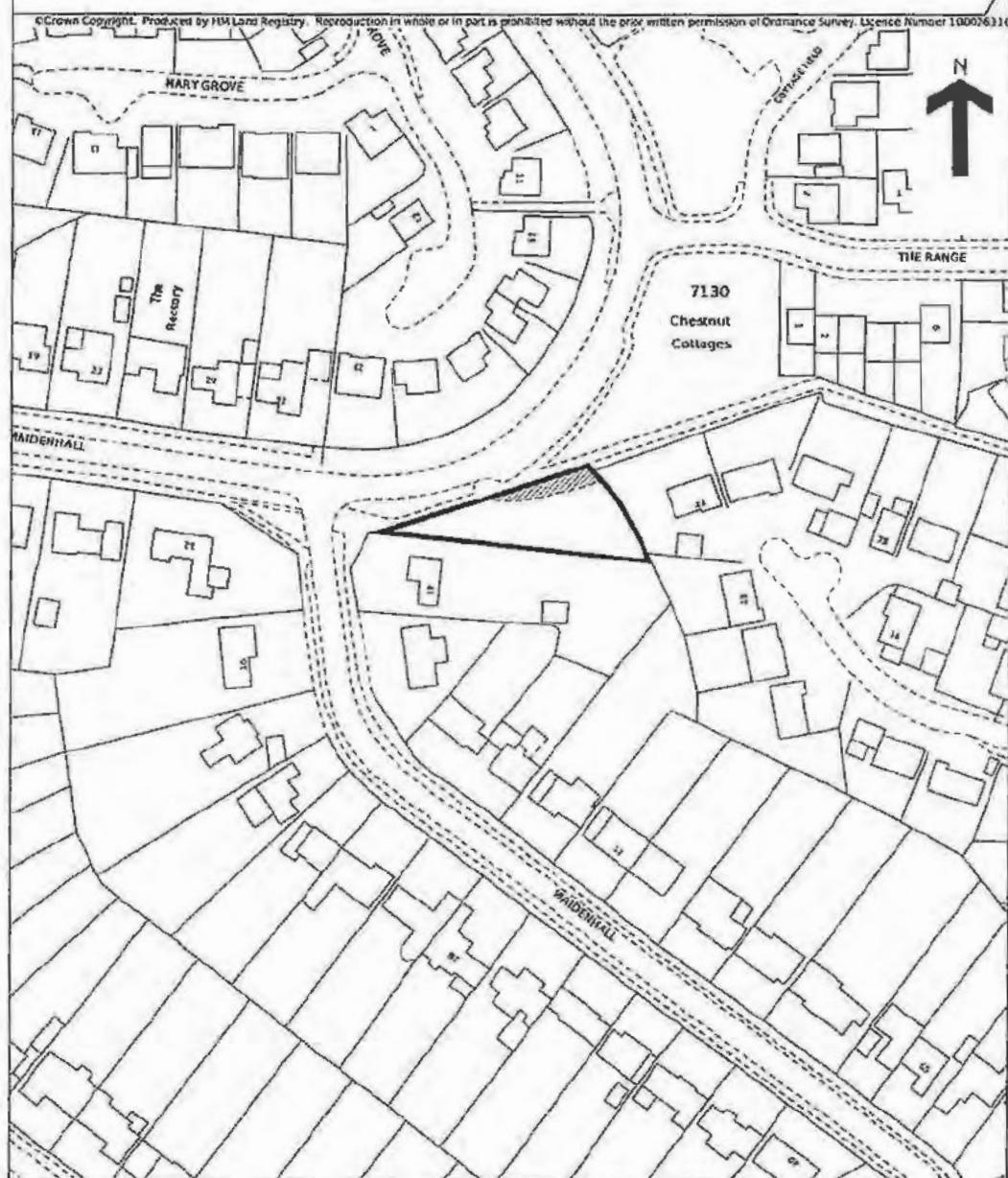
Please initial all alterations and mark any map as an "A" if it

HM Land Registry
Current title plan

Title number **GR332142**
Ordnance Survey map reference **S07920SE**
Scale **1:1250** enlarged from **1:2500**
Administrative area **Gloucestershire** :
Tewkesbury



" A "



This is a copy of the title plan on 20 NOV 2019 at 12:00:50. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Gloucester Office.

QJ/sepad

Tracy Ashford
Solicitor

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" B "

Land Lying to the South of Malden Hall, Highnam

Village Green Application

Statement of Case by Highnam Parish Council

In August the Parish Council was approached by a number of concerned residents advising us that the above land was up for sale by auction on 13 September. Residents were concerned at the potential loss of this small triangular area of land from the public realm.

To our knowledge this land has been used by residents as an informal open space for a great number of years, quite possibly since the Malden Hall estate was built in the 1930's and more certainly since the more modern part of the village was built in the early 1980's when the adjoining Oakridge Road was constructed.

It was common understanding, certainly by the Parish Council, that this land was owned by either Gloucestershire County Council as a residual area of land post road construction or by Tewkesbury Borough Council (TBC), indeed TBC's letter of 10 August 2009 confirms this and confirms that it has been regularly mown and maintained by TBC since before that date. We were as surprised as the Borough therefore that this is clearly not the case, indeed the land has changed hands on a number of occasions in recent years.

As the attached evidence provided by an adjoining property owner and by the Parish Council's own Environment Working Group (EWG) illustrates, this land has been informally used by local residents as a local meeting point, and part of the site has been planted up as a Pollinator Patch with the approval of TBC.

The Parish Council understands the land was sold at auction to an unknown third party, and we are not aware what use they intend to put it to. At its meeting on 17 September 2023, see attached Minutes, the Parish Council formally resolved to submit a Village Green application to ensure it remains available in perpetuity for public enjoyment for leisure and recreational purposes by village residents.

Charlie Coats Chair: Highnam Parish Council

October 2023

Tracy Aswad
Solicitor

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"C" 0
& C Coats

From: Jo Storey [REDACTED]
Sent: 28 September 2023 20:39
To: M & C Coats
Cc: Adele Beaumont; Bill Badham; Bob Harding
Subject: Re: Village green application

Dear Charlie,

Adele has been kind enough to compose the following, which we hope will support any initiative that you take forward, with regard to the Maidenhall Pollinator Patch.

Jo S

The Environment Working Group is a team of Highnam residents who volunteer to carry out environmental improvement works in the green spaces around our parish, following the Environment Management Plan that we produced, in 2020, on behalf of the Parish Council. One project undertaken as part of that plan has been the creation of several 'Pollinator Patches', of which the area in question, known as the Maidenhall/Oakridge pollinator patch, is one. We have a team of about 10 volunteers who have helped every year since 2020, to seed that area with wildflowers, plant appropriate wild flower plugs, do botanical surveys of these patches, and manually cut and rake off the cuttings at the end of the summer. The Maidenhall patch was chosen, and is especially appreciated by many residents, as it is on a highly visible corner where the children walking to school and residents walking to and from the shop pass by. This work has been supported by Tewkesbury Borough Council who granted the group a licence to carry out the biodiversity works as they have been maintaining and mowing this area for many years.

It would be a huge disappointment to many local people if we had to give up this patch and our annual reports (which are available on the HPC website) testify to the effort invested in the area and to the enjoyment that people gain from it. Therefore we fully support the application to designate the land at Maidenhall as a Village Green.

Kind regards,
Adele Beaumont (on behalf of the Environment Working Group)
[REDACTED]

On Wednesday, 27 September 2023 at 12:03:24 BST, M & C Coats <coats@highnamband.co.uk> wrote:

Dear All

My e mail to Mark McGillion below should be self-explanatory. It relates to the application to register the small triangular piece of land at the end of Maidenhall as a Village Green.

M & C Coats

From: Mark [REDACTED]
Sent: 30 September 2023 07:24
To: M & C Coats; S Hill
Subject: Re: Village green application

Hi Charlie

How about this.

Having lived in the village for 20 years and for over 10 years as adjoining neighbour to this land, I can testify that the land is regularly used as an informal meeting point by many local residents walking to and fro the school. Dog walkers regularly use the land and the adjoining dog litter bin, and other neighbours use the land as a transit to the local shops and amenities. In recent years a village environmental group has established a pollinator patch on this land that is thoroughly enjoyed by local residents who regularly plant and maintain wild flowers and grasses and use the area as a meeting point. The grass has been regularly mown by TBC since the Highnam estate was built in the late 1970s and local residents consider this land to be part of the community open spaces. Finally there is a covenant on the land that restricts the use of the land to public open space which we believe needs to be reinforced by this TVG status to avoid the land being put to other use.

[REDACTED] anything to add?

Regards

Mark

On Wed, 27 Sept 2023 at 11:57, M & C Coats [REDACTED] wrote:

Hi Mark

I'm in the process of completing the Village Green application form on behalf of Highnam PC. There is some prescriptive guidance which I need to follow. One of the specific requirements, something which could significantly increase our chance of approval, is to include a witness statement setting out how the land has, or hasn't, been used, over and up to the past 20 years. There's a bit of game to be played here as the guidance refers to "lawful sports or pastimes" on the land where we will need to be a bit creative with the language used. As adjoining resident, I think you will be best placed to provide something, and if there are any other local residents (Simon?) who can add to this or add their signature to any statement made that will undoubtedly help the cause. I'm also going to ask HPC's Environmental Working Group who manage the pollinator patch to provide a statement as well.

I wonder if you would be happy to draft something on this. I don't think it needs to be long, but should say something along the lines that for x number of years as adjoining owner, you have been aware the land has been used as an informal "meeting point" by local residents walking to and fro the school etc. regularly mown by TBC, and that the pollinator patch has been enjoyed by local residents. If you could produce a draft by the end of the week I can top and tail it if necessary and include it with the application. You will need to sign and date it, provide your address etc. I now have the contact details for submitting this to Gloucestershire County Council so would like to get it in by early next week if possible.

Corporate Services

Sara Freckleton
Borough Solicitor



YJL Homes Limited
Yew Trees
Main Street North
Aberford
West Yorkshire
LS25 3AA

Our Contact: Kaveena Patel
Telephone – Direct Dial: 01684 272016
Our Ref: T1(8)1A
Email: [REDACTED]
Your Ref: Aitken/OPP291A

10 August 2009

Dear Sirs

Land lying to the South of Maidenhall, Highnam, Gloucester

I have been notified about a letter dated 1st July 2009 which was delivered to Mr D and Ms D Dowsett of 43 Maidenhall, Highnam, Gloucester, GL2 8DJ. The letter was sent by Renew Holdings plc who I believe is the holding company for YJL Homes Ltd. I enclose a copy of the letter for your information.

The reason for writing to you is twofold.

Firstly I understand from reading the letter that your company are proposing to dispose of some land adjacent to number 43 Maidenhall, Highnam.

I would like to inform and highlight to you that any sale or disposal of the land would be subject to covenants stated within a Deed dated 5th September 1983 and made between Bovis Homes Limited (1) Lovell Homes Limited (2) and the Council for the Borough of Tewkesbury (3). The covenants briefly state that:-

- Any application for planning consent for the development or change of use of the land is not to be made.
- That such land is to remain in use as agricultural land or be used and maintained for the enjoyment of the public as open space land.
- That the land is not to be sold or disposed of without first obtaining a covenant from the purchaser in favour of the Council in similar terms.

For your records I enclose a copy of the abovementioned Deed.



Corporate Services

Sara Freckleton
Borough Solicitor



Secondly after having a conversation with the Grounds Maintenance Officer at this Council I have been informed that this Council have been and is maintaining the land which your company are proposing to dispose. As the Council have been maintaining the land I am wondering whether YJL Homes Ltd would be willing to negotiate a transfer of the land to Tewkesbury Borough Council.

I look forward to hearing from you on the above.

Yours faithfully



For Borough Solicitor
End.

C.C. Renew Holding Plc Property Department
39 Cornhill, London, EC3V 3ND



EDWARD DPP

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H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 to 1971

42/18/18



COUNTY AND DISTRICT : GLOUCESTERSHIRE - Tewkesbury
TITLE NUMBER : GR 53030 GR 57883 and GR 59625
PROPERTY : Maidenhall Farm, Highnam Green

THIS DEED made the 5th day of September One thousand
nine hundred and eighty three BETWEEN

(1) BOVIS HOMES LIMITED of Bovis House Winchcombe Street Cheltenham
Gloucestershire (hereinafter called "Bovis")

(2) LOVELL HOMES LIMITED of Marsham House Gerrards Cross Buckinghamshire
(hereinafter called "Lovell")

(3) TEWKESBURY BOROUGH COUNCIL of Gloucester Road Tewkesbury
Gloucestershire (hereinafter called "the Council")

RECITING THAT :-

(1) This deed is supplemental to :-

(A) An Undertaking (hereinafter called "the Undertaking") dated the
30th day of August 1974 given pursuant to Section 19 of the
Gloucestershire County Council Act 1956 by Bovis (then known as
Bovis Homes Western Limited) and B.J.D. Properties Limited to the
Council

(B) An Agreement (supplemental to the Undertaking) made the 29th day
of April 1977 between Bovis (then known as Bovis Homes South West
Limited) of the first part the said B.J.D. Properties Limited of
the second part and the Council of the third part

(c) A Deed of Grant of rights of way and passage (hereinafter called "the Grant") also dated the 29th day of April 1977 but made between Bovis (then known as Bovis Homes South West Limited) of the first part Barclays Bank Limited of the second part the said B.J.D. Properties Limited of the third part and Schlesinger Limited of the fourth part

(2) Bovis is the Registered Proprietor with title absolute of the land more particularly referred to in the first recital to the Undertaking being the land now or formerly comprised in the above-mentioned title number GR 53030 (hereinafter referred to as "the Bovis land")

(3) Lovell is the Registered Proprietor with title absolute of the land more particularly referred to in the second recital to the Undertaking being the land comprised in the above-mentioned titles numbered GR 57883 and GR 59625 (hereinafter referred to as "the Lovell land")

(4) The parties hereto have agreed to vary the terms of the Undertaking and the Grant as hereinafter appears

WITNESSETH as follows :-

1. THIS deed has been executed in pursuance of Section 19 of the Gloucestershire County Council Act 1956
2. IN consideration of the covenants on the part of Lovell next hereinafter appearing the Council as Beneficial Owner HEREBY SURRENDERS AND RELEASES unto Lovell ALL AND SINGULAR the covenants in favour of the Council contained in Clauses (b) and (g) of the Undertaking to the intent that the Lovell land and each and every part thereof shall henceforth stand free and released from the said covenants
3. LOVELL on behalf of itself and its successors in title to the lands shown respectively coloured blue and green on the plan number 6450/13C annexed hereto (part of the Lovell land) HEREBY COVENANTS with the Council in manner following that is to say :-

(a) Upon completion of the development of the whole of the land hatched red on the plan annexed to the 1974 Undertaking or earlier by arrangement at the request of the Council to form level lay out and grass in accordance with the specification for such works prepared by the Borough Technical Officer the lands shown coloured blue on the said plan number 6450/13C and edged green on the supplementary plans numbered 6236/7M and 6450/8D respectively and also annexed hereto and when called upon so to do by the Council within a period of 21 years from the date of the completion of such works to convey free of charge by way of gift to the Council all of such lands coloured blue on the said plan annexed hereto which do not form part of the public highway to the intent that such lands may thereafter become public open spaces and no building or structure whatsoever shall be erected thereon

(b) Not to make any application for planning consent for the development or change of use of the land coloured green on the said plan annexed hereto to the intent that the said land shall either remain in use as agricultural land or be used and maintained for the enjoyment of the public as open space land and not to sell or dispose of the said land coloured green without first obtaining a covenant from the Purchaser in favour of the Council in similar terms

(c) To dedicate to the Council within 21 years of the date hereof such ancillary public open space within the residential areas of Phases IV and V of the said development as shall be agreed with the Council

4. IN consideration of the easements hereinafter granted by Lovell Bovis as Beneficial Owner HEREBY SURRENDERS AND RELEASES unto Lovell in fee simple ALL AND SINGULAR the rights contained in Clause 2 of the Grant to the intent that the Lovell land and each and every part thereof shall henceforth stand free and released from the burden of the said rights

5. IN consideration of the surrender and release contained in Clause 4 of this deed Lovell as Beneficial Owner HEREBY GRANTS unto Bovis FULL RIGHT

AND LIBERTY for Bovis and its successors in title the owners and occupiers of the Bovis land and each and every part thereof and its or their respective servants and licensees (in common with all others having the like right) at all times hereafter by day or night to pass and repass along over and upon the roadway or intended roadway shown coloured brown on the said plan annexed hereto with or without vehicles of any description and with or without animals pending its adoption as a public highway for all purposes connected with the use and enjoyment of the Bovis land other than building construction work TO HOLD the said right of way unto Bovis in fee simple

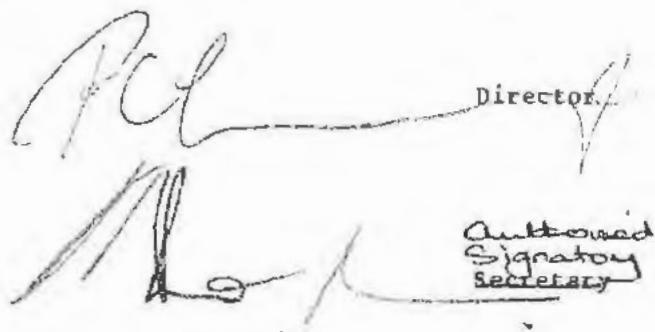
6. THE parties hereto of the first and second parts HEREBY APPLY to the Chief Land Registrar to note as he considers appropriate on the Registers of the Titles above mentioned the provisions of clauses 4 and 5 of this deed

IN WITNESS whereof the parties hereto have caused their respective Common Seals to be hereunto affixed the day and the year first above written

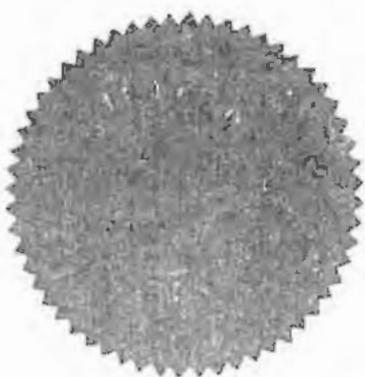
THE COMMON SEAL of BOVIS HOMES)

LIMITED was hereunto affixed in)

the presence of :-)


PCF
Director

NK
Authorized
Signatory
Secretary



THE COMMON SEAL of LOVELL HOMES)

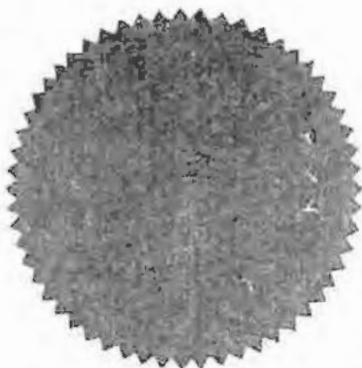
LIMITED was hereunto affixed in)

the presence of : -)



Director

P.C. Bailey
Secretary



THE COMMON SEAL of THE COUNCIL)

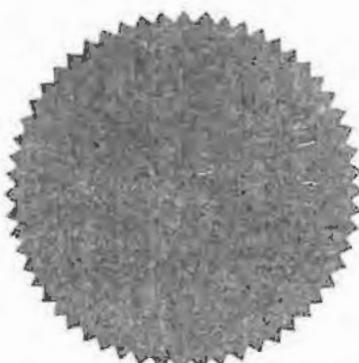
FOR THE BOROUGH OF TEWKESBURY)

was hereunto affixed in the)

presence of : -)

Mayor

W. H. Scott
Borough Secretary





Mark McGillion <markmcgillion@gmail.com>

RE: Land purchase GR332142 - Our Reference OPP291A

Jonathan Dodd

13 June 2023 at 11:54

To: [REDACTED]

Cc: [REDACTED]

Good morning Mark,

Thank you for your enquiry. Renew recently sold a number of parcels of land to a third party 'Greenfurb' with this being one of them.

I have passed your details on to them, and if your enquiry is of interest to them I'm sure they will be in touch.

Thanks Jonathan

Jonathan Dodd BSc (Hons) MCIArb
Group Commercial Director

Renew Holdings Plc

T: [REDACTED]

M: [REDACTED]

E: [REDACTED]

[3175 Century Way | Thorpe Park | Leeds | LS15 8ZB](https://www.renewholdings.com)

[www.Renewholdings.com](https://www.renewholdings.com)

[Quoted text hidden]

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Land on the East Side
of Salisbury Road
Fordingbridge,
Hampshire, SP6 1QY

*Please refer to
auctioneer for more
information

Land at New Barn Lane
Cheltenham, Gloucestershire,
GL52 3LS

*Sold for
£18,000.

Land to the Rear of 203
High Street
Penge, London,
SE20 7PF

*Please refer to
auctioneer for more
information

[View Details →](#)

[View Details →](#)

[View Details →](#)

← ■ □ □ →

Enquire about Land Lying to the South of Maidenhead, Gloucester, Gloucestershire, GL2 8DJ

First Name

Middle Name

Last Name

Sur Name

Telephone

Tick this box to confirm you have read our [Terms & Conditions](#) and our [Privacy Policy](#), and to also confirm you are okay with receiving email correspondence from us.

[SUBMIT →](#)

Sign-up for our newsletter

Get the latest lot details along with new blog posts, straight to your inbox

Name*

Email*

Tick this box to confirm you have read our [Privacy Policy](#), and to also confirm you are okay with receiving email correspondence from us.

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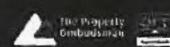
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Guide to buying at auction
Guide to selling at auction
Guide to buy online

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Complaints Procedure

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TOWN AND COUNTRY PLANNING ACT 1990
TEWKESBURY BOROUGH COUNCIL (NO. 427)
(LAND LYING TO THE SOUTH OF MAIDENHALL, HIGHNAM, GLOUCESTER)
TREE PRESERVATION ORDER 2023

The Council for the Borough of Tewkesbury, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1.— This Order may be cited as **TEWKESBURY BOROUGH COUNCIL (NO. 427) (LAND LYING TO THE SOUTH OF MAIDENHALL, HIGHNAM, GLOUCESTER), TREE PRESERVATION ORDER 2023**

Interpretation

- 2.— (1) In this Order "the authority" means the Tewkesbury Borough Council
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

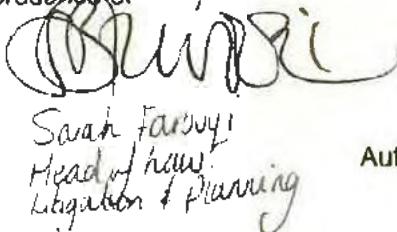
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 8th day of November 2023

THE COMMON SEAL of the COUNCIL)
FOR THE BOROUGH OF TEWKESBURY)
was hereunto affixed in the presence of—)


Sarah Farouqi
Head of now:
Ligation & Planning

Authorised Signatory



SCHEDULE
SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	<i>None</i>	

Trees specified by reference to an area
(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	<i>None</i>	

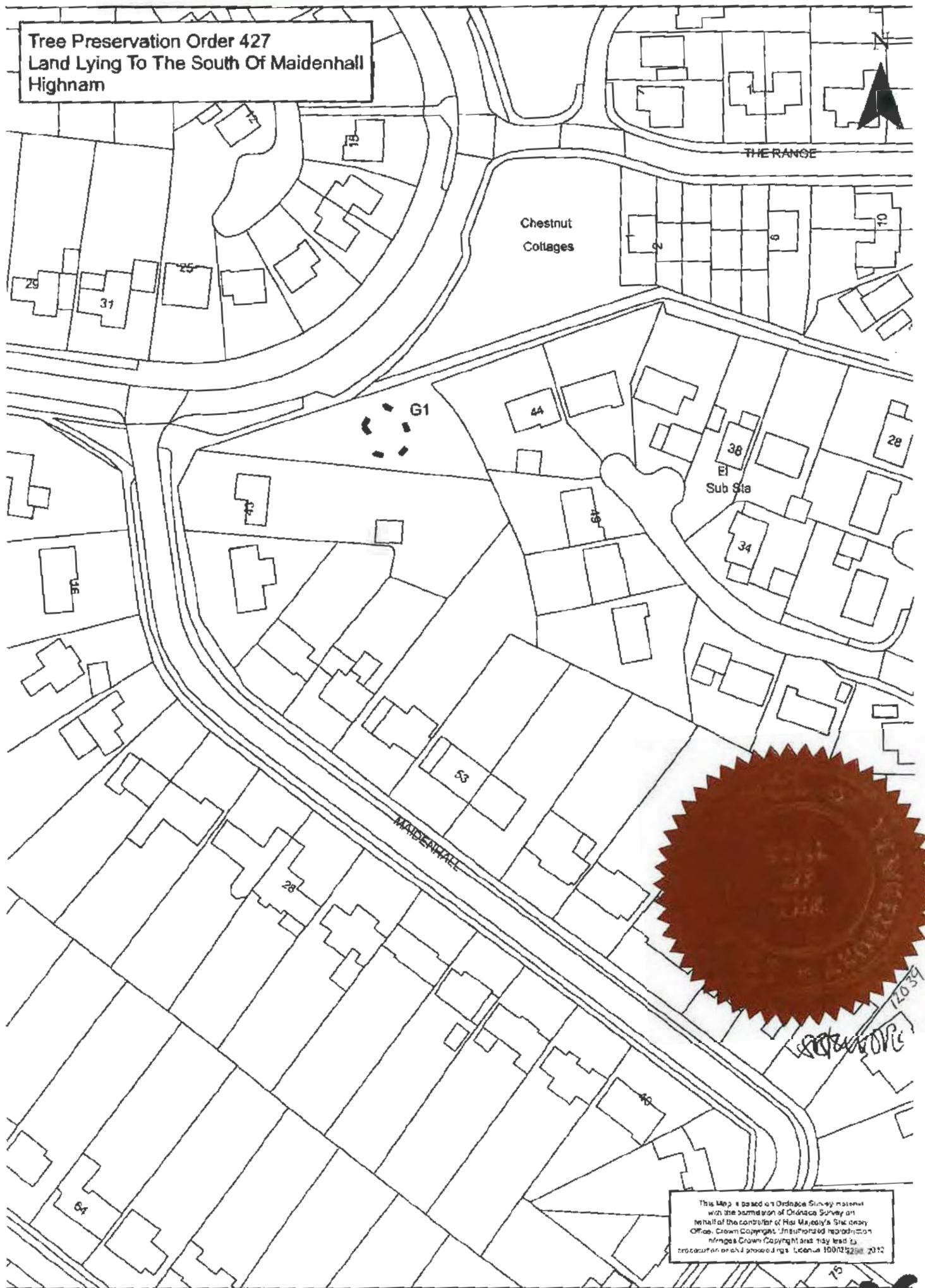
Groups of trees
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
G1	Mixed Species Group 2 x Oak 1 x Cherry	Refer to plan

Woodlands
(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	<i>None</i>	

Tree Preservation Order 427
Land Lying To The South Of Maidenhall
Highnam



Highnam Parish Council
Highnam-Linton-Over-Lassington
Tuesday 19th September 2023

Public Forum: Concerns over the triangle of land off of Maidenhall. Can we apply for village green status. If PC is to do this, it needs to be done before any type of planning permission is applied for on the land. Purchase completion is thought to be on the 10th October.

A Parishioner asked who would maintain this if privately owned as this would not fall under TBC or GCC. The land was to be transferred to TBC following the building of the estate but this never happened.

The chair was asked if the village could be checked for other areas in the village that this may happen too. PC to check, but didn't know of any. GCC and TBC are responsible for cutting their own areas as identified on a map, and not cutting each other's areas.

Enquiry was made as to whether we would get white gates for the village, like many other villages, as these can also help slow down the traffic. The Chair responded that options and costs had been looked into and the speed awareness team had agreed for us to have a speed camera. Location agreed but forms to be signed for this.

Enquiry was made as to whether the bottom of Monkey bank (as locally known) could be made an historical right of way and access to walk it can be maintained, as many have walked this for years. The landowners were approached some time ago, and the private land signs were put up as it is private farmland.

1. Apologies for absence – Cllr Bill Badham

2. Approval of the minutes – The last full PC meeting of 18/7/23 was proposed as accurate by Cllr Phil Sherratt and seconded by Cllr Bill Nicol. Agreed unanimously

The extraordinary meeting on 11/8/23 was proposed by Cllr Phil Sherratt and seconded by Cllr Valerie Tustin Smith. Agreed unanimously

3. No declarations of interest

4. No dispensations

5. County Councillor Report – none

6. Borough Councillor Report – See appendix 1

7. Financial Report – The Chair read through the financial report in the absence of the clerk. All had been seen in advance and was clear and accepted. (usually this is projected onto the wall so that the public can see this). Proposed Cllr Nick Cook, Seconded Cllr Valerie Tustin Smith.

Bank Reconciliation was felt to be fine but needs clearer laying out for easier understanding.

8. Planning Applications – 23/00703/FUL 3, Clayburn Close, Highnam. Planning Councillors have been to look at the property in question and were happy that there were no concerns, or objections. PC is happy to support the application. Proposed Cllr Phill Sherratt, Seconded Cllr Nick Cook.

Planning decisions – Those determined in the last month were on the agenda with outcomes.

Enforcement – there are none at present

9. Environmental Working Group – There was no report as Cllr Bill Badham was away. The group continues to do a lot of excellent work on behalf of the village.

10. Land Oakridge/Maidenhall – Lots of representations and concerns were voiced to the PC Chair over the last few weeks. A briefing paper was sent out after discussions with the PC members with 3 options. As the auction happened last week these were no longer relevant. The triangle of land was sold last week for £500 with a lot of conveyancing costs on top of this sum. The completion is due to be on 11th October, so we won't be able to find out who has bought the land until then, from Land Registry. There are conditions and constraints associated with the land and some services run across it.

It was suggested and agreed that a village green application as the land is a village asset and this year had a pollinator patch on it.

Cllr Paul McLain was asked who the PC needs to contact on GCC to apply. It needs to be demonstrated that the land has community value.

We are able to apply even if the PC does not own the land. The purchaser would still need to apply for a change of use or planning permission to do anything with it.

This is a learning curve for the Council to look at the rest of the village to see if there are any more plots not owned by the Councils and to act more quickly.

PC to apply for village green status. Proposed Cllr Mike Welch, Seconded Cllr Rees Keene.

11. Gloucestershire D Day Celebrations 6th June 2024 – This was supported in that the Council is happy to contribute to supporting an event or landmark in the village. The beacon was not wholeheartedly supported, as they are expensive, there isn't an obvious place to put it, and not much use afterward.

Proposed Cllr Jill Smith, Seconded Cllr Charlie Coates

12. Update HCCT and Old School Refurbishment – the second phase of the work has been restarted. The PC has the £ 110,000 needed to complete the works from various sources and a loan. Looking for completion by the end of November/beginning of December this year. There needs to be an opening ceremony.

The direction of the HCCT needs to be looked at, as a lot of future work need to be done to maximize the use of the hall's facilities. The three individual Trust members wish to step down, leaving just the two PC members on the Board. At least 3 new Trustees are needed. The regular user groups could be approached to provide a member for the board. Without a board, the management responsibility of the halls will go back to the PC.

The halls may need to close if no one is willing to come forward. It may be that we need to get Professional paid people to run the site. A caretaker and booking clerk are paid at present.

It was mentioned the pressure points at the complex, in particular parking if all the facilities are in use. Need to look at the site as a whole and see how best it can be run and marketed for the future.

13. Recruitment of Clerk and Responsible Financial Person – After advertising in a number of places for a new clerk there have been no applications. There is one locum clerk available on the GAPTA system who has been interviewed and seems very experienced and is willing to help out in the interim. Locum Clerks are expensive, so it has been proposed that they be taken on for 3 months to tide over the Council in the interim. The post can then be re-advertised as a permanent position. The advert and making it attractive needs some work, and to look more closely at what is expected of the role, and the salary. It was suggested as a locum is more expensive and experienced, that 12 hours may not be needed. The chair suggested 9 hours, but to be reviewed if this is not enough.

Proposed Cllr Charlie Coates, Seconded Cllr Mike Welch

14. Correspondence – The inquiry into additional houses off of Lassington Reach is to take place from 14th November and is expected to run for 6 days. Further details to follow next month, so that Parishioners can support it. One of the concerns to be addressed is insufficient educational provision from the developer, by GCC.

Many local concerns.

15. Residual Items – Cllr Bill Nicol pointed out that in Slimbridge parish, they have been pushing to make the village 20mph, and have been able to get double yellow lines as a result of too much parking. How did they get them? Perhaps we could do the same around parts of Oakridge.

Cllr Jill Smith pointed out that County and Borough Councillors need to be invited to attend PC meetings. If they are not, they may not know about them, as they have a lot to attend. An update on the play park was also requested. The work has started but has been slow due to delays in the manufacture of the new play equipment. To be chased up with TBC.

Cllr Rees Keene mentioned the water running off of their fields onto the road, and they were looking at the ditches in the area to try to alleviate the situation.

JKS 20/9/23

Title register for:

land lying to the East of Lassington Lane, Highnam (Freehold)

Title number: GR59625

Accessed on 10 September 2023 at 12:30:38

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	GR59625
Registered owners	Prospect Homes Limited Yew Trees, Main Street North, Aberford, West Yorkshire LS25 3AA
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number Entry date

1 1979-12-03 GLOUCESTERSHIRE : TEWKESBURY

The Freehold land shown edged with red on the

plan of the above Title filed at the Registry and being land lying to the East of Lassington Lane, Highnam.

2 The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 9 November 1972 made between (1) William Reginald Johnston and (2) B J D Properties Limited:-

TOGETHER WITH a right of way at all times and for all purposes over and along the existing roads coloured green on the said plan for the purpose of obtaining access to and from the Property.

NOTE: The road coloured green referred to is tinted brown on the filed plan.

3 The land in this title and other land has the benefit of the following rights granted by the Deed dated 29 April 1977 referred to in the Charges Register:-

Bovis as Beneficial Owner hereby grants and Barclays as Mortgagee hereby confirm unto B J D full right and liberty for B J D and its successors in title the owners and occupiers for the time being of the B J D land or any part thereof and its or their respective servants and licencees (in common with Bovis and all others having the like rights) at all times hereafter by day or night to pass and repass along over and upon the roadway or intended roadway between the points marked 'A' to 'B' and shown on the said plan and thereon coloured brown with or without animals and for all purposes.

NOTE: The roadway coloured brown referred to is tinted blue on the filed plan. The points A to B referred to are reproduced on the filed plan.

4 The land in this title and other land has the benefit

of the following rights granted by a Deed dated 29 April 1977 made between (1) Violet McFarland Smith and Sidney Gilbert Smith (Grantor) (2) Bovis Homes South West Limited (3) Barclays Bank Limited and (4) B J D Properties Limited:-

Bovis as Beneficial Owners hereby grant and Barclays as Mortgagees hereby confirm unto B J D for the benefit of the yellow land the right to enter upon the green land to use maintain inspect repair and replace a suitable foul water sewer with the necessary inspection chambers in the approximate position shown by the red line between the points marked 'A' to 'C' 'C' to 'D' and by the blue line between the points marked 'B' to 'C' on the said plan annexed hereto and for which purpose to break upon the said land subject as hereinafter provided.

5 The Deed dated 29 April 1977 referred to above also is expressed to grant the following rights:-

The Grantors as Beneficial Owners hereby grant unto B J D for the benefit of the yellow land the right to enter upon the blue land to lay use maintain inspect repair and replace a suitable foul water sewer with the necessary inspection chambers in the approximate position shown by the red line between the points marked 'D' to 'E' on the said plan annexed hereto and for which purpose to break up the said land subject as hereinafter provided TO HOLD the said rights and liberties hereby granted unto B J D in fee simple.

NOTE: Copy plan filed.

6 The land in this title and other land has the benefit of the following rights granted by a Deed dated 29 April 1977 made between (1) Violet McFarland Smith and Sidney Gilbert Smith (Grantors) (2)

Bovis Homes South West Limited (3) Barclays Bank Limited and (4) B J D Properties Limited:-

Bovis as Beneficial owners hereby grant and Barclays as Mortgagees hereby confirm unto B J D for the benefit of the yellow land the right to enter upon the green land to use maintain inspect repair and replace a suitable surface water sewer with the necessary inspection chambers in the approximate position shown by the orange lines between the points marked 'A' to 'B' and 'B' to 'F' on the said plan annexed hereto.

7

The Deed dated 29 April 1977 referred to above also is expressed to grant the following rights:-

The Grantors as Beneficial Owners hereby grant unto B J D for the benefit of the yellow land the right to enter upon the blue land to lay use maintain inspect repair and replace a suitable surface water sewer with the necessary inspection chambers in the approximate position shown by the orange line between the points marked 'B' to 'C' on the said plan annexed hereto and for which purpose to break up the said land subject as hereinafter provided.

NOTE: Copy plan filed.

8

The land in this title has the benefit of the following rights granted by the Conveyance dated 30 October 1979 referred to in the Charges Register:-

"RIGHTS OVER THE RETAINED LAND

1. The right to enter upon the retained land to construct maintain inspect repair and renew a single carriageway road with adjacent footpaths street lighting and road drains in the approximate position indicated by the line of the perimeter road

hatched black on the said plan annexed hereto and in accordance with the specifications and requirements of the Local Planning Authority and Highway Authority Provided Always that the person or persons exercising such right shall in so doing cause the minimum of inconvenience and shall make good all damage to the surface of the retained land occasioned thereby

2. A right of way with or without vehicles at all times and for all purposes over and along the single carriageway perimeter road referred to above and on foot only along the said footpaths adjacent thereto after the same shall respectively have been constructed by the Purchaser
3. A right to use such drains pipes wires and cables as may now or during the period commencing on the date hereof and enduring for eighty years (which said period shall be the perpetuity period applicable to this Conveyance) be placed over or under the retained land and serve the land hereby conveyed or any part or parts thereof with a right of entry onto the retained land for the purpose of installing repairing and maintaining such drains pipes wires and cables upon causing the minimum of inconvenience and making good all damage occasioned thereby.
4. A right of entry on to the retained land for the purpose of repairing maintaining and reinstating structures boundary walls fences roofs gutters and pipes on the land hereby conveyed such right only to be exercised on reasonable notice being given and causing the minimum of inconvenience and making good all damage occasioned thereby."

NOTE: The retained land referred to is land to the north east of the land in this title. The perimeter road hatched black referred to is tinted yellow on the filed plan.

9 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

10 Where the parts edged and numbered in green on the filed plan include parts of joint access footpaths rights of way (on foot only) are reserved thereover.

11 A new filed plan, on an enlarged scale, based on the latest revision of the Ordnance Survey map has been substituted for the original plan. All previous entries referring to references on the filed plan are now shown on the supplementary plan to the filed plan.

12 The land edged and lettered D in red on the filed plan added to the title on 28 October 1980.

13 The land edged and lettered D in red on the filed plan is included in the Conveyance dated 9 November 1972 referred to above and the Deeds dated 29 April 1977 referred to above.

14 The land edged and lettered D in red on the filed plan has the benefit of the following rights granted by the Conveyance dated 6 October 1980 referred to in the Charges Register:-

"TOGETHER WITH the benefit of the easements and rights contained in part two of the First Schedule hereto

THE FIRST SCHEDULE

above referred to

PART TWO

RIGHTS OVER THE RETAINED LAND

1. The right to enter upon the retained land to construct maintain inspect repair and renew a single carriageway road with adjacent footpaths street lighting and road drains in the approximate positions indicated by the line of the perimeter road hatched black on the said plan annexed hereto and in accordance with the specifications and requirements of the Local Planning Authority and Highway Authority Provided Always that the person or persons exercising such right shall in so doing cause the minimum of inconvenience and shall make good all damage to the surface of the retained land occasioned thereby
2. A right of way with or without vehicles at all times and for all purposes over and along the single carriageway perimeter road referred to above and on foot only along the said footpaths adjacent thereto after the same shall respectively have been constructed by the Purchaser
3. A right to use such drains pipes wires and cables as may now or during the period commencing on the date hereof and enduring for eighty years (which said period shall be the perpetuity period applicable to this Conveyance) be placed over or under the retained land and serve the land hereby conveyed or any part or parts thereof with a right of entry onto the retained land for the purpose of installing repairing and maintaining such drains pipes wires and cables upon causing the minimum of inconvenience and making good all damage caused thereby
4. A right of entry on to the retained land for the purpose of repairing maintaining and reinstating structures boundary walls fences roofs gutters and pipes on the land hereby conveyed such right only

to be exercised on reasonable notice being given and causing the minimum of inconvenience and making good all damage occasioned thereby.

NOTE: The perimeter road hatched black referred to is tinted yellow on the filed plan.

15 The land edged and lettered E and F in red on the filed plan added to the title on 25 November 1981.

16 The land edged and lettered E and F in red on the filed plan is included in the Conveyance dated 9 November 1972 referred to above and the Deeds dated 29 April 1977 referred to above.

17 Where the parts edged and numbered in green on the filed plan include parts of joint accessways rights of way are reserved thereover.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1	2009-03-09	PROPRIETOR: PROSPECT HOMES LIMITED (Co. Regn. No. 576327) of Yew Trees, Main Street North, Aberford, West Yorkshire LS25 3AA.
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C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
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1

The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 10 March 1950 made between (1) Violet McFarland Smith (Vendor) and (2) William Reginald Johnston (Purchaser):-

Reginald to Vendor right of way for Vendor owners and occupiers for time being of adjoining Astmans Farm at all times and for all purpose with or without horses carts carriages and vehicles of every description and cattle and other animals over and across property thereby conveyed or same part therof from Lassington Lane approximate position of such right of way being marked by double red dotted line on said plan.

NOTE 1: The red dotted line referred to is hatched blue on the filed plan

NOTE 2: The position of the land hatched blue on the filed plan was amended on 9 May 1980.

2

The land is subject to the following rights granted by a Deed dated 29 April 1977 made between (1) Bovis Homes South West Limited (2) Barclays Bank Limited (3) B J D Properties Limited and (4) Schlesinger Limited:-

B J D as Beneficial owner hereby grants and Schlesinger as Mortgagees hereby confirms unto Bovis full right and liberty for Bovis and its successors in title the owners and occupiers for the time being of the Bovis land or any part thereof and its or their respective servants and licencees (in common with B J D and all others have the like right) at all times hereafter by day or night to pass and repass along over and upon the roadway or intended roadway between the points marked 'B' and 'C' and shown on the said plan and thereon hatched brown with or without vehicles of any description and with or without animals for all

purposes connected with the use and enjoyment of the Bovis land other than building construction work.

NOTE: The points marked B and C referred to are reproduced on the filed plan.

3

The land is subject to the following rights reserved by a Conveyance of the land in this title dated 30 October 1979 made between (1) B J D Properties Limited (Vendor) (2) Schlesinger Limited (Mortgagee) and (3) Lovell Homes Limited (Purchaser):-

Exceptions and Reservations for the Retained Land

1. A right of way with or without vehicles at all times and for all purposes over and along such of the roads including but without limited the generality of the foregoing the proposed perimeter road and the proposed access road and on foot only along such of the footpaths as shall be constructed within the said perpetuity period by the Purchaser on the land hereby conveyed and as shall be intended to be adopted by the Highway Authority as public roads and footpaths
2. A right of entry upon the land hereby conveyed for the purpose of effecting work at the cost of the Purchaser to be certified by the Vendor's architect similar in all respects to that contemplated by and specified in paragraph 1 of part two of the First Schedule hereto in the event of the Purchaser failing to complete the purchaser of the retained land in accordance with the Contract or in the event of breach by the Purchaser of the covenant contained in sub-clause (ii) of Clause 3 of this Conveyance
3. A right to use such drains pipes wires and cables constructed by the Purchaser in accordance with

the provisions of the First Schedule hereto

4. A right of entry on to the land hereby conveyed for the purpose of repairing maintaining and reinstating the structures boundary walls fence roofs gutters and pipes on the retained land such right only to be exercised on reasonable notice being given and causing the minimum of inconvenience and making good all damage occasioned thereby

Exceptions and Reservations for the Yellow Land

1. A right of way with or without vehicles at all times and for all purposes over and along such of the roads including but without limiting the generality of the foregoing the proposed perimeter road and the proposed access road and on foot only along such of the footpaths as shall be constructed within the said perpetuity period by the Purchaser on the land hereby conveyed and as shall be intended to be adopted by the Highway Authority as public roads and footpaths

2. A right to connect into and use such drains pipes wires and cables and services as may now or during the said perpetuity period be placed over or under the land hereby conveyed or any part or parts thereof with right of entry on to the land hereby conveyed or any part or parts thereof with right of entry on to the land hereby conveyed for the purpose of connecting installing repairing and maintaining such sewers drains pipes wires cables and services upon causing the minimum of inconvenience and making good all damage occasioned thereby

3. All rights of drainage or water courses and other rights in the nature of easements now or usually enjoyed by or in respect of the yellow land through or from all or any part or parts of the land hereby

conveyed."

NOTE: The yellow land referred to adjoining the western boundary of the land in this title.

4 The estate roads and footpaths are subject to rights of way.

5 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.

6 The joint access footpaths are subject to rights of way on foot only.

7 The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of entry for the purpose of repairing maintaining and reinstating structures boundary walls fences roofs gutters and pipes of building erected on or near the boundaries of the said parts edged and numbered in green.

8 The land edged and lettered D in red on the filed plan is included in the Conveyance dated 10 March 1950 and the Deed dated 29 April 1977 referred to above.

9 The land edged and lettered D in red is subject to the following rights reserved by a Conveyance thereof dated 6 October 1980 made between (1) B J D Properties Limited (2) Schlesinger Limited and (3) Lovell Homes Limited:-

"EXCEPT AND RESERVING UNTO THE Vendor and its successors in title owners or occupiers from time to time of the retained land the easements and rights contained in the Second Schedule hereto

EXCEPT ALSO AND RESERVING unto the Vendor and its successors in title owners or occupiers from time to time of the land shown for the purpose of identification only coloured yellow on the said plan (hereinafter called "the yellow land") the easements and rights contained in the Third Schedule hereto

THE SECOND SCHEDULE

above referred to

Exceptions and Reservations for the Retained Land

1. A right of way with or without vehicles at all times and for all purposes over and along such of the roads including but without limiting the generality of the foregoing the proposed perimeter road and the proposed access road and on foot only along such of the footpaths as shall be constructed within the said perpetuity period by the Purchaser on the land hereby conveyed and as shall be intended to be adopted by the Highway Authority as public roads and footpaths
2. A right of entry upon the land hereby conveyed for the purpose of effecting work at the cost of the Purchaser to be certified by the Vendor's architect similar in all respect to that contemplating by and specified in paragraph 1 of part two of the First Schedule hereto in the event of the Purchaser failing to complete the purchaser of the retained land in accordance with the Contract or in the event of breach by the Purchaser of the covenant contained in sub-clause (ii) in Clause 3 of this Conveyance
3. A right to use such drains pipes wires and cables constructed by the Purchaser in accordance with the provisions of the First Schedule hereto

4. A right of entry on to the land hereby conveyed for the purpose of repairing maintaining and reinstating the structures boundary walls fences roof gutters and pipes on the retained land such right only to be exercised on reasonable notice being given and causing the minimum of inconvenience and making good all damage occasioned thereby

THE THIRD SCHEDULE

above referred to

Exceptions and Reservations for the Yellow Land

1. A right of way with or without vehicles at all times and for all purposes over and along such of the roads including but without limited the generality of the foregoing the proposed perimeter road and the proposed access road and on foot only along such of the footpaths as shall be constructed within the said perpetuity period by the Purchaser on the land hereby conveyed and as shall be intended to be adopted by the Highway Authority as public roads and footpaths

2. A right to connect into and to use such drains pipes wires and cables and services as may now or during the said perpetuity period be placed over or under the land hereby conveyed or any part or parts thereof (including but without limited the generality of the foregoing such existing sewers as may previously have been laid to the points marked 'A' and 'B' respectively on the said plan annexed hereto) with a right of entry on to the land hereby conveyed for the purpose of connecting installing repairing and maintaining such sewers drains pipes wires cables and services upon causing the minimum of inconvenience and making good all damage occasioned thereby

3. All rights of drainage or water courses and other rights in the nature of easements now or usually enjoyed by or in respect of the yellow land through or from all or any part or parts of the land hereby conveyed."

NOTE: The land coloured yellow referred to adjoins part of the western boundary of the land in this title. Points A and B referred to have been shown by points X and Y on the filed plan.

10

A Wayleave Agreement and Consent dated 12 November 1980 made between (1) Lovell Homes Limited and (2) The Midland Electricity Board contains provisions in the following terms:-

"Full and free licence and liberty and consent for the Board its servants workmen and others authorised by them to erect and or lay and use and thereafter from time to time repair inspect and maintain re-erect re-lay and remove electric lines either overhead or underground as the Board shall require for the transmission and distribution of electricity and the Necessary service turrets poles stays ducts pipes and other apparatus appurtenant thereto (herein collectively referred to as "the said electric lines") (the right hereby granted to included the right to erect and or lay additional apparatus to that originally erected and laid in contradistinction from and in addition to the right already given to replace apparatus) over on and or under the said land shown on the plan Nod. 2542 annexed hereto and for any of the purposes and to break up and excavate so much of the said land as may from time to time be necessary and remove and dispose of any surplus earth PROVIDED that in so doing the Board shall cause as little damage as may be to the said land and shall so far as practicable make good and restore the surface thereof."

The said Agreement and Consent also contains the following conditions:-

"THE Grantors hereby AGREES with the Board:-

- (i) That they will not erect or permit to be erected any buildings or erection of any kind whatsoever or plant any trees under over or in close proximity to the said electric lines without first obtaining the prior approval of the Board such approval not to be unreasonable withheld
- (ii) Not to raise or lower the level of the said land which would in any way affect the right hereby licensed
- (iii) That they will on any sale lease or other disposition of the said land or any part thereof sell lease or dispose of such land subject to this agreement."

NOTE: The said land referred to is edged brown on the filed plan.

11

The parts of the land affected thereby are subject to the following rights granted by a Transfer of the land edged and numbered GR61902 in green on the filed plan dated 19 December 1980 made between (1) Lovell Homes Limited (Company) and (2) Midlands Electricity Board (Board):-

"TOGETHER WITH (for the benefit of the land hereby transferred) the right for the Board their successors in title and their servants workmen and others authorised by them

- (1) (in common with all other persons having the like right) to pass and repass with or without vehicles at all times and for all purposes and in particular to convey plant machinery and other apparatus and materials over and along the land

(being part of the land comprised in the above mentioned title) being the roads and footpaths (hereinafter called "the Estate Roads are taken over by the Highway Authority as public highways repairable at public expense

(2) To lay and thereafter from time to time inspect repair and maintain re-lay replace and remove cables and electric lines for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto (the right hereby granted to include the right to lay apparatus in addition to that originally laid in contradistinction from and in addition to the right already given to replace apparatus) under the Estate Roads and for all such purposes as aforesaid to enter upon the Estate Roads and to break up and excavate so much thereof as may from time to time be necessary and to remove and dispose of any surplus earth PROVIDED that in so doing the Board and their successors in title and assigns shall cause as little damage as may be thereto and shall so far as practicable make good and restore the surface thereof AND TOGETHER ALSO WITH for the benefit of the land hereby transferred the right of the Board their successors in title their servants workmen and others authorised by them to lay and thereafter from time to time repair inspect and maintain re-lay and remove electric lines including looped services to the dwellinghouses and premises now or thereafter erected on the adjoining and neighbouring estate of the Company for the purpose of transmitting and distributing electricity and the necessary stays ducts pipes and other apparatus appurtenant thereto under and across the adjoining and neighbouring land of the Company within the area edged brown on the Drawing in such positions as the Board shall in their discretion determine The rights hereinbefore granted shall as the circumstances require in the opinion of the Board and without prejudice to the

generality of the foregoing include the following rights namely:-

- (a) The right to lay additional electric lines and apparatus appurtenant thereto to those originally laid in contradistinction from and in addition to the right already granted to replace electric lines and apparatus
- (b) (i) In the case of underground looped services the right to place the said electric lines and apparatus appurtenant thereto in the gardens and pathways of the said dwellinghouses and premises in such positions as the Board shall determine
- (ii) In the case of underground looped services the right to place the said electric lines and apparatus appurtenant thereto in the estate roads within the Company Estates until the estate roads are taken over by the Local Authority as highways maintainable at public expense.

NOTE: The land edged brown referred to is edged blue on the filed plan.

- 12 The land edged and lettered E and F in red on the filed plan is included in the Deed dated 29 April 1977 referred to above.
- 13 The land edged and lettered E and F in red on the filed plan is subject to the following rights reserved by a Conveyance thereof dated 13 October 1981 made between (1) B J D Properties Limited (Vendor) (2) N V Slavenburg's Bank (Mortgagees) and (3) Lovell Homes Limited (Purchaser):-

"EXCEPT AND RESERVING unto the Vendor and its successors in title owners or occupiers from time to time of the land shown for the purpose of identification only coloured yellow on the said plan

(hereinafter called "the yellow land") the easements and rights contained in the Third Schedule hereto

THE THIRD SCHEDULE

above referred to

Exceptions and Reservations for the Yellow Land

1. A right of way with or without vehicles at all times and for all purposes over and along such of the roads and on foot only along such of the footpaths as shall be constructed by the Purchaser within the period of eighty years commencing with the date hereof (which said period shall be the perpetuity period applicable to this Conveyance) on the land hereby conveyed and as shall be intended to be adopted by the Highway Authority as public roads and footpaths
2. A right to connect into and to use such drains pipes wires and cables and services as may now or during the said perpetuity period be placed over or under the land hereby conveyed or any part or parts thereof with a right of entry on to the land hereby conveyed for the purpose of connecting installing repairing and maintaining such sewers drains pipes wires cables and services upon causing the minimum of inconvenience and making good all damage occasioned thereby
3. All rights of drainage or water courses and other rights in the nature of easements now or usually enjoyed by or in respect of the yellow land through or from all or any part or parts of the land hereby conveyed."

NOTE: The yellow land referred to adjoins part of the southern boundary of the land edged and lettered E in red on the filed plan.

A Wayleave Agreement and Consent dated 4 June 1984 made between (1) Lovell Homes Limited and (2) The Midlands Electricity Board (Board) contains provisions in the following terms:-

"The Grantor(s) hereby give(s) the Board full and free licence and liberty and consent for the Board its servants workmen and other authorised by them to lay and use and thereafter from time to time repair inspect and maintain re-lay and remove electric lines underground as the Board shall require for the transmission and distribution of electricity and the necessary service turrets ducts pipes and other apparatus appurtenant thereto (herein collectively referred to as the said electric lines) (the right hereby granted to include the right to lay additional apparatus to that originally laid in contradistinction from and in addition to the right already given to replace apparatus) under the said shown on the plan No.41-5084 annexed hereto and for any of the purposes aforesaid to enter upon the said land to execute all or any of such works as aforesaid and to break up and excavate so much of the said land as may from time to time be necessary and remove and dispose of any surplus earth PROVIDED that in so doing the Board shall cause as little damage as may be to the said land and shall so far as practicable make good and restore the surface thereof."

The said Agreement and Consent also contains the following conditions:-

"THE Grantor(s) hereby AGREE(S) with the Board:-

- (i) That they will not erect or permit to be erected any building or erection of any kind whatsoever or plant any trees under over or in close proximity to the said electric lines without first obtaining the prior approval of the Board such approval not to be unreasonably withheld

(ii) Not to raise or lower the level of the said land which would in any way affect the rights hereby licensed

(iii) That they will on any sale lease or other disposition of the said land or any part thereof sell lease or dispose of such land subject to this agreement."

NOTE: The land edged mauve on the filed plan forms part of the said land referred to.

15

The parts of the land affected thereby are subject to the following rights granted by a Transfer of the land edged and numbered GR75658 in green on the filed plan dated 28 January 1985 made between (1) Lovell Homes Limited and (2) The Midlands Electricity Board:-

"TOGETHER WITH (for the benefit of the land hereby transferred) the right for the Board their successors in title and their servants workmen and others authorised by them

(1) (In common with all other persons having the like right) to pass and repass with or without vehicles at all times and for all purposes and in particular to convey plant machinery and other apparatus and materials over and along the land (being part of the comprised in the above mentioned title) being

(a) the piece of land shown coloured blue on the drawing and

(b) the roads and footpaths (hereinafter called "the estate roads") within the area edged brown on the site plan comprised in the drawing until the estate roads are taken over by the Highway Authority as public highways repairable at public

expense

(2) To lay and thereafter from time to time inspect repair and maintain re-lay replace and remove cables and electric lines for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto (the right hereby granted to include the right to lay apparatus in addition to that originally laid in contradistinction from and in addition to the right already given to replace apparatus) under the said land coloured blue and for all such purposes as aforesaid to enter upon such land and to break up and excavate so much thereof as may from time to time be necessary and to remove and dispose of any surplus earth PROVIDED that in so doing the Board and their successors in title and assigns shall cause as little damage as may be thereto and shall so far as practicable make good and restore the surface thereof."

NOTE: The land coloured blue referred to is tinted mauve on the filed plan and the area edged brown referred to is edged mauve on the filed plan.

16

The parts of the joint driveways adjoining the parts edged and numbered in green on the filed plan are subject to rights of way.

Title register for:

Land lying to the south of Maidenhall, Highnam, Gloucester (Freehold)

Title number: GR332142

Accessed on 05 February 2024 at 08:54:14

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	GR332142
Registered owners	NORVILLE BROTHERS LIMITED 1 TUS House, Secunda Way, Hempsted, Gloucester, GL2 5GA
Last sold for	£500 on 06 October 2023

A: Property Register

This register describes the land and estates comprised in this title.

Entry number **Entry date**

1 1979-02-08 GLOUCESTERSHIRE : TEWKESBURY

The Freehold land shown edged with red on the

plan of the above title filed at the Registry and
being Land lying to the south of Maidenhall,
Highnam, Gloucester.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2023-10-18	PROPRIETOR: NORVILLE BROTHERS LIMITED (Co. Regn. No. 10274215) of ITUS House, Secunda Way, Hempsted, Gloucester, GL2 5GA.
2	2023-10-18	The price stated to have been paid on 6 October 2023 was £500.
3	2023-10-18	A transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date
1	The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
2	The land is subject to the following rights reserved by a Conveyance of the land in this title dated 10 March 1950 made between (1) Violet McFarland

Smith (Vendor) and (2) William Reginald Johnston (Purchaser):-

Reserved to Vendor right of way for Vendor owners and occupiers for time being of adjoining Astmans Farm at all times and for all purposes with or without horses carts carriages and vehicles of every description and cattle and other animals over and across the property thereby conveyed or some part thereof from Lassington Lane approximate position of such right of way being marked by double red dotted line on said plan.

NOTE: The right of way marked by double red dotted lines referred to is shown hatched blue on the title plan.

3

The parts of the land affected thereby are subject to the following rights granted by a Transfer of land adjoining the eastern boundary of the land in this title dated 19 March 1981 made between (1) Lovell Homes Limited (Transferor) and (2) Bovis Homes Limited (Transferee):-

"TOGETHER with the rights and easements set out in the First Schedule hereto

THE FIRST SCHEDULE

(Rights granted to the Transferee)

A right to connect to and use such drains pipes wires and cables as may now or hereafter during the period commencing on the first day of January 1981 enduring for eighty years (which said period shall be the perpetuity period applicable to this deed) pass over and under the adjoining adjacent and neighbouring land now or formerly comprised in the title above mentioned and being of adequate

capacity to do so may serve the property together with an ancillary right of entry onto such adjoining adjacent and neighbouring land for the purpose of laying connecting repairing maintaining and reinstating the said drains pipes wires and cables subject to those exercising such right causing the minimum of inconvenience and making good all damage occasioned thereby in a prompt efficient and good and workmanlike manner."

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 23 Oct 2024 at 09:21
Subject: Land South of Maidenhead - Support for HPC application for VGS
To: Charlie Coats [REDACTED]
Cc: [REDACTED]

Dear Chairman,

My wife and I have lived next to this plot of land since we moved to Highnam in March 2022 and regularly use the access gate in our fence to cross this plot of open amenity space to go to the local doctor's surgery and village shop and also to allow access to maintain our boundary fence and hedges. During our time living here we have seen residents use and enjoy this plot of land on a regular basis.

Tewkesbury Borough Council have designated this plot of land as a Locally Important Open Space within their Borough Local Plans (LND5 1991-2011 and LAN4 2011-31) and mowed this grassed area each month in the summer for the last 40 years to ensure it was kept neat and tidy to match all the other open green spaces around the village.

Highnam Environmental Working Group volunteers planted a pollinator patch each year on this land to encourage wildlife and improve bio-diversity.

Our neighbours who have been long term residents have told us this has been an open amenity space enjoyed by all since our estate was developed in the 1980's. They also have told us that previous owners of our property regularly used the access gate onto this plot of land.

We wholeheartedly support Highnam Parish Council's application for this plot of land to be given Village Green Status to ensure this open amenity space is retained as originally planned by the developers and used as such by the residents of Highnam for the past 40 years.

Kind regards

Simon and Anne Hill
[REDACTED]



Mark McGillion [REDACTED]

Land South of Maidenhall - letter of support for HPC application for village green status

Mark [REDACTED]
To: Wendy Barnard [REDACTED]
Cc: S Hill [REDACTED]

Cllr Charlie Coats [REDACTED]
Anne Hill [REDACTED]

24 October 2024 at 09:28

Dear Chairman,

My wife and I have lived in Highnam since 2004 and have lived next to this plot of land since we moved to Maidenhall in 2013.

We regularly use the land to access the Beech hedgerow alongside my home to maintain the hedge and boundary. Access to this land is essential for me as it is a large hedge with height above 2 metres and at least 1.5 metres wide in places. This hedge is also a nesting place for birds and other wildlife such as hedgehogs and is well known and loved by Highnam village residents. Without community access to this land it is clear that it would become dilapidated as demonstrated by the current owners lack of maintenance of the trees, grass, wild flowers or hedgerow.

This plot of land is situated adjacent to a heavily used footpath, bus stop and dog bin. Many residents use this plot of land as a meeting point. Children often play on the land to and from their way to school and at weekends, using the trees as an opportunity to play "hide and seek". Many dog walkers use this land, especially those with dogs or owners that are unable to walk further afield.

Tewkesbury Borough Council have also maintained the land constantly since at least 1983 when a deed of covenant was established between Tewkesbury Borough Council, Bovis Homes and Lovell Homes ([attached](#)). Maintenance has included cutting the grass and maintaining 3 large Oak trees that now have Tree Preservation Orders. The covenant covers the land known as Maidenhall Farm and Highnam Green. The covenant briefly states that -

- Any application for planning consent for the development or change of use of the land is not to be made
- **That such land is to remain in use as agricultural land or be used and maintained for the enjoyment of the public as open space land**
- That the land is not to be sold or disposed of without first obtaining a covenant from the purchaser in favour of the Council in similar terms.

Other local interest groups such as Highnam Environmental Working Group volunteers have planted a pollinator patch each year on this land to encourage wildlife and improve biodiversity. This group holds regular events for local residents and children to learn about biodiversity as can be seen from the ([attached](#)) photos. This land is part of Highnams long and rich heritage. The previous resident of my home lived here from 1965 to 2013. In 1965 this plot was part of Maidenhall Farm and used as a cow grazing field. This plot of land was part of Maidenhall Farm since at least the mid-19th century (see <https://highnamheritage.co.uk/discover-highnam-heritage/farming-community/highnam-farming-history/>). This land was used to graze cows and gate post holders can still be seen on the land.

We wholeheartedly support Highnam Parish Council's application for this plot of land to be given Village Green status to ensure this open amenity space is retained as public open space as originally planned by Tewkesbury Borough Council and the developers and used as such by the residents of Highnam for over 40 years.

Kind regards

Mark and Jessica McGillion
[REDACTED]





 **TBC-solicitor-letter-to-YJL-Homes-August-2009.pdf**
313K

From: Simon Harper [REDACTED]
Date: Mon, 28 Oct 2024 at 19:40
Subject: Village Green application adjacent to 44 Brimsome Meadow, Highnam

Hi

I am writing in support of the Village Green application as the former owner and occupier of a property adjacent to the triangular-shaped piece of land for which there is a Village Green application.

I lived at 44 Brimsome Meadow, Highnam from 2005 to 2018, during which time I maintained the border of the land alongside my boundary fence. We put a gate in the fence to allow us to walk across the land towards the village shop. My sons, who are now 25 and 22, walked across the land to catch their school bus for nearly 10 years. The gate remains in place today.

My sons often played on the land with friends and the Parish Council has established a pollinator patch on the land. It is identified by Tewkesbury Borough Council as a locally important area of open space (LND5 1991-2011 and LAN4 2011-31)

Village Green status for the land will preserve it as an important area of amenity land for people living in Highnam now and in the future. I fully support the application by Highnam Parish.

Simon Harper
[REDACTED]

Tel [REDACTED]

Email [REDACTED]

Corporate Services

Sara Freckleton
Borough Solicitor



YJL Homes Limited
Yew Trees
Main Street North
Aberford
West Yorkshire
LS25 3AA

Our Contact: Kaveena Patel
Telephone – Direct Dial: 01664 272016
Our Ref: T1(8)1A
Email: [REDACTED]
Your Ref: Aitken/OPP291A

10 August 2009

Dear Sirs

Land lying to the South of Maidenhall, Highnam, Gloucester

I have been notified about a letter dated 1st July 2009 which was delivered to Mr D and Ms D Dowsett of 43 Maidenhall, Highnam, Gloucester, GL2 8DJ. The letter was sent by Renew Holdings plc who I believe is the holding company for YJL Homes Ltd. I enclose a copy of the letter for your information.

The reason for writing to you is twofold.

Firstly I understand from reading the letter that your company are proposing to dispose of some land adjacent to number 43 Maidenhall, Highnam.

I would like to inform and highlight to you that any sale or disposal of the land would be subject to covenants stated within a Deed dated 5th September 1983 and made between Bovis Homes Limited (1) Lovell Homes Limited (2) and the Council for the Borough of Tewkesbury (3). The covenants briefly state that:-

- Any application for planning consent for the development or change of use of the land is not to be made.
- That such land is to remain in use as agricultural land or be used and maintained for the enjoyment of the public as open space land.
- That the land is not to be sold or disposed of without first obtaining a covenant from the purchaser in favour of the Council in similar terms.

For your records I enclose a copy of the abovementioned Deed.



Corporate Services

Sara Freckleton
Borough Solicitor



Secondly after having a conversation with the Grounds Maintenance Officer at this Council I have been informed that this Council have been and is maintaining the land which your company are proposing to dispose. As the Council have been maintaining the land I am wondering whether YJL Homes Ltd would be willing to negotiate a transfer of the land to Tewkesbury Borough Council.

I look forward to hearing from you on the above.

Yours faithfully

A large black rectangular redaction box.

For Borough Solicitor
Encl.

C.C. A black rectangular redaction box.

H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 TO 1971



COUNTY AND DISTRICT : GLOUCESTERSHIRE - Tewkesbury
 TITLE NUMBER : GR 53030 GR 57883 and GR 59625
 PROPERTY : Maidenhall Farm, Rignham Green

THIS DEED made the 5th day of September One thousand nine hundred and eighty three BETWEEN

(1) BOVIS HOMES LIMITED of Bovis House Winchcombe Street Cheltenham Gloucestershire (hereinafter called "Bovis")

(2) LOVELL HOMES LIMITED of Marsham House Gerrards Cross Buckinghamshire (hereinafter called "Lovell")

(3) TEWKESBURY BOROUGH COUNCIL of Gloucester Road Tewkesbury Gloucestershire (hereinafter called "the Council")

RECITING THAT :-

(1) This deed is supplemental to :-

(A) An Undertaking (hereinafter called "the Undertaking") dated the 30th day of August 1974 given pursuant to Section 19 of the Gloucestershire County Council Act 1956 by Bovis (then known as Bovis Homes Western Limited) and B.J.D. Properties Limited to the Council

(B) An Agreement (supplemental to the Undertaking) made the 29th day of April 1977 between Bovis (then known as Bovis Homes South West Limited) of the first part the said B.J.D. Properties Limited of the second part and the Council of the third part

(C) A Deed of Grant of rights of way and passage (hereinafter called "the Grant") also dated the 29th day of April 1977 but made between Bovis (then known as Bovis Homes South West Limited) of the first part Barclays Bank Limited of the second part the said B.J.D. Properties Limited of the third part and Schlesinger Limited of the fourth part

(2) Bovis is the Registered Proprietor with title absolute of the land more particularly referred to in the first recital to the Undertaking being the land now or formerly comprised in the above-mentioned title number GR 53030 (hereinafter referred to as "the Bovis land")

(3) Lovell is the Registered Proprietor with title absolute of the land more particularly referred to in the second recital to the Undertaking being the land comprised in the above-mentioned titles numbered GR 57883 and GR 59625 (hereinafter referred to as "the Lovell land")

(4) The parties hereto have agreed to vary the terms of the Undertaking and the Grant as hereinafter appears

WITNESSETH as follows :-

1. THIS deed has been executed in pursuance of Section 19 of the Gloucestershire County Council Act 1956
2. IN consideration of the covenants on the part of Lovell next hereinafter appearing the Council as Beneficial Owner HEREBY SURRENDERS AND RELEASES unto Lovell ALL AND SINGULAR the covenants in favour of the Council contained in Clauses (b) and (g) of the Undertaking to the intent that the Lovell land and each and every part thereof shall henceforth stand free and released from the said covenants
3. LOVELL on behalf of itself and its successors in title to the lands shown respectively coloured blue and green on the plan number 6450/13C annexed hereto (part of the Lovell land) HEREBY COVENANTS with the Council in manner following that is to say :-

(a) Upon completion of the development of the whole of the land hatched red on the plan annexed to the 1974 Undertaking or earlier by arrangement at the request of the Council to form level lay out and grass in accordance with the specification for such works prepared by the Borough Technical Officer the lands shown coloured blue on the said plan number 6450/13C and edged green on the supplementary plans numbered 6236/7M and 6450/8D respectively and also annexed hereto and when called upon so to do by the Council within a period of 21 years from the date of the completion of such works to convey free of charge by way of gift to the Council all of such lands coloured blue on the said plan annexed hereto which do not form part of the public highway to the intent that such lands may thereafter become public open spaces and no building or structure whatsoever shall be erected thereon

(b) Not to make any application for planning consent for the development or change of use of the land coloured green on the said plan annexed hereto to the intent that the said land shall either remain in use as agricultural land or be used and maintained for the enjoyment of the public as open space land and not to sell or dispose of the said land coloured green without first obtaining a covenant from the Purchaser in favour of the Council in similar terms

(c) To dedicate to the Council within 21 years of the date hereof such ancillary public open space within the residential areas of Phases IV and V of the said development as shall be agreed with the Council

4. IN consideration of the easements hereinafter granted by Lovell Bovis as Beneficial Owner HEREBY SURRENDERS AND RELEASES unto Lovell in fee simple ALL AND SINGULAR the rights contained in Clause 2 of the Grant to the intent that the Lovell land and each and every part thereof shall henceforth stand free and released from the burden of the said rights

5. IN consideration of the surrender and release contained in Clause 4 of this deed Lovell as Beneficial Owner HEREBY GRANTS unto Bovis FULL RIGHT

AND LIBERTY for Bovis and its successors in title the owners and occupiers of the Bovis land and each and every part thereof and its or their respective servants and licensees (in common with all others having the like right) at all times hereafter by day or night to pass and repass along over and upon the roadway or intended roadway shown coloured brown on the said plan annexed hereto with or without vehicles of any description and with or without animals pending its adoption as a public highway for all purposes connected with the use and enjoyment of the Bovis land other than building construction work TO HOLD the said right of way unto Bovis in fee simple

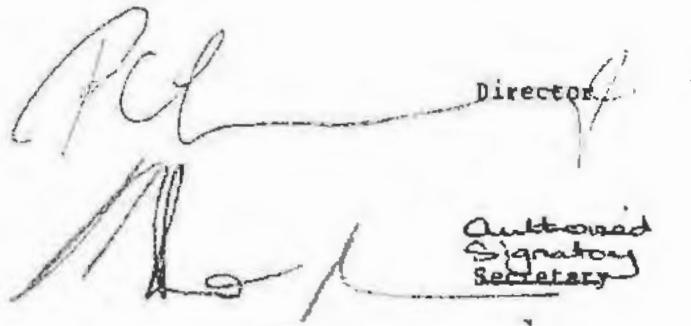
6. THE parties hereto of the first and second parts HEREBY APPLY to the Chief Land Registrar to note as he considers appropriate on the Registers of the Titles above mentioned the provisions of clauses 4 and 5 of this deed

IN WITNESS whereof the parties hereto have caused their respective Common Seals to be hereunto affixed the day and the year first above written

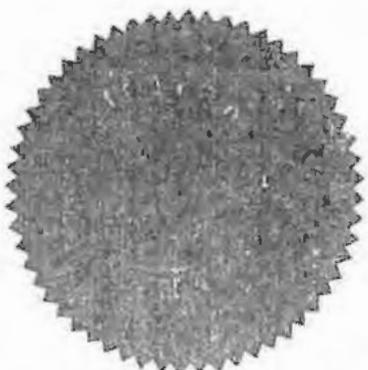
THE COMMON SEAL of BOVIS HOMES)

LIMITED was hereunto affixed in)

the presence of :-)


P.C. May
Director

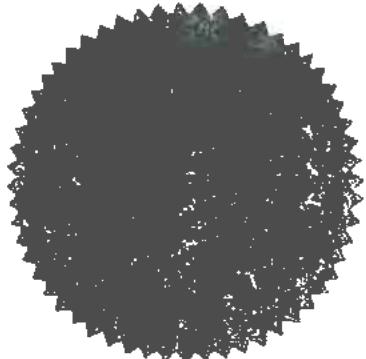
Authorised
Signature
Secretary



THE COMMON SEAL of LOVELL HOMES)
LIMITED was hereunto affixed in)
the presence of :-)



Director



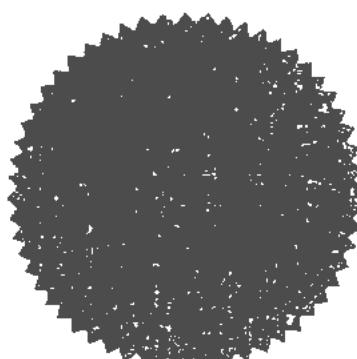
P.C. Bailey

Secretary

THE COMMON SEAL of THE COUNCIL)
FOR THE BOROUGH OF TEWKESBURY)
was hereunto affixed in the)
presence of :-)

W. J. H.

Mayor



W. J. H.
Tewkesbury
Borough Secretary

From: Mark [REDACTED]
Sent: 22 October 2024 09:00
To: BROWN, Jemma [REDACTED]
Cc: Highnam Parish Council [REDACTED] Cllr Charlie Coats [REDACTED]

Subject: Fwd: FW: Village Green Application - Land to the South of Maidenhill - Highnam, Gloucester (JB/80168)

Hi Jemma

Please find below additional info you requested.

- Please can you confirm whether you are considering Highnam Parish Council as your Locality or Neighbourhood?

Yes we confirm that Highnam Parish Council is the local administrative body and that the land itself lies within the Highnam Parish boundary. There was a map submitted with the form 44 application but for additional clarity a grid reference and What3Words location for the land is below.

Grid reference SO 79706 20270

What3words //lights.hothouse.painters

- Please can you further confirm whether you intend to produce any further evidence including witness statement from within the locality or neighbourhood.

We would like to submit the following additional evidence in support of the application as below, which as you can see, demonstrates overwhelming local support for Village Green Status on this land.

- **Village Green petition attracted 1053 signatures**
 - 677 online signatures here <https://www.change.org/p/support-village-green-status-for-land-south-of-maidenhall-highnam-to-prevent-development>
 - 376 physical signatures attached ([link](#))
- **The land owner fenced off the land without planning permission. Subsequently the retrospective planning application 24/00109/FUL was rejected by TBC planning and attracted 114 public objections**
 - Reasons for rejection (1) The fence, by virtue of its size, design and siting, would have a significant adverse effect on the open character and appearance of the designated Locally Important Open Space. As such, the proposal is contrary to the requirements of Policy LAN4 of the Tewkesbury Borough Plan 2011-2031 (2022). (2). The fence, by virtue of its size, design,

and siting, would significantly impact the open character of the site, which would result in unacceptable harm to the visual amenity of the site and the character and appearance of the wider residential area. As such, the proposal is contrary to Policies SD4 and INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (2017), Policy NAT3 of the Tewkesbury Borough Plan 2011-2031 (2022), Policy H2 of the Highnam Neighbourhood Development Plan 2011-2031 (2017) and Section 12 of the NPPF.

- See <https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8KUR7QDH0700>
- An enforcement notice issued to remove the fence (23/00251/ENFD). See <https://publicaccess.tewkesbury.gov.uk/online-applications/enforcementDetails.do?activeTab=summary&keyVal=S4N55MQDONM00>
-
- Tewkesbury Borough Council Open Plan Estates Policy identifies this triangle as "amenity land"
 - See document attached ([map link](#) | [document link](#))
 - The policy states "*It is therefore essential that planning control should be retained over future developments on open plan estates to ensure standards of amenity created by the original development are maintained for the future enjoyment of all the residents, and there can be little disagreement with this desire to seek a high standard for the benefit of the community as a whole.*"
- Local and national newspaper coverage of land being fenced off
 - <https://www.dailymail.co.uk/news/article-12876961/Villagers-6ft-fence-green-space-stopping-man-trimming-hedgerow.html>
 - <https://www.glocestershirelive.co.uk/news/cheltenham-news/villagers-fury-6ft-fence-appears-8960162>
 - <https://metro.co.uk/2024/06/14/unknown-person-buys-green-space-village-builds-fence-around-2-21030121/>
 - <https://www.thesun.co.uk/news/uknews/25090704/fence-public-space-council-glocestershire/>
 - <https://www.express.co.uk/news/uk/1846929/village-Highnam-ugly-fence>

Kind regards

Mark McGillion

Highnam parish councillor

Petition to support Highnam Parish Council application for Village Green Status for Land South of
Maidenhall, Highnam

NAME	POSTCODE	SIGNATURE	DATE
SUSAN COGGIN	GL2 8LY		28/11/2023
Clare McLeod	GL2 8EQ		28/11/2023
E. LE BAIGUE	GL2 8DJ		
GRAHAM BURROW	GL2 3NA		28/11/2023
S. BURGESS	GL2 8DL		28/11/2023
M. LEACH	GL2 8DW		28/11/2023
Sam Gooley	GL2 8EL		28/11/2023
Paula Howe	GL2 8DL		28/11/2023
REBECCA	GL2 8EL		28/11/2023
Beki Manley	GL2 8DL		28/11/2023
Lucy Murray	GL2 8EL		28/11/23
GRAHAM HAYLES	GL2 8EL		27/11/23
DAVID KING	GL2 8EL		28/11/23
Dennis Egglestone	GL2 8LZ		28/11/23
Jim PAYNE	GL2 8DJ		28/11/23
Yvonne Pugs	" "		"
KERRY COLEMAN	GL2 8DS		28/11/23
LORRAINE BARTON	GL2 8LL		28/11/23
SUE GUNTER	GL2 8EW		28/11/23
THELMA MILLER	GL2 8DJ		
GRAHAM ANDERSON	GL2 8NA		29/11/22
STEVIE STEVENS	GL2 8PA		28/11/2023
GRAHAM BIRCH	GL2 8EG		28/11/23
Harry Griffiths	GL2 8EL		28/11/23
SARAH GANTON	GL2 8FB		28/11/23
PEGGY BURTON	GL2 8DQ		28/11/23
AIISHA DULLY	GL2 8FH		28/11/23
Carly Standish	GL2 8LX		28/11/23
DANG HACCI	GL2 8NJ		28/11/23
Natalia Metan	GL2 8NA		28/11/23
SARAH CATE	GL2 8BY		28/11/23

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Petition to support Highnam Parish Council application for Village Green Status for Land South of
Maidenhall, Highnam

NAME	POSTCODE	SIGNATURE	DATE
M. BRUNDRETT	GL2 8EW		29/11/23
G. Jordan	GL2 8LT		28/11/23
C. Burrow	GL2 8NA		29/11/23
R. NANCYGOR	GL2 8DH		29/11/23
T. Jennings	GL2 8NJ		29/11/23
W. SMITH	GL2 8EL		29/11/23
M. Smit	GL2 8EW		29/11/23
M. BRUNDRETT	GL2 8EW		29/11/23
S. Hoskins	GL2 8NG		29/11/23
A. Hoskins	✓		
C. Morris	GL2 8LP		29.11.23
N. Morris	GL2 8LP		29.11.23
M. WENIT	GL2 8LP		29.11.23
G. Spiers	GL2 8EJ		29/11/23
M. Croom	GL2 8DQ		29/11/23
R. Morgan	GL2 8NE		29/11/23
A. Norman	GL2 8DQ		29/11/23
C. Norman	GL2 8DQ		29/11/23
B. Tomes	GL2 8DA		29/11/23
J. Tomes	GL2 8DA		29/11/23
T. Bird	GL2 8EG		29/11/23
M. Singer	GL2 8LW		30/11/23
JAYNE WATSON	GL2 8DQ		30/11/23
M. Norman	GL2 8NG		30/11/23
C. LUCAS	GL2 8LU		30/11/23
A. RENALDAS (q2)	GL2 8LP		30/11/23
K. ENGERSON	GL2 8EF		30/11/23
E. EMILIES im	GL28LX		30/11/23
JV Hunter	GL28 DW		30/11/23
P. Hunter	GL28 Aw		30/11/23
J. DAWES	GL2 8DJ		30/11/23
B. BUCKLE	GL2 8DL		30/11/23

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Petition to support Highnam Parish Council application for
Village Green Status for Land South of Maidenhead, Highnam

NAME	POSTCODE	SIGNATURE	DATE
J. Stenbridge	GL2 8EW		30/11/23
R. Stenbridge	GL2 8EW		30/11/23
H. RIDGE	GL2 8EW		30/11/23
R. Denwars	GL2 8EW		30/11/23
Ron Rawlins	GL2 8EW		30/11/23
Mike Willett	GL2 8EW		30/11/23
N. GUNTER	GL2 8EW		30/11/23
M. WENTWORTH	GL2 8EW		30/11/23
M. GUNTER	GL2 8EW		30/11/23
B. SPIBY	GL2 8EW		" "
A. BULNIS	GL2 8EW		30/11/23
L. RYDER	GL2 8EW		30/11/23
G. PAINT	GL2 8EW		30/11/23
V. A. PAYNE	GL2 8EW		30/11/23
A. COOPER	GL2 8EW		30/11/23
N. COOPER	GL2 8EW		30/11/23
P. STONE	GL2 8EW		30/11/23
W. STONE	GL2 8EW		30/11/23
I. TAYLOR	GL2 8EW		30/11/23
J. LOCK	GL2 8EW		30/11/23
A. LOCK	GL2 8EW		30/11/23
G. Carrington	GL2 8EW		" "
C. CARRINGTON	GL2 8EW		" "
P. Allerton	GL2 8EW		30/11/23
L. Cott (th)	GL2 8EW		30/11/23
J. K. Beaton	GL2 8EW		30/11/23
S. Stewart	GL2 8EW		30/11/23
L. Hedges	GL2 8EW		30/11/23
L. BROADHURST	GL2 8EW		30/11/23
C. Taylor	GL2 8EW		30/11/23
M. PRITCHARD	GL2 8EW		30/11/23
M. H. FIZZELL	GL2 8EW		30/11/23

30-11-23

[REDACTED]

Dear Neighbour (sorry we don't know your name!),

Thank you for taking the trouble to go round canvassing residents about the fence.

It is an eyesore and we bemoan the loss of another green space that we used to enjoy on walks. All these little corners are so important for wildlife and they are just disappearing in Highnam at a rate of knots.

We would be very grateful if you could add us to your petition.

Many thanks

Karen and David Nicholls

**Petition to support Highnam Parish Council application for Village Green Status for Land South of
Maidenhall, Highnam**

NAME	POSTCODE	SIGNATURE	DATE
C. Fletcher	GL2 8DL		02/12/23
A. H. Fletcher	GL2 8DL		02/12/23
Emily Runee	GL2 8DT		02/12/23
J. Basile	GL2 8NT		2/12/23
P. Roebister	" "		2/12/23
Mark Bain	GL2 8D5		2/12/23
Mike Williams	GL2 8D5		2/12/23
Ella Williams	GL2 8DT		2/12/23
Michelle Williams	GL2 8D5		2/12/23
J. M. Tuck	GL2 8DT		2/12/23
T. Tandy	GL2 8DT		2/12/23
S. Morse	GL2 8DA		2/12/23
E. Gibson	GL2 8DA		2/12/23
C. RIGLER	GL2 8PA		2/12/23
G. RIGLER	GL2 8DA		2/12/23
H. Rigler	GL2 8DA		2/12/23
Charlie Cole	GL2 8LT		2/12/23
Tom Smith	GL2 8DT		2/12/23
Tom Smith	GL2 8DT		2/12/23
Sue Zeddy	GL2 8TJ		2/12/23
Anna Currie	GL2 8NU		2/12/23
J. York	GL2 8D5		2/12/23
G. York	GL2 8D5		2/12/23
J. M. Curries	GL2 8NT		3/12/23
J. M. Curries	" "		" "
J. Tellyman	GL2 8NT		" "
B. Young	GL2 8NP		" "
H. Comer	GL2 8NT		" "
N. Cornish	GL2 8NT		" "

Petition to support Highnam Parish Council application for Village Green Status for Land South of
Maidenhead, Highnam

NAME	POSTCODE	SIGNATURE	DATE
ARMSTRONG.	GL2 8NE		2.12.23
SOANE	GL2 8DD		1-12-23
HUNTER,	GL2 8NC		1-12-23
RD HICKS	GL2 8NH		1,12.23
SJ HICKS	GL2 8ND		1-12-23
M. L. HICKS	GL2 8LN		1.12.23
James & Tracy	GL2 8DJ		1-12-23
R. FOERTNER	GL2 8NQ		1-12-23
P. FOERTNER	GL2 8NQ		1-2-23
G. Glynn	GL2 8EG		1.12.23
G. Pedersen	GL2 8DQ		1/12/23
J. ROBERTS	GL2 8NQ		1.12.23
Mrs JAYLISS	GL2 8LN		1/12/23
Mrs P. BAYLISS	GL2 8LN		1/12/23
MS J HAWKE	GL2 8LN		1/12/23
Mrs M MILLS	GL2 8ND		2/12/23
Mrs E. T. WESTON	GL2 8CZ		2/12/23
P. HAWKE	GL2 8VA		2.1.23
L. HAWKE	" "		" "
G. Wigginton	GL2 8NQ		2-1-23
J. Pritchard	GL2 8DJ		3-1-23
C. Roberts	GL2 8NA		3/12/23
J. Hume	GL2 8LY		3/12/23
P. H. G. H. BROWN	GL2 8DH		3/12/23
Glenda Fawcett	GL2 8EL		3/12/23
Newman.	GL2 8LY		3/12/23
M. P. PHOW	GL2 8LW		4/12/23
J. FOSSEITER	GL2 8AJ		4/12/23
J. H. Hargate	GL2 8NL		4/12/23
J. W. Hargate	GL2 8SX		4/12/23
Linda Hembury	GL2 8DG		4/12/23
Susan Hill	GL2 8DH		4/12/23

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**Petition to support Highnam Parish Council application for
Village Green Status for Land South of Maidenhead, Highnam**

NAME	POSTCODE	SIGNATURE	DATE
C MCHUGH	GL2 8LN		30/11/23
N CHISHOLM	GL2 8LN		"
B Lette	"		"
I. Metz	GL2 8LN		30.11.2023
A. Metz	GL2 8LN		30.11.2023
F. Freedy	GL2 8LN		30.11.2023
B Taylor	GL2 8LN		30.11.2023
I. Peller	GL2 8LN		30/11/23
C. MARRION	GL2 8LN		30/11/23
N. HAINES	GL2 8EW		30/11/23
J. NELSON	GL2 8EW		30/11/23
R. JALLISON	GL2 8EW		30/11/23
Tessa Culver	GL2 8EW		30.11.23
C. BEALE	GL2 8EW		1/12/23
D. BEALE	" "		1/12/23
D. Marshall	GL2 8EW		1/12/23
H. Ray	GL2 8EW		1/12/23
C. BROWN	GL2 8EW		2/12/23
A. Brown	" "		2/12/23
P. A. O'BRIEN	GL2 8EW		2/12/23
A. Small	GL2 8EW		2/12/23
R. BOGBIE	GL2 8EW		2/12/23
M. CAMPBELL	GL2 8EW		2/12/23
E. WASSALL	GL2 8LS		2/12/23
L. Stevens	GL2 8LN		2/12/23
P. Stevens	GL2 8LN		2/12/23
G. H. Hargreaves	GL2 8NG		3/12/23
L. C. Hargreaves	GL2 8NG		3/12/23
E. M. Charles	GL2 8NG		3/12/23
D. Charles	" "		3/12/23
J. M. E. Brown	GL2 8NG		3/12/23
F. Hargreaves	GL2 8NG		3/12/23

Petition to support Highnam Parish Council application for Village Green Status for Land South of Maidenhall, Highnam

NAME	POSTCODE	SIGNATURE	DATE
K Lewis	GL2 8NA		3/12
R William	GL2 8NG		3/12
S Jahr	GL2 8NL		3/12
D P Walker	GL2 8NL		3/12
T Skidmore	GL2 8NL		3/12
S Skidmore
Mary
Don Page	GL2 8NL		..
Mary (M) Leavis	GL2 8NL		3/12
Sonya McLean	GL2 4WP		3/12
Neil McLean	GL2 8NL		3/12
E Wishart	GL2 8NL		3/12
K Radcliffe	GL2 8NL		3/12
F Lassell	GL2 8NL		3/12
F McDonald	GL2 8NL		3/12
F Hopson	GL2 8NL		3/12/23
E Blowers	GL2 8NL		3/12/23
M Spiers	GL2 8NL		3/12/23
C Orton	GL2 8NL		3/12/23
E Powell	GL2 8NL		3/12/23
C Thorntree	GL2 8NL		.. - 4
R Whalley	GL2 8NL		3-12-23
S Harris	GL2 8NL		3-12-23
B. McCue	TN10 4EG		3-12-23
R Bass	TN10 4HR		3-12-23
D Clinton	HR2 8RH		3-12-23
S Clinton	HR2 8RH		3-12-23

**Petition to support Highnam Parish Council application for Village Green Status for Land South of
Maidenhall, Highnam**

NAME	POSTCODE	SIGNATURE	DATE
R. L DANDO	GL2 8DJ		2-12-23
J. DODGE	GL2 8JF		2/12/23
Norma	GL2 8DJ		2/12/23
P. Goss	GL2 8DJ		2/12/23
Chloride	GL2 8AL		2-12-23
Elthamwood	GL2 8DS		2/12/23
J. Mutton	GL2 8EQ		2/12/23
J. A. Mutton	GL2 8EQ		2/12/23
J. BRITTON	GL2 8DJ		2/12/23
Joy Dove	GL2 8DJ		2/12/23
Lesley Robinson	GL2 8DJ		2/12/23
Norma Williams	GL2 8DJ		2/12/23
Robin Martin	GL2 8DJ		2/12/23
Laura Martin	GL2 8DJ		2/12/23
John Seaton	GL2 8AJ		2/12/23
L. Ciel Bennett	GL2 8DJ		2/12/23
Simon Swanson	GL2 8DJ		2/12/23
Tony Painter	GL2 8DS		2/12/23
Sue Duddeswell	GL2 8DJ		2/12/23
Edward McMillan	GL2 8SS		2/12/23
Lesley Stone	GL2 8LM		2/12/23
Chris Stone	GL2 8LM		2/12/23
J. McGinn	GL2 8DJ		2nd Dec 23
R. Baldwin	GL2 8NS		3/12/23
J. J. Powell	GL2 8NH		3/12/23
J. Armstrong	EL2 8NY		3/12/23
Ann Fowler	GL2 8NW		3/12/23
D. Russell	GL2 8AJ		03/12/23
R. Fletcher	- - -		- " -
J. Pickering	GL2 8NJ		05/12/23

Petition to support Highnam Parish Council application for Village Green Status for Land South of
Maidenhall, Highnam

NAME	POSTCODE	SIGNATURE	DATE
DARIA WINS	GL2 8DL		02 DEC 2023
SERENA ROCHE	GL2 8DL		2.12.23
PADDY ROCHE	GL2 8DL		2-12-23
PAM TOVEY	GL2 8DL		2-12-23
ANDY MORGAN	GL2 8DL		2-12-23
KAT WILLIAMS	GL2 8DL		2-12-23
STEVE JONES	GL2 8DL		2-12-23
SUE JONES	GL2 8DL		2-12-23
Rita & Alison	GL2 8DL		2-12-23
Jon Prowford	GL2 8DL		2-12-23
EDWARD RIBBLEMAN GL2 8DL			2/12/23
Helen Resington	GL2 8DL		2/12/23
Carson X-mas	GL2 8DS		2/12/23
JANE RIDDLE	GL2 8DJ		2/12/23
Thomas Riddle	GL2 8DJ		2/12/23
Molly Riddle	GL2 8DJ		2/12/23
MAX DANIELS	GL2 8DJ		2/12/23
JANICE OVERTHROW	GL2 8DL		2/12/23
MALCOLM FREEMAN	GL2 8DL		2/12/23
G HAYLES	GL2 8DJ		2/12/23
T. MILLER	GL2 8DJ		2/12/23
JENNIFER SMITH	GL2 8DJ		2/12/23
STEPHEN SMITH	GL2 8DJ		2/12/23
PATRICK BLACK	GL2 8DJ		2/12/23
KEITH LUNSEN	GL2 8DJ		2/12/23
LOUISE RUSSELL	GL2 8DJ		2/12/23
HELEN CARROLL	GL2 8DJ		2/12/23
GRAHAM ROSAM	GL2 8DL		2/12/23
MARK MATCHWELL	GL2 8DJ		2/12/23
KATE HOLTON	GL2 8DL		2/12/23
DAVID HOLTON	GL2 8DL		2/12/23
MARIE RUSSELL	GL2 8DL		2. 12.23

Petition to support Highnam Parish Council application for Village Green Status for Land South of
Maidenhall, Highnam

NAME	POSTCODE	SIGNATURE	DATE
Charlotte McCullion	GL2 8DJ		02/12/23
Jan Warren	GL2 8DL		02/12/23
Barbara Riddle	GL2 8DL		02/12/23
Keith Riddle	GL2 8DL		02/12/23
Jim Betts	GL2 8P		02/12/23
P.W. Doherty	GL2 8DJ		02/12/23
Tina Peters	GL2 8DJ		02/12/23
BRITTA PETERS	GL2 8DJ		2/12/23
DALE PETERS	GL2 8DJ		2/12/23
KIRI HOPKINS	GL2 8DJ		02/12/23
CHRIS RAMSTEDT	GL2 8DL		02/12/23
Viviane Ramstedt	GL2 8DL		2/12/23
J S Roberts	GL2 8DL		02/12/23
J. A. Roberts	GL2 8DL		2/12/23
Ruthann Roberts	GL2 8DL		2/12/23
Rosa Pepperell	GL2 8DL		2/12/23
Stuart Pepperell	GL2 8DL		2/12/23
LYN Newbold	GL2 8DL		2/12/23
IAN NEWBOLD	GL2 8DL		2/12/23
Del Bateman	GL2 8DL		2/12/23
LESLIE DARNELL	GL2 8DJ		2/12/23
PETER DARNELL	GL2 8DJ		2/12/23
PAUL FRITH	GL2 8DJ		2/12/23
Emma Benning	GL2 8DJ		2/12/23
Lucy Dawes	GL2 8DJ		2/12/23
Heather deGruyter	GL2 8DJ		2/12/23
F. McCullion	GL2 8DJ		2/12/23
N. Wood	GL2 8EL		2/12/23
DAVID FOLKE	GL2 8DJ		2/12/23
JAMES FORCE	GL2 8LU		2-12-23
CLARE TOMALIN	GL14 1GD		2-12-23

Petition to support Highnam Parish Council application for Village Green Status for Land South of Maidenhall, Highnam

Petition to support Highnam Parish Council application for Village Green Status for Land South of Maidenhall, Highnam

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Maidenhall, Highnam**

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Petition to support Highnam Parish Council application for Village Green Status for Land South of Maidenhall, Highnam

Petition to support Highnam Parish Council application for Village Green Status for Land South of Maidenhead, Highnam

Petition to support Highnam Parish Council application for Village Green Status for Land South of Maidenhall, Highnam

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Petition to support Highnam Parish Council application for Village Green Status for Land South of Maidenhead, Highnam

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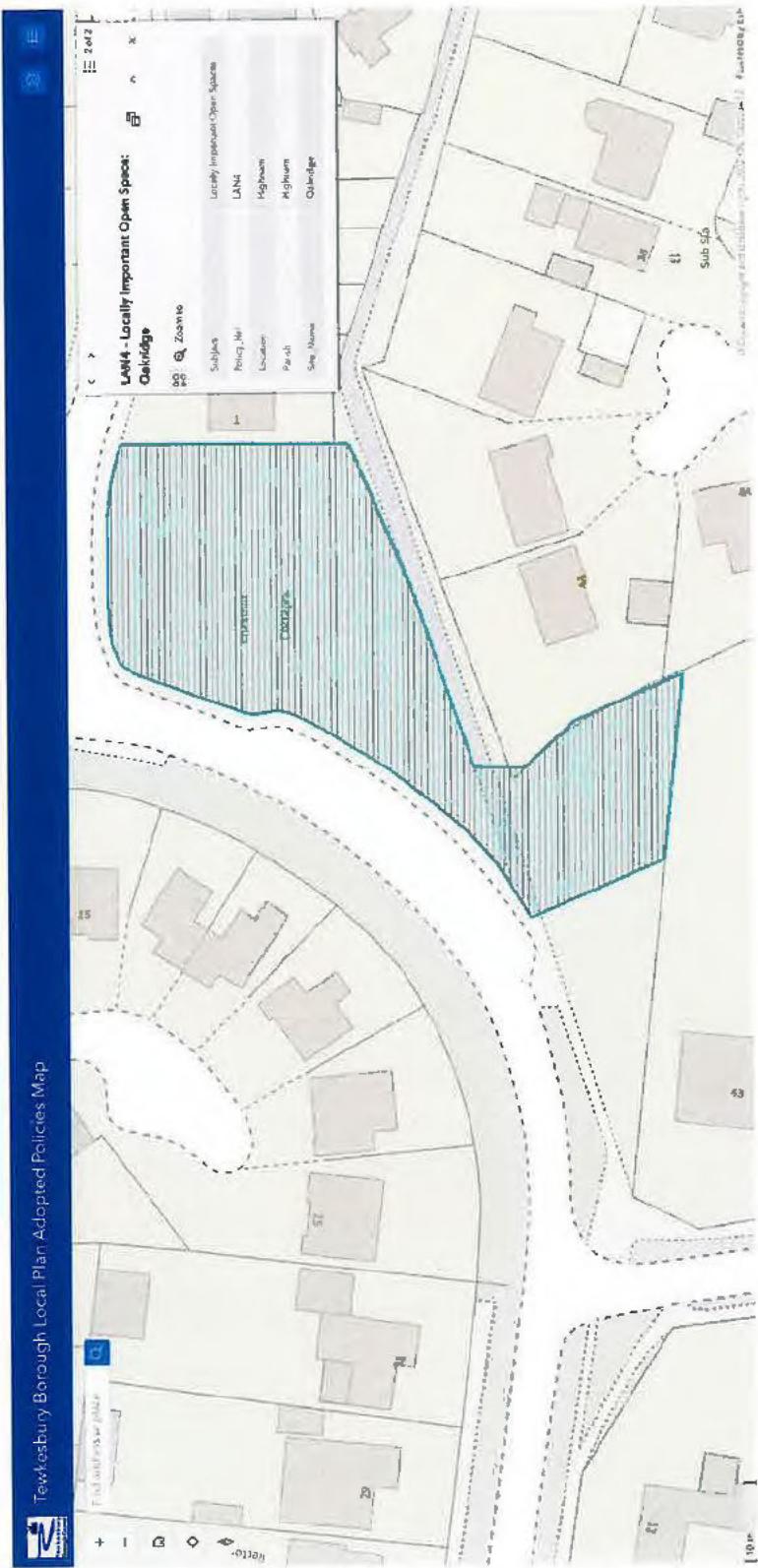
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**Petition to support Highnam Parish Council application for Village
Green Status for Land South of Maidenhead, Highnam**

Sheet no.	No. of signatures
1	30
2	31
3	32
4	1
5	29
6	32
7	32
8	27
9	30
10	32
11	31
12	6
13	6
14	14
15	4
16	4
17	3
18	3
19	3
20	3
21	2
22	2
23	2
24	2
25	1
26	1
27	1
28	12
Total	<u>376</u>



Tewkesbury Borough Plan

2011 - 2031



Adopted 8 June 2022



www.tewkesbury.gov.uk

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1. Executive Summary

- 1.1. The Tewkesbury Borough Plan guides where and how development will take place in our borough. It provides an appropriate planning policy framework to ensure that Council policy on development is effectively implemented, that reasonable development aspirations for all are achieved, whilst giving essential protection for our communities and our built and natural environment against harmful development. It will be used to guide planning decisions and includes land which will be developed for housing and employment and provides the necessary infrastructure to support this.
- 1.2. The Tewkesbury Borough Plan is a single document covering the whole of Tewkesbury Borough. It sets out the vision for the borough up to 2031, and provides a strategy for achieving it in line with the overarching direction provided by the Tewkesbury, Cheltenham and Gloucester Joint Core Strategy. It is a particularly important document if you live or work in Tewkesbury Borough because it will be used to help guide local development issues up to 2031.

What is the Tewkesbury Borough Plan?

- 1.3. The Tewkesbury Borough Plan forms part of the statutory local development plan, referred to as the Local Plan. For Tewkesbury Borough, the Local Plan also includes the Joint Core Strategy as well as any Neighbourhood Development Plans that have been made.
- 1.4. Whilst the Joint Core Strategy identifies larger sites for housing and employment, and deals with strategic issues such as Green Belt, flooding and transport, the Tewkesbury Borough Plan identifies the additional specific locations for smaller-scale growth and sets out detailed policies for development and how we will protect our key assets, such as our valuable countryside, our historic heritage and our open spaces.
- 1.5. The Tewkesbury Borough Plan does not cover strategic issues that are addressed by the Joint Core Strategy or any subsequent review of the Joint Core Strategy.

Why do we need a plan?

- 1.6. Policies need to be up to date to be useful in guiding planning decisions. The previous Tewkesbury Borough Local Plan covered the period 1991-2011. While many of these policies were 'saved' (i.e. they were still legally capable of being used in decision making until a new plan is adopted) they needed to be replaced by a plan that takes into account changes in local and national circumstances.
- 1.7. Tewkesbury Borough Council wants to ensure that Tewkesbury borough has a development plan in place to guide decision taking in a planned manner.

Neighbourhood Development Plans

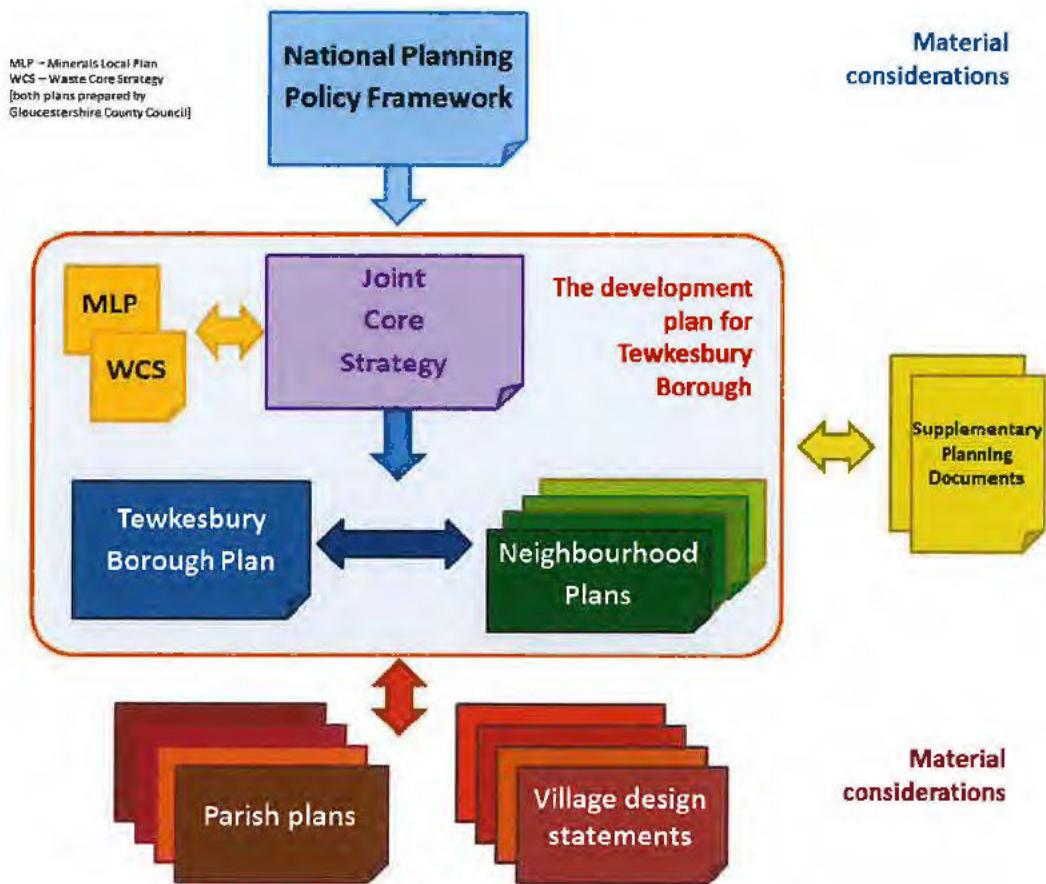
- 1.8. Neighbourhood Planning was first introduced in the Localism Act 2011 and Tewkesbury Borough Council has a duty to support communities in making their Neighbourhood Development Plan, commonly referred to as a Neighbourhood Plan.
- 1.9. At the time of writing Tewkesbury Borough has seven Neighbourhood Development plans that have been 'made' (formally adopted), as well as several other parish and town councils who have registered a plan area and are at various stages of plan preparation. Where a Neighbourhood Plan is made by Tewkesbury Borough Council, the plan and its policies will become part of the Development Plan (together with the Borough Plan and Joint Core Strategy) and will be used to guide development and determine applications in the town or parish's designated neighbourhood planning area.

2. Introduction

- 2.1. Tewkesbury Borough Council, as Local Planning Authority, has the key tasks of promoting and managing growth and development in the borough. The plan that we are preparing will provide a framework of planning policies specifically for Tewkesbury borough for the period to 2031. This new plan is called the 'Tewkesbury Borough Plan' and will form part of the statutory local development plan, usually referred to as the Local Plan, for our area together with the Joint Core Strategy which has been developed jointly by Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils to provide strategic level guidance for all three areas working together.
- 2.2. It is forecast that over the next 11 years Tewkesbury borough will experience significant growth, alongside the growth that has already occurred, and while the Joint Core Strategy identifies where large strategic development will take place to accommodate some of this growth, it is the role of the Tewkesbury Borough Plan to identify where additional smaller-scale development should take place. In order to do this we need to decide the best way to accommodate the new housing and jobs necessary to meet our needs, while at the same time considering how to protect key assets – like our valuable countryside, our historic environment and our open spaces. This plan identifies preferred sites, known as 'allocations', to accommodate development and sets out policies to manage development and protect our key assets. This plan should be read as a whole, together with the other documents forming the Development Plan, including the Joint Core Strategy and any Neighbourhood Development Plans.

The Development Plan for Tewkesbury Borough

- 2.3. The development plan are the key documents through which Local Planning Authorities set out a vision and framework for the future development of their area, engaging with their communities in doing so. For Tewkesbury, the Local Plan comprises of several different documents which include the Joint Core Strategy, the Tewkesbury Borough Plan and any Neighbourhood Development Plans. However, it also includes the Waste Core Strategy and Minerals Local Plans prepared on a Gloucestershire-wide basis by Gloucestershire County Council.
- 2.4. In addition, all plans need to be prepared in line with the Government's National Planning Policy Framework and Practice Guidance.



2.5. The Joint Core Strategy has been developed by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council to provide strategic level guidance for all three areas working together. This document sits above the Tewkesbury Borough Plan and presents the overarching strategic plan for the area. The Joint Core Strategy was adopted by each Council in December 2017. As well as identifying where the larger 'strategic allocation' sites for development, it also deals with important issues such as Green Belt, flooding and transport. More details on the Joint Core strategy can be found on the website www.gct-jcs.org/

2.6. The administrative boundaries of Cheltenham and Gloucester are drawn tightly around their built-up areas. There is consequently limited potential for these districts to find land within their administrative areas to accommodate the necessary housing growth. Consequently, part of that development will need to be accommodated outside of their administrative areas. The Joint Core Strategy allocates a number of urban extensions to Cheltenham borough and Gloucester city, within Tewkesbury Borough, which will contribute to meeting the unmet needs of these districts.

2.7. For Tewkesbury Borough, its housing growth is to be focused at Tewkesbury town as well as smaller-scale growth at identified Rural Service Centres and Service Villages. The Tewkesbury Borough Plan will guide this development and will sit 'underneath' the higher-level Joint Core Strategy and will include locally specific policies and sites for:

- Housing in towns, villages and rural areas;
- local employment, retailing and town centre boundaries;
- places of local distinctiveness;
- the countryside; and
- those parts of the borough that will be subject to development restrictions,

2.8. The policies in the Borough Plan apply Borough-wide, including Strategic Allocation sites identified through the Joint Core Strategy.

2.9. The Joint Core Strategy identifies a housing shortfall for Tewkesbury Borough against its requirements. As such the Joint Core Strategy commits to an immediate review of Tewkesbury Borough's housing land supply to meet this. This review is to be focussed around the Tewkesbury town/Ashchurch area as the primary opportunity area for strategic scale growth. It is not the role of the Tewkesbury Borough Plan to meet the shortfall identified by the Joint Core Strategy, this is the subject to an immediate review of that plan to deal with this at a strategic scale. However, it is recognised that the Borough Plan could contribute towards meeting some of this housing need.

2.10. The Borough Council commissioned a consultant team to undertake masterplanning work for the Ashchurch area to inform the immediate review and identify sites for further housing and employment growth. The area has also been awarded Garden Town status by the Government and will help to unlock and delivery growth in this location. As this work is ongoing the Tewkesbury Borough Plan does not identify any allocations in the Ashchurch area so as to not prejudice the outcome of this masterplanning and Garden Town work.

2.11. Since 2011 there have been some significant changes to the planning system: The upper, 'regional', tier of plan making (called Regional Spatial Strategies) was abolished and a new 'neighbourhood' level of planning was introduced, which provides parish and town councils with the opportunity to prepare a legally binding 'Neighbourhood Development Plan', commonly referred to as a 'Neighbourhood Plan', for their area which, once in force, will form part of the (statutory) Development Plan.

2.12. Neighbourhood Planning was first introduced in the Localism Act 2011 as one of a number of Community Rights, which include Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Tewkesbury Borough Council has a duty to: Support communities in making their Neighbourhood Plan; approve the designation of a Neighbourhood Planning Area, organising the independent examination of the Neighbourhood Plan, Development Order or Community Right to Build Order, which checks that the plan or order meets certain basic conditions; and organise a referendum of those living within the designated

Neighbourhood Planning Area, which ensures that the local community has the final say on whether the plan or order comes into force in their area. Tewkesbury Borough Council will then 'make' a Neighbourhood Plan that has successfully been through examination and referendum. The Borough currently has six 'made' Neighbourhood Plans.

- 2.13. Where a Neighbourhood Plan is 'made' in Tewkesbury borough the provisions of that plan will become part of the Development Plan for the designated Neighbourhood Planning Area and will be used to guide development and determine planning applications in that area, insofar as they are relevant to the development being proposed.

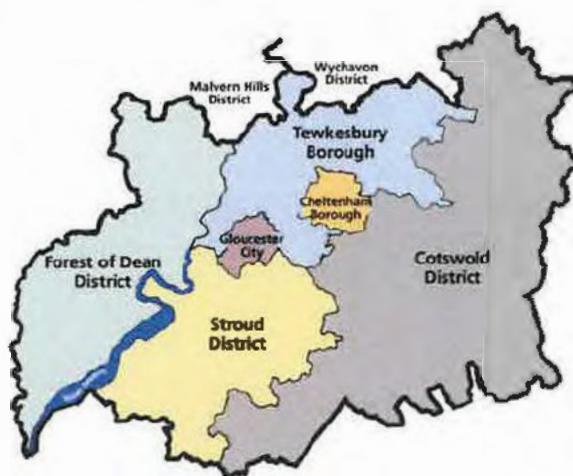
Why are we preparing a new plan?

- 2.14. Policies need to be up-to-date to be effective in guiding planning decisions. The currently adopted Tewkesbury Borough Local Plan covered the period 1991-2011. While most of these policies have been 'saved' (i.e. they are still legally capable of being used in decision making) they need to be replaced by a new plan that reflects changes in local and national circumstances. Tewkesbury Borough Council therefore wants to ensure that the borough is covered by a development plan so that local planning decisions can be based on a locally considered plan rather than solely on the application of national policy on an application by application basis. The Policies in this Plan replace all the saved policies in the 2006 Tewkesbury Borough Local Plan. Further, the policies in the Plan must be read as a whole and in conjunction with the strategic policies set out within the Joint Core Strategy.
- 2.15. The Borough Plan also needs to allocate new sites for development around Tewkesbury town, Rural Service Centres and Service Villages to ensure that our growth requirements, as set out through the Joint Core Strategy, continue to be met.

What is Tewkesbury borough like?

- 2.16. This section outlines issues that are important for Tewkesbury borough and provides the background context for the policies presented in later sections of this plan.

Tewkesbury borough and adjacent areas



Population

2.17. Tewkesbury Borough is one of six districts in the county of Gloucestershire. It has 50 parishes covering an area of 160 square miles with a population of 86,900 (ONS, June 2015), which is an increase of around 14% since 2001. The borough has a predominately rural character with over 50% of people living in rural settlements and large market towns. The plan's base date is 2011, in that year there were 37,057 residential dwellings in the borough, which was an increase of 11% since 2001, by 2018 there were an additional 4,200 representing a further increase of around 11% bringing the total to 41,257. Compared with the rest of Gloucestershire Tewkesbury borough has a higher than average number of people aged 65 and over but fewer people under 18 and of working age. Approximately 2.5% of residents in the borough are from minority ethnic group backgrounds, which is lower than the countywide average of 4.6%.

Economy

2.18. The borough includes a wide range of economic activity, ranging from large multinationals to micro businesses. In terms of employment, manufacturing accounts for a quarter of all jobs. The other significant sectors are: distribution, hotels and restaurants, finance, IT and other business services and public administration, education and health. The tourism sector is also increasingly important, particularly for the rural economy.

2.19. The economically active rate in the borough is 81.7%, compared to regional (81.4%) and national rates (78.4%) (ONS Annual Population Survey Jan 2017- Dec 2017). The unemployment rate at May 2018 was 1.1% (ONS).

Environment

2.20. Tewkesbury borough has a diverse landscape from the largely flat central Severn Vale to the wooded slopes bordering the Cotswolds. Although largely rural in character, with market towns, villages and agricultural land uses, there are significant areas of urban fringe around Cheltenham and Gloucester. Landscape is therefore not simply an issue associated with the rural areas where landform, woodland, mature trees, hedgerows, fields and other features contribute to the overall character, but also within urban areas and villages where at a smaller scale, landscape features such as parks, open areas, and street trees can be equally important. Approximately 36% of the borough's landscape is recognised as being of national importance and is designated as part of the Cotswold Area of Outstanding Natural Beauty (AONB).

2.21. Tewkesbury borough contains a number of nationally important nature sites including: the Cotswold Beechwoods; former Cotswold quarries of geological interest; and areas supporting rare plant species and wildlife. This includes 20 Sites of Special Scientific Interest (SSSI), two of which have also been recognised as Special Areas of Conservation (SAC) under the Natura 2000 Convention.

2.22. Climate change is happening now; it is the issue of our times that cannot be ignored. The UK government has set a legal requirement to reduce greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. Tewkesbury Borough Council has recently declared a climate change emergency and the local plan process is a key mechanism and catalyst for action on the ground. There needs to be a rapid step change in the way we live our lives and undertake our day to day activities in order to prevent the climate changing in such a way that it threatens the planet and future generations.

2.23. Climate change today is already resulting in a shift in our seasons: hotter drier summers, warmer wetter winters, more frequent droughts, more storms and gales resulting in damage to property. This is creating loss in wildlife habitats and species, social unrest through increased migration, greater demand for cooling in offices and homes, greater strain on water resources and wildlife, worsening summer air pollution, greater risk of flooding, increased heat stress to the elderly and infirm. These effects are happening globally and here in Tewkesbury Borough. The risk of flooding in Tewkesbury and neighbouring areas is already high and these risks are increasing steadily.

Shopping, heritage and tourism

2.24. The historic market towns of Tewkesbury and Winchcombe are popular tourist destinations and offer many shopping opportunities. Elsewhere, the main retail centres are those of Bishop's Cleeve, Brockworth and Churchdown. In addition there are numerous small local shopping areas and village shops, as well as other facilities such as garden centres, farm shops and shops attached to petrol stations.

2.25. The borough contains many historic buildings and sites including the historic market towns of Tewkesbury and Winchcombe. There are over 1,800 listed buildings, 14 conservation areas, 54 scheduled monuments and the registered site of the 1471 battle of Tewkesbury as well as many thousands of undesignated heritage assets, both buildings and archaeological sites, many of which are of equivalent significance to designated heritage sites.

Flooding

2.26. Flooding is a significant issue in the borough, both from rivers and watercourses overflowing their banks and also from surface water collecting following heavy rainfall. The Environment Agency's (2012) Flood Map estimates that around 13% of land in Tewkesbury borough has a one in 100 (or greater) risk of flooding each year. This is predominantly, although not exclusively, in the western area of the borough, which comprises the Severn and Avon rivers as well as a large number of smaller watercourses.

Transport

2.27. Transport networks in Tewkesbury borough face increased pressure from new developments, demographic changes, such as an ageing population, and the general growth in travel and traffic. If left un-addressed this could hamper economic growth, lead to an increase in carbon emissions and harm the enjoyment and quality of life of those living, working and visiting the borough.

2.28. The M5 motorway, which passes through the borough from north to south is a dominant feature of the strategic highway network and access to and from the four junctions within the borough can have knock on effect for other adjoining strategic routes, such as: The A46 from junction 9 to Aston Cross; the A4019 from junction 10 to Cheltenham and the A38; the A40 from junction 11 to Cheltenham and Gloucester; and the A417 from junction 11a at Brockworth to Gloucester and Birdlip.

2.29. The Local Transport Plan for Gloucestershire recognises that "providing public transport in rural areas" such as Tewkesbury borough "is expensive and it is difficult to serve dispersed communities with conventional public transport services" and this is experienced in the borough with regular services between: Tewkesbury, Cheltenham and Gloucester; Cheltenham and Bishops Cleeve, Gotherington, Gretton, Southam and Winchcombe; and Gloucester and Churchdown, Brockworth and Cheltenham but there are fewer and less regular services to many of the more rural settlements within the borough. This is of particular concern as the impact of an ageing population generally increases the demand for public transport provision.

2.30. Tewkesbury itself is recognised in the Local Transport Plan as having a reasonable network of on and off road cycle routes and a number of routes of the National Cycle Network pass through the borough.

- 2.31. Within the borough, Ashchurch for Tewkesbury Rail Station serves the Northway and Tewkesbury areas and beyond, and is served by trains to and from Birmingham, Worcester, Gloucester, Bristol and Cardiff though frequency is an issue that is raised later in the Tewkesbury Borough Plan.
- 2.32. The borough also has areas of high heavy goods vehicle activity, which can cause problems on specific routes, for example: To and from the M5 motorway at junction 9 from Ashchurch Industrial Estate, Northway Trading Estate, Tewkesbury Business Park and Newtown Industrial Estate.

A vision for our borough

- 2.33. The first step in shaping Tewkesbury Borough Plan's content is to set out our aspirations (or 'vision') for the future. We then need a clear set of short statements (or 'objectives') that provide the means of getting us to our desired end result.

Creating the vision and objectives

- 2.34. The plan aims to be aspirational but it also needs to be realistic. The National Planning Policy Framework requires a positive approach be taken in line with the requirements of sustainable development, which is based on three dimensions: environmental, economic and social. Additionally, the plan can only include policies that provide a clear indication of how a decision maker should react to a development proposal. When framing a vision for our borough we need to be mindful of these requirements.
- 2.35. There was a suggestion, during the scoping stage consultation, that we should keep the vision simple and locally focussed. As a result, rather than setting out a statement that presents a long wish list of issues to address, we have focussed on what we want the borough to be like by 2031. The vision statement therefore focusses on the positive aspects of the borough and a subparagraph identifies location specific objectives and other important factors. The vision is:

"Tewkesbury borough, a place where a good quality of life is open to all, where our environment and heritage assets are cherished, a sufficient supply of homes is available and where a thriving economy supports healthy and happy communities."

This will be achieved by ensuring that development is directed away from land at risk of flooding and high quality landscapes/heritage assets and towards locations where the mix of land uses and proximity to existing facilities minimises travel distances and maximises transport choice.

- 2.36. The vision statement incorporates the three dimensions of sustainable development as a whole through its use of the phrase 'good quality of life open to all', which can be broken down into:

The terms 'environment and heritage assets' encompass factors such as the countryside, high quality landscapes, wildlife habitats, climate change, rivers and also include things such as

listed buildings, conservation areas, scheduled monuments, registered battlefields and historic parks and gardens.

'Thriving economy' relates to industry/business, retail shopping, tourist activities and employment.

'Healthy and happy communities' includes social interests such as education, training, health (physical and mental), homes, recreation, cultural and religious needs.

2.37. We realise that certain specific issues are not explicitly mentioned in the vision statement, such as the provision of infrastructure, retailing, tourism, flooding, and education. Instead, the plan details these within the objectives for delivering the vision are the place where these matters will be addressed.

Objectives and key principles

2.38. A set of objectives have been developed that will enable us to meet the vision. These have been used to create policies and to help allocate land that will turn the vision into reality. The objectives below are based on those set out in the Joint Core Strategy, and takes into account the previous Tewkesbury Borough Local Plan to 2011, updated to reflect comments from the Regulation 18 consultations. All of the objectives contribute to improving the quality of life for all and achieving sustainable growth and development. The notion of a 'connected borough' is referenced in relation to objective three but could be applied across multiple objectives.

2.39. The objectives for the Tewkesbury Borough Plan relate to the following issues:

1. To implement the housing and economic development intentions of the Joint Core Strategy and Tewkesbury Borough Council Plan, and ensure a sufficient and wide choice of quality homes are available for all who choose to live in the Borough (including market housing, affordable housing, housing for elderly, sheltered and specialist accommodation and Gypsy and Traveller community pitches/sites). This criterion incorporates flexibility in terms of the 'choice' it seeks to provide and also includes provision of the necessary infrastructure;
2. To facilitate the reasonable development aspirations of residents and businesses in the borough, including providing opportunities for small and medium sized builders and those wishing to build their own homes, and supporting appropriate windfall sites through policies and decisions, whilst ensuring essential protection against harmful development;
3. Promoting sustainable transport (including public transport, cycling, walking, issues around freight transport and use of the private motor vehicle). This also includes the provision of infrastructure and issues of connectivity within and between modes of transport;

4. Promoting healthy connected communities (including recreation, culture, religious and social needs (and closely linked to active modes of transport)). This also includes the provision of infrastructure;
5. Supporting a prosperous and competitive urban and rural economy (including employment and businesses in both existing settlements and rural areas). This also includes the provision of infrastructure;
6. Sustaining rural settlements and enhancing the vitality of rural communities, recognising that housing is essential to ensure the retention and development of local services and community facilities;
7. Conserving and enhancing the built and natural environment (including heritage assets, urban and architectural design, landscapes and biodiversity), steering development away from the most sensitive areas and towards those identified as being suitable for growth, making the most effective use of land by giving priority to brownfield sites where available and appropriate, maintaining and enhancing networks of habitats and green infrastructure; and
8. Meeting the challenges of climate change and resource conservation (including managing flood risk, energy efficiency, renewable energy and waste minimisation).

The National Planning Policy Framework

2.40. Each of the 'themes' set out in the National Planning Policy Framework will need to be covered in the plan. We also need to consider if there are any matters that are not covered here that should be included as well. The National Planning Policy Framework covers the following 'themes':

- Delivering a sufficient supply of homes
- Building a strong, competitive economy.
- Ensuring the vitality of town centres.
- Promoting healthy and safe communities.
- Promoting sustainable transport.
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed places.
- Protecting Green Belt land.
- Meeting the challenge of climate change, flooding and coastal change.
- Conserving and enhancing the natural environment.
- Conserving and enhancing the historic environment.
- Facilitating the sustainable use of minerals

Assessing and delivering the plan

2.41. The plan must be assessed using a range of methods, including:

- Sustainability Appraisal (to ensure the plan's policies and proposals are in line with economic, social and environmental objectives);
- Habitats Regulation Assessment (for particularly important designated wildlife habitats);
- Strategic flood risk assessment (to ensure that proposed development will not increase flood risk on its own or cumulatively with existing development either on the site or elsewhere);
- Heritage assets (to consider the protection and conservation of buildings, their settings and wider areas) Audit;
- Landscape Assessment;
- Biodiversity Assessment;
- Viability (economic delivery) Appraisal; and
- Examination in Public (by an independent planning inspector).

Monitoring and appraisal

2.42. Our objectives will need to be specific and measurable so that we can monitor our progress towards achieving them. Consequently, specific criteria will need to be attributed to each objective. These will be developed as the plan progresses and will be linked to the sustainability appraisal work.

We will assess the plan using the following tools:

- Sustainability appraisal.
- Appropriate assessment (habitats).
- Historic and natural environment (assets, buildings, landscape, biodiversity, flooding).
- Viability, including infrastructure provision.
- Public examination by an independent planning inspector.

3. Housing

Introduction

- 3.1. The National Planning Policy Framework (NPPF) supported by National Planning Practice Guidance (PPG) sets out the Government's planning policies for England and how they are expected to be applied. The National Planning Policy Framework requires us, as Local Planning Authority, to assess the need for housing in our area, plan to meet that need and identify a supply of land to meet that need over 5, 10 and 15 year periods.
- 3.2. The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout Cheltenham, Gloucester and Tewkesbury up until 2031. It has identified the objectively assessed need for Tewkesbury borough and the spatial strategy to accommodate that level of development. The JCS identifies key locations for growth and sets out strategic policies to guide future development.
- 3.3. The JCS identifies a settlement hierarchy as the basis for the strategy for delivering growth targets, derived from the objectively assessed need for housing, in the most sustainable manner possible. The JCS settlement hierarchy for Tewkesbury Borough includes Tewkesbury Town as the top tiered settlement followed by the two Rural Service Centres and then the 12 Service Villages. The Rural Service Centre and Service Village classification was informed by the JCS Settlement Audit (2017). These are the locations at which housing land allocations will be made through the Tewkesbury Borough Plan.
- 3.4. Further to the planned growth at Tewkesbury town, the Rural Service Centres and Service Villages, the Council also recognises that some opportunities for small scale new housing will be necessary in order to support the vitality of communities at other rural settlements across the Borough, in accordance with the NPPF, and meet individual development aspirations. Housing supply and affordability can often be a problem in the rural areas to the extent where new generations are forced to move away from the communities in which they grew up and have family ties. This can cause communities to stagnate. Furthermore, the PPG recognises that a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. The closure of essential services and facilities in the rural areas is becoming a problem within Tewkesbury Borough and the Council recognises that some rural housing is essential to ensure their viability. As such, the NPPF states that planning policies should identify opportunities for villages to grow and thrive to support local services and recognises that where there are groups of smaller settlements, development in one village may support the services in a village nearby. At the same time however it is essential that the levels of rural housing growth are manageable and sustainable in order to protect existing communities and the rural landscape and avoid harmful over development.

3.5. To achieve these objectives this plan sets out the Council's preferred policy approach for enabling appropriate small-scale housing development at those settlements not defined within the settlement hierarchy.

3.6. The following list sets out the settlement hierarchy for Tewkesbury Borough.

Settlement tier	Settlements
Market town	Tewkesbury town area ¹
Rural Service Centres	Bishop's Cleeve Winchcombe
Service Villages	Alderton Coombe Hill Gotherington Highnam Maisemore Minsterworth Norton Shurdington Stoke Orchard Toddington (inc. New Town) Twyning Woodmancote

3.7. In addition to the settlement hierarchy there are a number of settlements within the Borough that are closely associated with Gloucester or Cheltenham. These settlements do not fit into the Borough's settlement hierarchy as in strategic planning terms they are considered to form part of the urban fringe of Gloucester and Cheltenham. They do however represent sustainable settlements possessing a good range of services and good accessibility to Gloucester and Cheltenham. A settlement boundary is defined for these urban fringe settlements but the plan does not propose to allocate land for housing development further to the Strategic Allocations within the Joint Core Strategy.

3.7a A number of other built-up areas on the edge of Gloucester and Cheltenham extend into Tewkesbury Borough, for example Farm Lane/Leckhampton Lane in Shurdington Parish,

¹ The Tewkesbury Town area is defined as the wider built up area of Tewkesbury including Wheatpieces, Newtown, Northway and Ashchurch

Grovefield Way/Cold Pool Lane in Badgeworth Parish and Cockcroft Lane/Mill Lane in Southam Parish. In order for the most appropriate policies in the plan to apply to such areas, these are included within settlement boundaries on the Policies Map.

Urban fringe settlements	
Gloucester	Brockworth Churchdown Hucclecote Innsworth Longford
Cheltenham	Uckington

3.8. The housing policies within the Tewkesbury Borough Plan aim to respond to these identified issues where appropriate to do so.

Policy Framework

3.9. The NPPF states that, to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

3.10. The Joint Core Strategy provides strategic level guidance for Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. Policy SA1 identifies where the larger housing and employment development will be and Policy SD10 directs development according to the settlement hierarchy established in Policy SP2. Policy SD11 covers the mix of housing, space and accessibility standards and requirements of specialist accommodation and Policy SD12 sets requirements for Affordable Housing expected of developers. Policy SP1 establishes the objectively assessed need for development, in this case housing and Policy SP2 Identifies the settlement hierarchy that puts the Key Urban Areas of Cheltenham and Gloucester at the top, the Market Town of Tewkesbury next and then 'Rural Service Centres' and 'Service Villages' respectively. In addition the following policies will be applied:

Policy RES1 Housing Site Allocations

The sites listed in Table 1 are allocated for residential and mixed use development. The boundaries of each allocation are shown on the proposals map. A number of allocations are supported by site-specific policies below to provide further detailed guidance on the development of these sites (not all allocations are subject to site specific policies). These site-specific policies also form part of this policy. In all cases development must comply with the relevant criteria set out at Policy RES5 in addition to the site specific requirements.

Table 1 – Housing Site Allocations

<u>Site</u>	<u>Location</u>	<u>Site area</u>	<u>Indicative capacity</u>	<u>Site specific policy</u>
TEW1	Land at Odessa Farm, Tewkesbury	10ha	100 dwellings	Yes
TEW3	Spring Gardens, Tewkesbury	1.3ha	30-100 dwellings	Yes
TEW4	Healings Mill, Tewkesbury	1.5ha	100 dwellings	Yes
BIS2	Land at Homelands Farm, Bishops Cleeve	2.2ha	65 dwellings	Yes
BIS3	Land at allotments off A435, Bishops Cleeve	3.9ha	85 dwellings	Yes
WIN1	Land off Delavale Road/Orchard Road, Winchcombe	6.2ha	80 dwellings	Yes
COO1	Land at junction of A38/A4019, Coombe Hill	4.9ha	95 dwellings	Yes
COO2	Land adjacent to the Swan PH	0.9ha	25 dwellings	No
SHU2	Land north of Leckhampton Lane, Shurdington	1.2ha	20 dwellings	Yes
SHU3	Garage site at Harrison Road, Shurdington	0.57ha	15 dwellings	Yes
TOD1	Land adjacent to Pheasant Public House, Toddington	1.6ha	25 dwellings	Yes
WOO1	Land adjacent Oxbutts Caravan park, Woodmancote	2.3ha	60 dwellings	Yes
BRO1	Land Adjacent To Hucclecote Road And Golf Club Lane, Brockworth	3.33ha	166 dwellings	No

BRO2	Nerva Meadows, Gloucester Business Park, Brockworth	3.3ha	106 dwellings	No
Total indicative capacity		972-1,042 dwellings		

Notes

**All site capacities are an approximate. Detailed design proposals may indicate that greater or fewer dwellings can be accommodated on a site. Appropriate site capacities have been determined as part of the site assessment process set out at the Tewkesbury Borough Plan Housing Background Paper. Capacities for sites already benefiting from planning permission are based on the permitted scheme. Capacities for sites allocated within a Neighbourhood Plan are based on the allocated number of dwellings.*

Policy TEW1 - Land at Odessa Farm, Tewkesbury

Proposals on this site will be expected to address the following requirements:

- All built development should be located to the north and north-west of the site in order to limit intrusion into open countryside.
- Public open space should be provided to the south of the site; in order to provide a transition between built development and open countryside; and to the east of the site in order to avoid development in Flood Zones 2 and 3 and the part of the site in the Conservation Area. All built development must be located in Flood Zone 1 and take into account appropriate, locally specific allowances for climate change.
- The proposal should respond to the landscape setting. Development should front open space. The edge of the development should be loose and incorporate open space in order to aid the transition between countryside and built development.
- The proposal should incorporate connected green infrastructure. Opportunities to provide a green infrastructure connection with Tewkesbury Nature Reserve should be explored and implemented
- Biodiversity net gain should be delivered in accordance with Policy NAT1; the focus of which may be through wetland habitat creation, the restoration/enhancement of the Priority Habitat on site (Coastal and Floodplain Grazing Marsh) and habitat connectivity with Tewkesbury Nature Reserve
- Opportunities to deliver flood alleviation measures on site should be explored and implemented with the aim of reducing the risk of flooding from the River Swilgate further downstream
- The proposal should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017)
- The proposal should provide safe, easy and convenient pedestrian and cycle links within the site and to nearby bus stops and the services and facilities within the wider town

Policy TEW3- Spring Gardens, Tewkesbury

This site is allocated for between approximately 30 to 100 dwellings as part of a mixed use redevelopment including complementary uses that add to the life and vitality of the town centre - retail and leisure, cafes, restaurants and employment uses would all be appropriate. Public space may also be provided for markets and other events.

Proposals will be expected to be in conformity with the relevant development principles and parameters set out in the Tewkesbury Town Regeneration Supplementary Planning Document. In addition, proposals should:

- Contribute to the wider green infrastructure network and the delivery of the JCS Green Infrastructure Strategy (June 2014)
- Deliver a biodiversity net gain, including by improving habitat connectivity and acting as a stepping stone between the nearby Local Wildlife Site (Tewkesbury Disused Railway Line) and the Severn Ham Site of Special Scientific Interest
- Employ creative SuDS solutions and explore and implement opportunities to improve runoff rates and reduce the risk of flooding. A minimum discharge reduction of 40% will be expected.
- Address the site's location within an Air Quality Management Area by including measures to improve air quality and providing any necessary measures to mitigate air quality impacts on new residents

Policy TEW4 - Healings Mill, Tewkesbury

This site is allocated for approximately 100 dwellings as part of a mixed use development. Other suitable uses may include retail and leisure, cafes, restaurants, employment uses, tourist related development, community and recreational uses.

Proposals will be expected to be in conformity with the relevant development principles and parameters set out in the Tewkesbury Town Regeneration Supplementary Planning Document. In addition, proposals should:

- prioritise the conservation of the heritage assets on site as part of the redevelopment
- pass the flood risk 'exception test' (as set out in the National Planning Policy Framework) in relation to the parts of the development involving more vulnerable uses (including residential), and be designed to be flood resistant/resilient (as appropriate) for the lifetime of the development including providing a safe access/egress and taking into account appropriate, locally specific allowances for climate change
- address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017)
- contribute to the wider green infrastructure network and the delivery of the JCS Green Infrastructure Strategy (June 2014)
- deliver a biodiversity net gain, including the expansion/restoration of the habitats associated with the Severn Ham SSSI

Policy BIS2 - Land at Homelands Farm, Bishops Cleeve

Proposals on this site will be expected to address the following requirements:

- Development should be well integrated with the adjacent housing development to the south and west
- A landscaped green edge should be provided to the north of the site corresponding to, and providing visual and functional connectivity with, the green infrastructure in the adjacent development (Homelands 2) and providing biodiversity net gains
- Vehicular access should be from the adjacent development to the south unless demonstrated not to be feasible
- Pedestrian and cycle connectivity with Gotherington Lane and the adjacent development to the south and east should be achieved
- Proposals should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017)

Policy BIS3 – Land at allotments off A435, Bishops Cleeve

Proposals on this site will be expected to address the following requirements:

- It must be demonstrated that sufficient alternative allotment provision has been provided elsewhere in the locality, and that any remaining tenanted plots on the site will be suitably replaced in accordance with Policy RCN3.
- All built development must be located in Flood Zone 1 and take into account appropriate, locally specific allowances for climate change. Proposals should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017) and its associated Addendum (July 2019)
- A landscaped green edge should be provided to the north of the site corresponding to, and providing visual and functional connectivity with, the green infrastructure in the adjacent development to the west (Clevelands) and providing biodiversity net gains focusing on ecological enhancements to Dean Brook
- Pedestrian and cycle connectivity with the adjacent development to the south/west (Clevelands) should be provided

Policy WIN1 - Land off Delavale Road/Orchard Road, Winchcombe

Proposals on this site will be expected to address the following requirements:

- The development should be landscape led. Suitable developable areas on site must be informed by a Landscape and Visual Impact Assessment. Development on prominent slopes should be avoided and, in all cases, built development, supporting infrastructure, open space and community facilities should be located below the 115 metre contour line as identified in the Winchcombe Town Landscape and Visual Sensitivity Study (Toby Jones Associates, November 2014). The development should provide a low density loose edge which incorporates open space and landscaping to aid the transition between countryside and built development. Development should front open space in order to achieve a positive relationship between the town and the surrounding landscape

- The proposal should contribute to the wider green infrastructure network and deliver biodiversity net gains
- Good accessibility for pedestrians, cyclists and those with disabilities from the site to the town centre and services and facilities elsewhere in the town is important and should be secured by the proposal. Permeability within the site and connectivity with adjacent streets should therefore be provided, including a pedestrian/cycling route to the south east and/or south to facilitate easy access to the town centre. Proposals on this site should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017).

Policy COO1 - Land at junction of A38/A4019, Coombe Hill

The development of this site presents a place making opportunity. The Council will expect:

- the proposal to provide well designed, active frontages along the A38 and A4019 so to enliven the street scene and create a sense of place
- accessible public open space to be provided on site for use by the wider community
- enhanced pedestrian connectivity to be provided with Site COO2 (Land at Swan PH) and the services and public transport facilities within the village
- the proposal to contribute to the wider green infrastructure network, deliver biodiversity net gains and mitigate against increased recreational pressures on the Coombe Hill Canal Site of Special Scientific Interest including by providing alternative natural greenspace on site
- the opportunity for a landmark feature on the prominent corner location at junction of A38 and A4019 to be explored and implemented
- the density of development to be relatively low, and the layout to be landscape led, so to respect the rural nature of the location and aid assimilation within the wider landscape
- the design and layout of development to address the relationship between the proposed dwellings and the adjacent petrol station and car wash facility, so to avoid adverse amenity impacts on future occupiers

Policy SHU2 – Land north of Leckhampton Lane, Shurdington

Proposals on this site will be expected to address the following requirements:

- The proposal should contribute to the wider green infrastructure network, deliver biodiversity net gains and mitigate against increased recreational pressures on the Cotswold Beechwoods Special Area of Conservation
- The development should incorporate the suggested mitigation within the Tewkesbury Borough Plan – Assessment of Site Allocation Impacts on the Cotswold AONB (Toby Jones Associates, May 2019)
- The proposal should address the relevant site specific Green Belt mitigation guidelines set out at Appendix 1 of the Part 2 (Partial) Green Belt Review (LUC, July 2017)
- Proposals should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017)

Policy SHU3 - Garage site at Harrison Road, Shurdington

- Development on this site should be for 100% affordable housing

Policy TOD1 - Land adjacent to Pheasant Public House, Toddington

Proposals on this site will be expected to address the following requirements:

- The development should be landscape led in order to aid assimilation into the surrounding landscape and filter long distance views from the AONB. Existing trees and hedges along the southern and eastern site boundaries should be retained and reinforced (where necessary), and comprehensive new tree and hedge planting should be provided throughout the interior of the site. The development should incorporate the suggested mitigation within the Tewkesbury Borough Plan – Assessment of Site Allocation Impacts on the Cotswold AONB (Toby Jones Associates, May 2019)
- The proposal should contribute to the wider green infrastructure network and deliver biodiversity net gains
- The proposed site layout must address the mains gas pipeline in the vicinity of the site and its associated easement

Policy WOO1 - Land adjacent Oxbutts Caravan Park, Woodmancote

- These sites represent an opportunity for the expansion of the adjacent mobile home park. The sites should form an integral part of the mobile home park and should be accessed from within it. These sites are not considered to be suitable for the development of conventional dwelling houses due to the identified access constraints and sensitivity of the landscape setting.

Proposals on this site will be expected to address the following requirements:

- All existing trees (including those along the site boundaries) should be retained, and new planting should be provided, in order to screen the sites from views from within the AONB. The proposal should contribute to the wider green infrastructure network and deliver biodiversity net gains
- The development should incorporate the suggested mitigation within the Tewkesbury Borough Plan – Assessment of Site Allocation Impacts on the Cotswold AONB (Toby Jones Associates, May 2019)

Reasoned Justification

3.11. As proposed in Policy SP2 of the Joint Core Strategy, to meet the development needed in Tewkesbury borough for new homes during the plan period to 2031. The requirement is a minimum of 9,899 new homes between 2011-2031.

3.12. At least 7,445 dwellings (as of April 2017) will be provided through existing commitments, development in Tewkesbury Town in line with its role as a market town, smaller scale development meeting local needs at Rural Service Centres and Service Villages, and sites covered by any Memoranda or Agreement.

3.13. Policy SP2 does not identify a specific housing requirement for Tewkesbury Town. It should be noted however that the adopted JCS identified shortfall of 2,455 dwellings in Tewkesbury Borough against the total JCS housing requirement. Whilst this is to be primarily addressed by strategic allocations at the Tewkesbury Town area through a JCS plan review, the smaller scale (non-strategic) sites identified within the Borough Plan will have a role to play in contributing towards addressing the shortfall. Tewkesbury is the top tiered settlement within the Borough's settlement hierarchy based on its high level of services, facilities, local employment opportunities and good transport links. The Tewkesbury Town area is therefore the main focus for significant new housing growth in the Borough.

3.14. As such, the Borough Plan includes all non-strategic scale sites within and adjacent to the Tewkesbury town area that are considered to be suitable options for allocation in accordance with the site selection criteria set out at the Housing Background Paper (HBP). This plan does not however include housing site options located at Ashchurch and Northway. Housing and employment growth within this wider area is to be planned strategically as part of an immediate review of the Joint Core Strategy. It is important that this plan does not prejudice the outcome of that strategic planning exercise which will allocate sites for housing and employment growth.

3.15. Policy SP2 apportions part of the Borough's overall housing requirement to the Rural Service Centres and Service Villages. The Rural Service Centres will accommodate 1,860 new homes and the Service Villages will accommodate 880 new homes to 2031. Much of this development has already been committed. Based on the data as of April 2019, there had already been commitments and completions totalling 1,909 dwellings at the Rural Service Centres and 793 dwellings at the Service Villages.

3.16. The level of development for the rural areas reflect the level of development over the previous plan period, while providing a boost to the overall supply of housing in line with the National Planning Policy Framework.

3.17. The JCS does not disaggregate the housing requirement for the Rural Service Centres and Service Villages and apportion it to each settlement. It does however provide a framework for this distribution process to be followed in the preparation of the Borough Plan, with Policy SP2 requiring that the levels of development for the Rural Service Centres and Service Villages should be proportional to their:

- Size (number of houses)
- Function (availability of services)

- Proximity and accessibility to Cheltenham and Gloucester (distance by road, public transport and bicycle)

3.18. This distribution process must also take into account social, economic and environmental factors that may impact upon the ability of settlements to accommodate the amount of development that has been calculated. The methodology for the distribution of housing development within Tewkesbury Borough is set out within the HBP. In addition to the allocations at Tewkesbury town, the Rural Service Centres and Service Villages Policy RES1 allocates two sites at Brockworth (BRO1 and BRO2). At the time of writing these sites both had a resolution to grant planning permission for residential development and are therefore suitable for allocation in this plan.

3.19. The sites listed above would provide up to 1,042 dwellings in total. Of these, 230 dwellings would be located at the Rural Service Centres and 240 dwellings at the Service Villages. This would produce a total supply (plan period commitments plus proposed allocations) of 2,438 new dwellings at the Rural Service Centres and 1,082 new dwellings at the Service Villages. Further to this the proposed allocations would produce up to 300 new dwellings at Tewkesbury Town and 272 new dwellings at Brockworth. The plan also identifies a potential windfall housing opportunity at the MAFF site through Policy RET9 (Tewkesbury Town Regeneration). This would deliver approximately 40 additional dwellings at Tewkesbury town over and above the allocated supply identified in this plan.

3.20. It is acknowledged that the site allocations for the Rural Service Centres and Service Villages will collectively provide in excess of the remaining SP2 requirement. This approach is however considered to be justified for the following reasons. Firstly, it should be noted that the SP2 requirement is not intended to represent a limit to housing development at the Rural Service Centres and Service Villages and indeed this is reflected in revised SP2 wording in the Adoption Version of the JCS. Secondly, it is important to identify a sufficient range of small, readily developable sites so to enable the Council to provide a continuous supply of deliverable sites to maintain 5 years' worth of housing land throughout the plan period. Thirdly, it is important to provide flexibility within the plan so it can adapt to rapid change (for example non-forecasted demographic changes and consequent changes to housing requirements) and prevent it becoming out of date.

3.21. At the same time however, it is important to ensure that the levels of housing growth identified for each settlement are balanced alongside the size, function and accessibility of the settlement, whilst avoiding adverse environmental and social impacts (for example landscape harm and harm to the social wellbeing of the community). Careful consideration has been given to the levels of housing growth identified for each settlement within the HBP and the site options featured within this document are considered to represent a balanced, sustainable approach to the Borough's development.

3.22. In order to address the constraints and issues identified in the HBP and associated evidence base documents, site specific development principles have been defined for those housing site allocations that do not already benefit from planning permission. The site specific principles should be addressed in addition to the general development principles set out at Policy RES6 of this plan, the Design Requirements at Policy SD4 of the Joint Core Strategy and all other relevant policies within the Development Plan and its associated Supplementary Planning Guidance.

3.22a As a result of the RES1 allocations, the updated sources of housing land supply in the Borough to meet the Joint Core Strategy requirement as at April 2020 are as follows:

Source	Supply
Completions	5,579
Commitments	1,882
Windfall sites	414
Mitton (Wychavon)	500
TBP allocations (972 – 1042)	1,007
Total	9,382
JCS requirement	9,900
Shortfall still to be provided	518

3.22b Appendix 6 to this plan sets out the five-year supply position for Tewkesbury Borough as at April 2020 with the inclusion of 822 dwellings of supply from the RES1 Housing Site Allocations (those that will deliver within the five-year period 2020/21 to 2024/25 as set out within the site trajectory). With the inclusion of the RES1 allocations the Council can demonstrate a 7.15 years supply with a surplus of 609 dwellings. This updates the table on page 114 of the Adopted Joint Core Strategy (December 2017). The trajectory at Appendix 7 shows the plan period housing trajectory position for Tewkesbury Borough (as at April 2020), with the inclusion of the housing site allocations provided by Policy RES1. This shows that housing delivery is expected to exceed the cumulative requirements up until 2029/30. Housing delivery would be in deficit against cumulative requirements for the final two years of the plan period and would lead to an overall plan period shortfall of 518 dwellings to be met via strategic allocations in the JCS Review. This updates the table on page 113 of the Adopted Joint Core Strategy (December 2017).

Policy RES2 Settlement Boundaries

Within the defined settlement boundaries of the Tewkesbury Town Area, the Rural Service Centres, the Service Villages and the Urban Fringe Settlements (which are shown on the policies map) the principle of residential development is acceptable subject to the application of all other policies in the Local Plan.

In all cases development must comply with the relevant criteria set out at Policy RES5.

Reasoned Justification

3.23. The NPPF advises that, to promote the development of a good mix of sites, local planning authorities should (inter alia) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes. The NPPF goes on to advise at paragraph 78 that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply.

3.24. This advice is reflected through the JCS approach to residential development (policies SP2 and SD10) which generally seeks to direct significant new development to the main urban centres and restrict new development in the open countryside. Policy SD10 does however state that, outside of allocated sites, housing development will be permitted where it is infilling within the existing built up areas of Tewkesbury Borough's towns and villages as well as any other specific exceptions or circumstances defined in district plans.

3.25. The settlements to which Policy RES2 relates vary in terms of their size, accessibility and service provision (as reflected by their rank in the settlement hierarchy) but are in all cases considered to be suitable location for new housing developments that are appropriate to their size and function and compatible with their character and amenity.

3.26. Policies RES2 to RES4 set out the Borough Council's approach to the location of new residential development and should be considered alongside Policy SD10 of the JCS and the advice within the NPPF.

Policy RES3 New Housing Outside Settlement Boundaries

Outside of the defined settlement boundaries (identified on the Policies Map) the principle of new residential development will be considered acceptable where development being proposed consists of:

1. The reuse of a redundant or disused permanent building (subject to Policy RES7)
2. The sub-division of an existing dwelling into two or more self-contained residential units (subject to Policy RES8)
3. Very small scale development at rural settlements in accordance with Policy RES4
4. A replacement dwelling (subject to Policy RES9)
5. A rural exception site for affordable housing (subject to Policy RES6)
6. Dwellings essential for rural workers to live permanently at or near their place of work in the countryside (subject to Policy AGR3)
7. A site that has been allocated through the Development Plan or involves development through local initiatives including Community Right to Build Orders and Neighbourhood Development Orders.

Reasoned Justification

3.27. Within the rural areas (i.e. those parts of the Borough located outside of defined settlement boundaries) a restrictive approach is required to new residential development consistent with the advice at paragraph 79 of the NPPF and Policy SD10 of the JCS, and so to not undermine the JCS spatial strategy and its distribution of development. Policy RES3 sets out the Council's approach to new residential development within the rural areas and should be read alongside the advice within the NPPF. Policy RES3 is however supplemented by a number of criteria based policies (RES4-RES9) to ensure resulting developments are either not isolated or present special circumstances in accordance with the advice on rural housing within the NPPF.

Policy RES4 New housing at other rural settlements

To support the vitality of rural communities and the continued availability of services and facilities in the rural areas, very small-scale residential development will be acceptable in principle within and adjacent to the built up area of other rural settlements (i.e. those not featured within the settlement hierarchy) providing:

- a) it is of a scale that is proportionate to the size and function of the settlement and maintains or enhances sustainable patterns of development;
- b) it does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the plan period; as a general indication no more than 5% growth will be allowed;
- c) it complements the form of the settlement and is well related to existing buildings within the settlement;
- d) the site of the proposed development is not of significant amenity value or makes a significant contribution to the character and setting of the settlement in its undeveloped state;
- e) the proposal would not result in the coalescence of settlements
- f) the site is not located in the Green Belt, unless the proposal would involve limited infilling in a village, limited affordable housing for local community needs (in accordance with Policy RES6) or any other exceptions explicitly stated within the National Planning Policy Framework.

In all cases development must comply with the relevant criteria set out at Policy RES5. Particular attention will be given to the effect of the development on the form, character and landscape setting of the settlement.

Reasoned Justification

3.28. Due to the generally low levels of service provision, job opportunities and public transport availability beyond those settlements within the hierarchy, many of the Borough's other rural settlements are only suitable for very small-scale residential development. Therefore, settlement boundaries have not been defined around the Borough's other rural settlements and no land has been specifically allocated for residential development to help meet the Borough's objectively

assessed needs to 2031. Any development that accrues from this source will therefore be 'windfalls'.

- 3.29. Some rural settlements, however, have greater sustainability credentials than others and may, for example, have 'everyday' facilities, such as a shop/ post office, a (non-fee paying) school, and/or good public transport access to neighbouring service / employment centres. Availability of everyday facilities is important in helping to reduce unnecessary traffic movements and engendering a sense of community, which helps to prevent 'social isolation'. The scale of development that will be acceptable under this policy will therefore be very small. Careful consideration must also be given to the cumulative effects of development over the plan period so to avoid levels of development that are disproportionate to the scale, function and accessibility of the settlement, and to prevent piecemeal encroachment into open countryside and the consequent erosion of the Borough's rural character. As such, as a general indication no more than 5% growth (based on the number of existing dwellings in the settlement) during the plan period will be allowed at these rural settlements. This will be measured from the existing number of dwellings within the built up area of the settlement as it existed at the start of the plan period. The term built up area for the purpose of this policy is defined at paragraph 3.32.
- 3.30. Proposals under this policy must also comply with the relevant requirements of Policy RE55. The impact of any development on the form, character and landscape setting of the settlement will be extremely important considerations, particularly so where sites are located in or adjacent to a Conservation Area or the AONB. Care should be taken that such development, which could include minor infilling, does not harm open spaces or gaps that make a positive contribution to the character of the settlement, including views and vistas.
- 3.31. For the avoidance of doubt, Policy RES4 does not apply to Tewkesbury town, the Urban Fringe Settlements, the Rural Service Centres and the Service Villages. These settlements are subject to housing land allocations in the JCS and/or are proposed to be subject to allocations within this plan. Settlement boundaries have been defined for these settlements so to prevent further unplanned growth beyond that within the Development Plan.
- 3.32. For the purpose of Policy RES4 and the application of Policy SD10 of the JCS, the Council will consider the built up area of the settlement to be its continuous built form as it existed at the start of the plan period and excluding:
 - a) individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;
 - b) gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;
 - c) agricultural buildings and associated land on the edge of the settlement; and

d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

3.33. Policy RES4 does not apply to rural settlements within the Green Belt unless they relate to limited infilling in a village, limited affordable housing as a rural exception site or any other exception set out by the NPPF. All other open market housing proposals will be regarded as inappropriate development in the Green Belt and will only be permitted in very special circumstances.

Policy RESS New Housing Development

In considering proposals for new housing development regard will be had to the following principles, as appropriate. Proposals should:

- be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being well integrated within it;
- be of an appropriate scale having regard to the size, function and accessibility of the settlement and its character and amenity, unless otherwise directed by policies within the Development Plan;
- where an edge of settlement site is proposed, respect the form of the settlement and its landscape setting, not appear as an unacceptable intrusion into the countryside and retain a sense of transition between the settlement and open countryside;
- not cause the unacceptable reduction of any open space (including residential gardens) which is important to the character and amenity of the area;
- provide an acceptable level of amenity for the future occupiers of the proposed dwelling(s) and cause no unacceptable harm to the amenity of existing dwellings;
- make provision for appropriate parking and access arrangements and not result in the loss or reduction of existing parking areas to the detriment of highway safety;
- incorporate into the development any natural or built features on the site that are worthy of retention;
- Make provision for the delivery of efficient and effective high-quality household waste collection services that supports the implementation of the waste hierarchy and encourages the practice of resource efficiency and waste reduction;
- address any other environmental or material planning constraints relating to the site.

Reasoned Justification

3.34. Policy RESS is intended to set out the general design and Development Management considerations that will normally be applicable to residential development proposals. It is not intended as a substitute to the design requirements set out at Policy SD4 of the Joint Core Strategy to 2031 or to absolve housing proposals from the application of all other relevant policies within the Development Plan, but to act as a supplementary policy providing a condensed, simplified set of considerations for guiding such proposals.

3.35. Policy RES5 applies to all housing proposals including changes of use, subdivisions, rural exception sites and replacement dwellings. It is however recognised that in some cases not all of the principles will be relevant. Consideration will be required in relation to the scale, nature and location of each individual development proposal to determine which principles are appropriate. Policy RES5 is applicable to housing proposals on sites allocated in the Development Plan although it should be considered in the context of the site's allocation and applied alongside any local or site specific policies within the respective Development Plan Documents.

3.36. Examples of situations where the scale of development is directed by other policies within the Development Plan include proposals on allocated sites (whereby the scale of development is subject to an allocations policy, for example RES1) and proposals on Rural Exception Sites (whereby the scale of development must be based on the evidenced needs of the locality in accordance with RES6).

Policy RES6 Rural Exception Sites

1. Proposals for affordable housing development on rural exception sites within, or on the edge of, a rural settlement will be permitted provided that:
 - a. there is a proven local housing need which cannot be met in any other way;
 - b. the scale, type and tenure of development is based on the proven needs of the site locality;
 - c. the site has reasonable access to local facilities and public transport, and can be integrated into the existing community;
 - d. the development is of a scale that is proportionate to the settlement in question; and
 - e. the design and layout of the proposal respects the rural character of the area and can be satisfactorily integrated into the surrounding landscape.
2. All applications must be accompanied by an up to date housing needs survey for the locality which demonstrates there is an unmet need within that locality for accommodation by households whose needs are not met by the local housing market due to affordability (local incomes or house prices) or specific housing requirements such as older age or disability. A member of each household is required to have either:
 - a. been ordinarily resident in the locality or previously lived in the locality for 6 of the last 12 months or 3 of the last 5 years; or
 - b. has a strong family connection who have been resident in the locality for at least 5 years; or
 - c. a demonstrable need by virtue of their employment to live in the area; or
 - d. any other demonstrable need to the satisfaction of the Council.
3. In all cases the letting of affordable housing units will be restricted in perpetuity to occupation by households with a member in housing need as defined above.

4. Under no circumstances will schemes be permitted where the number of affordable units exceeds the need identified in the Housing Needs Survey.
5. An element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes where viability for 100% affordable housing cannot be achieved and/or when there is zero or limited government and/or Council housing grant available.

Reasoned Justification

- 3.37. Exception sites must meet local needs and the term 'locality' within RES6 means the parish in which the site is located and adjoining parishes.
- 3.38. All schemes involving an element of market housing must be robustly justified through a viability appraisal which should highlight that the amount of any market housing included is minimised so that only sufficient finance is raised to provide the required cross-subsidy without leaving a residual profit.
- 3.39. For clarity, Policy RES6 applies to all areas of the Borough including those within the Green Belt.

Policy RES7 Re-use of rural buildings for residential use

The re-use and conversion of redundant and disused buildings in the rural areas (the areas located outside of defined settlement boundaries) for residential use will be permitted provided that:

1. the building is of a substantial construction, is structurally sound and is capable of conversion without the need for significant new building works and/or extension;
2. where the proposal involves a traditional building, any new works are of a scale, form, type and materials sympathetic to the character and appearance of the original building;
3. The proposal does not result in the requirement for another building to fulfil the function of the original building to be converted;
4. The proposal preserves or enhances the landscape setting of the site and respects the rural character of the area;
5. The proposal can mitigate the impact on any protected species that may be caused by the conversion or reuse.

Reasoned Justification

- 3.40. The objective of Policy RES7 is to enable the re-use and conversion of existing, redundant rural buildings that are capable of functioning as new dwellings without the need for substantial new

building works. Proposals involving new works that are tantamount to a rebuild will not be acceptable under Policy RES7. The Council may request evidence to demonstrate that the building proposed to be converted is redundant or disused in situations where this is unclear from the information provided with the application and from observations on site.

- 3.41. Where proposals involve the conversion of a traditional rural building, it will be important to preserve the essential features of the original building in the interest of conserving the Borough's agricultural heritage and landscape character. In design terms, traditional rural buildings are often characterised by their simple utilitarian appearance and traditional materials. Proposals will therefore be looked at more favourably where they involve minimal external alteration and loss of original fabric. New doors and windows should normally be based on existing openings. Any new openings should be kept to a minimum and should reflect existing fenestration patterns. New windows and door openings should preferably be located on less conspicuous elevations away from public view. Large unbroken roof slopes are often a characteristic feature of agricultural buildings and new roof openings should be avoided where possible. Some alteration of roofs may be allowed, but only to a limited degree and on less important slopes. Flush fitting conservation roof lights that maintain the plane of roof will normally be required. Where minor new building works are required (i.e. minor repairs to brickwork or roofing), existing materials should be reused. Where this is not possible reclaimed materials should be used that match those of the existing building in form, colour and texture as far as reasonably possible.
- 3.42. In all cases, proposals must preserve or enhance the landscape setting of the site and respect the rural character of the area. Harm can result not only through inappropriate alterations but also from new driveways, car parking areas, boundary treatments and domestic paraphernalia. Care must be taken in the design and layout of such features. Hard surfaces should have a naturalised appearance. Formal drives and tarmac surfaces should be avoided. Any enclosed private areas should be carefully sited and contained, particularly in relation to public views and the surrounding landscape. New walls or planting, which can be used to screen parking and garden areas, must follow the local vernacular.
- 3.43. Extensions or new outbuildings will not normally be permitted, particularly where these would involve alien domestic features that would detract from the simple, utilitarian appearance of traditional buildings.

Policy RES8 Sub division of existing dwellings

Proposals for the sub-division of existing dwellings into two or more self-contained residential units will be permitted providing:

1. Adequate internal accommodation is provided in accordance with the Council's adopted housing space standards (Policy DES1)

2. Where proposals relate to Listed Buildings, the character, appearance and significance of the designated heritage asset is sustained or enhanced in accordance with policy HER2
3. In cases where the existing dwelling is of architectural importance, makes an important contribution to the visual and intrinsic character of the area or represents a Locally Important Heritage Asset, the proposal should preserve or enhance those features which contribute to the building's importance
4. Where proposals are located outside defined settlement boundaries, the proposal does not involve significant new extensions. Minor extensions may be permitted only where essential in order for the new units to achieve the required internal space standards
5. Any proposed extensions or alterations are acceptable in accordance with Policy RES10

Reasoned justification

- 3.44. The sub division and intensification of existing dwellings can provide an additional supply of new housing by making efficient use of the existing housing stock. Sub division proposals can also provide for smaller units, including for single person households, for which a need is identified in the Strategic Housing Market Assessment. At the same time however it is considered necessary to restrict the scale of extensions proposed as part of subdivision proposals in the rural areas where this would create additional residential units over and above those utilising existing floor space, as this would act to circumvent the objective of Policy RES3 to restrict new housing development in the countryside.
- 3.45. Subdivision proposals involving internal alterations to Listed Buildings will normally require Listed Building Consent in addition to planning permission for the intensification of use. Such proposals will be considered in relation to policy HER2. Proposals involving alterations to Locally Important Heritage Assets will be considered on their merits in accordance with Policy HER5.
- 3.46. In considering proposals involving the conversion of domestic outbuildings (including garages) to create new residential units regard will be had to whether the proposal is likely to necessitate subsequent proposals for new outbuildings to replace those converted and the implications of accommodating such buildings having regard to RES10 (Alteration and extension of existing dwellings).

Policy RES9 Replacement dwellings

The rebuilding and replacement of existing dwellings in locations outside of the defined settlement boundaries (identified on the Policies Map) will be permitted providing that:

1. The site contains a permanent dwelling with an extant, lawful residential use (i.e. it has not been abandoned)
2. In cases where the existing dwelling is of architectural importance or makes an important contribution to the visual and intrinsic character of the area, the proposal demonstrates that accommodation needs cannot be met through the alteration, extension and / or refurbishment of the existing dwelling
3. The proposed dwelling respects the size of the plot and the scale and character of existing characteristic property in the area
4. It would not have an adverse impact on the amenity of neighbouring properties
5. It would not result in inadequate parking and manoeuvring space to the detriment of highway safety
6. It has no unacceptable adverse impact on the landscape

Reasoned Justification

3.47. Policy RES9 does not apply to Listed Buildings, or caravans, mobile homes or dwellings subject to a temporary planning permission.

3.48. Renovating existing dwellings is often a more sustainable and environmentally friendly approach than replacing existing dwellings in their entirety. Furthermore, the Council has a presumption against the demolition and replacement of buildings that are of architectural or local historic interest on the basis that these normally make an important contribution to the character of the area in which they're located. The Council's Local List, when available, should be consulted to identify buildings considered by the Council to be of local historic/architectural interest, although it should not be assumed that the non-inclusion of a building on the list means that it is not of architectural or local historic interest. Where the replacement of a non locally listed building is proposed consideration will be given to whether the building is worthy of inclusion on the Local List based on the Council's defined selection criteria. Policy HER5 provides the Council's policy in relation to Locally Important Heritage Assets.

3.49. Replacement dwellings should respect the scale of the existing dwelling and should not involve significant size increases. Determining an acceptable size increase will be approached on a case by case basis having regard to the effect of any previous extensions to the property, the ability to carry out further extensions under permitted development and the scale of other existing dwellings within the immediate vicinity of the site. Proposed size increases in relation to replacement dwellings in the Green Belt will not be permitted where the proposed dwelling would be disproportionately larger than the original dwelling taking into account the effect of any previous extensions.

3.50. Proposals should not result in the introduction of large scale dwellings of alien design and inappropriate materials which may harm the local environment and form incongruous features in the wider landscape setting.

3.51. The replacement of agricultural or other occupationally tied dwellings will be subject to the relevant provisions of Policy AGR3.

3.52. All proposals under Policy RES9 must include the demolition of the dwelling to be replaced.

3.53. The proposed dwelling will normally be expected to be positioned on the footprint of the existing dwelling, unless there are visual, landscape, highway safety or other environmental grounds to justify an alternative location within the existing curtilage. Proposals for replacement dwellings in alternative locations (i.e. not within the curtilage of the existing dwelling) may also be considered if there are compelling reasons to justify not locating the dwelling on the existing site (i.e. for flood risk reasons). In such circumstances the Local Planning Authority will require applicants to enter into a legal agreement requiring that the original dwelling is demolished.

3.54. Policy RES9 does not apply to previous residential uses that have been subsequently abandoned. Such proposals will instead be considered as new dwellings under Policy RES3.

Policy RES10 Alteration and extension of existing dwellings

Proposals for the extension and alteration of existing dwellings, and the erection of domestic outbuildings and annexes, will be permitted providing that:

1. The detailed design reflects or complements the design and materials of the existing dwelling
2. The scale of the proposal is appropriate to the character and appearance of the existing dwelling and its surrounding area
3. The domestic curtilage of the existing property is capable of comfortably accommodating the extension or outbuilding without resulting in a cramped/overdeveloped site or creating a lack of suitable parking or manoeuvring space
4. The proposal does not have an unacceptable impact on the amenity of neighbouring properties
5. The proposal respects the character and appearance of surrounding development

Where an extension or outbuilding/annexe is capable of being occupied as a separate self-contained residential unit, any planning permission will be subject to a condition restricting its occupation to being ancillary to the main dwelling.

Reasoned justification

- 3.55. Inappropriately scaled and designed extensions can detract from the appearance of the existing dwelling and cause harm to the visual amenity of the area and the character and appearance of the street scene. Poorly designed proposals can also reduce the amenity enjoyed by the occupiers of adjacent properties. It is therefore important to ensure that proposals for the alteration and extension of existing dwellings are of a scale and design that respects the visual and residential amenity of the area.
- 3.56. Applications to remove conditions imposed under RES10 limiting the occupation of extensions/outbuildings to being ancillary to the main dwelling will be considered against policies RES8 and RESS in addition to any other relevant Development Plan policies.
- 3.57. Proposals for the extension of dwellings in the Green Belt will also be considered in relation to the advice within the NPPF requiring that the extension does not result in disproportionate additions over and above the size of the original building. The Council will treat the original building as either the dwelling as originally built, or the dwelling as it existed prior to 1st July 1948 (the date of the first modern planning act), whichever date is the latest.
- 3.58. Proposals for extensions to converted rural buildings will not normally be acceptable due to their effect on the simple form and utilitarian appearance of most traditional rural buildings. However, where such proposals are found to be acceptable in principle they will be considered in relation to RES7 and its requirement for new works to be of a scale, form, type and materials sympathetic to the character and appearance of the original building.

Policy RES11 Change of use of agricultural land to domestic garden

Planning permission will be granted for the change of use of agricultural land to domestic garden providing that:

1. there is no adverse environmental or visual impact on the form, character or setting of the settlement
2. there is no significant encroachment into the surrounding countryside,
3. the form of the extension is not incongruous with the characteristic pattern of surrounding gardens, and
4. the land-use change would not have a significant impact on local ecological networks identified in the Local Nature Recovery Strategy) or deliver a net loss of priority habitat.

Reasoned Justification

3.59. Care must be taken when assessing proposals for the extension of residential gardens into agricultural land to ensure that this does not adversely affect the environment of the area through, for example, the domestic landscaping of the garden and the future introduction of features such as sheds, areas of hardstanding, drying areas or garages. Furthermore, where agricultural land forms part of a local ecological network its change of use to domestic garden may result in the erosion and fragmentation of the network and the loss of priority habitat. Within the Green Belt and Area of Outstanding Natural Beauty such proposals will not normally be permitted given the objectives of these designations. Where permission is granted in accordance with this policy, this must not be taken to imply that the enlarged curtilage is automatically appropriate for the extension of the existing dwelling, or the construction of new buildings. Such proposals will be assessed in relation to the relevant policies of this Plan.

Policy RES12 Affordable housing

Proposals for new residential development will be required to contribute to the provision of affordable housing in accordance with the National Planning Policy Framework and Policy SD12 of the Joint Core Strategy to 2031. The following additional thresholds and requirements will also apply:

1. Residential developments in the Designated Rural Areas that provide a net increase of 6 – 9 dwellings will be required to provide 40% affordable housing on-site
2. Outside of JCS Strategic Allocation sites, developments of 10 or more dwellings or sites with an area of 0.5 hectares or more (Borough wide) should provide 40% affordable housing on site

Calculated requirements will be rounded to the nearest whole unit.

Where there is an issue relating to the viability of development that impacts on delivery of the full affordable housing requirement, developers should consider:

- i. Varying the housing mix, tenure mix and design of the scheme in order to reduce costs whilst having regard to the requirements of other policies in the plan and the objective of creating a balanced housing market;
- ii. Securing public subsidy or other commuted sums to assist delivery of affordable housing

If a development cannot deliver the full affordable housing requirement, a viability assessment, conforming to an agreed methodology, in accordance with JCS Policy INF7 will be required.

Reasoned Justification

- 3.60. The Gloucestershire Strategic Housing Market Assessment (SHMA) 2014 and its 2015 update provide evidence relating to affordable housing needs in the JCS area. The 2015 SHMA update determines a need for 638 affordable houses per year across the JCS area. Policy SD12 of the JCS requires housing developments in Tewkesbury Borough comprising 11 or more dwellings or sites with a maximum combined gross floor space of greater than 1000sqm to provide 40% affordable housing in order to contribute towards meeting the identified need. The thresholds within SD12 were based on the relevant National Planning Practice Guidance at the time. However, the revised National Planning Policy Framework (2018) advises that affordable housing should not be sought for residential developments that are not major developments (other than in designated rural areas). Major development is defined in the NPPF as (for housing development) where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. The threshold for affordable housing at Policy SD12 is therefore inconsistent with the NPPF. Policy RES13 of this plan will bring the threshold for affordable housing in Tewkesbury Borough in line with the NPPF whilst maintaining the evidence based requirements set out within Policy SD12 (for example the requirement for 40% affordable housing to be provided). Policy RES13 of this Plan should be read alongside the relevant parts of JCS Policy SD12 and provides further policy relating to the affordable housing in the Borough in order to reflect local circumstances and requirements.
- 3.61. The NPPF sets out that, in Designated Rural Areas (which are defined as National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under section 157(1) of the Housing Act 1985), local planning authorities may choose to apply a lower threshold of 5 units or less. Within Tewkesbury Borough the areas within the AONB are a Designated Rural Area. Applications for new housing within the AONB will therefore be subject to the lower threshold described above and will be required to provide 40% affordable housing on schemes of 6 – 9 dwellings, which should be delivered on site. Schemes involving 10 or more units (or sites of 0.5ha or more) will be required to provide 40% affordable housing on site regardless of their location. The affordable housing tenure mix to be provided will be assessed having regard to up-to-date evidence of local needs and in line with the definition set out in Annex 2 of the NPPF.
- 3.62. In addition to the viability tests set out within Policy SD12 of the JCS, in exceptional circumstances the Council may be willing to accept a reduced percentage of affordable housing and/or off-site provision (full or partial), for example in situations where the development is meeting an identified specialist or local need for accommodation of a particular type that cannot be otherwise be met on the site. The Council will expect applications for such non-policy compliant schemes to be accompanied by a viability assessment in accordance with Policy SD12 of the Joint Core Strategy or other evidence clearly demonstrating why policy requirements cannot be achieved.
- 3.63. Examples of situations where the Council may be willing to accept full or partial off-site provision include where it is not physically possible or feasible to provide affordable housing on the application site, or where there is evidence that a separate site or commuted payments towards

off site provision would more satisfactorily for meeting local housing need and contributing to the creation of sustainable mixed communities.

3.64. Situations where the Council may be willing to accept a reduced percentage of affordable housing are likely to apply where a development is meeting an identified specialist or local affordable housing need for accommodation of a particular type that cannot be otherwise be met on the site. Examples of such situations may include where the development proposes bespoke bungalows designed for disabled needs or large family homes (as affordable housing). Other examples may include difficult site conditions where development costs are exceptionally high. Such situations will however be exceptional and must be clearly evidenced to the satisfaction of the Council.

Policy RES13 Housing Mix

In accordance with Policy SD11 of the Joint Core Strategy to 2031 new housing developments, including affordable housing, will be expected to provide for an appropriate mix of dwelling sizes, types and tenures to meet the needs of the local area, including the needs of older people and vulnerable groups. Housing mix should be based on the most up to date evidence of local housing need and market demand, including the Strategic Housing Market Assessment, Parish Surveys and local evidence provided to support Neighbourhood Plans. In addition new developments should, where appropriate, provide the following as part of the mix of housing on site:

1. Accessible and adaptable dwellings (Regulation M4(2) Category 2) and Wheelchair user dwellings (Regulation M4(3) Category 3) in accordance with up to date evidence of local need
2. Up to 5% Self and Custom Build housing plots where there is evidence of appropriate demand identified on the Council's Self and Custom Build Register

The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. The local planning authority will negotiate an appropriate housing mix on a site by site basis based on the latest evidenced needs of the site locality. Generally, the larger the scale of development, the more opportunity exists for a wider range of dwelling types and sizes. Any viability constraints affecting the potential housing mix will need to be fully justified at planning application stage.

Reasoned Justification

- 3.65. The NPPF advises that the size, type and tenure of housing needed for different groups of the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 3.66. Evidence on the Borough's specific housing needs is primarily set out within the SHMA update which shows that some 42.7% of new market dwellings in the Borough should be three bedroom properties, with 26.9% having two bedrooms, 19.2% containing four or more bedrooms and 11.3% having one bedroom. The largest net need for new affordable housing is for one bedroom accommodation, followed by three and four bedroom homes. Households in need requiring a two bedroom property are most likely to have their need met from the current supply.
- 3.67. The objectively assessed need projections within the SHMA update indicate that the population aged 65 or over within the JCS area is going to increase dramatically over the remainder of the plan period from 60,897 in 2015 to 87,745 in 2031, an increase of 26,848 people which equates to approximately 47% of the overall expected growth during that period.
- 3.68. The number of older household reference persons is also projected to grow quite notably; with the number of household reference persons aged 85 or over within the JCS area expected to increase by over 75% by 2031. The SHMA update reveals a strong correlation between age and long-term health problems or disability, with some 74% of those aged 80 or over in JCS area have a long term health problem or disability. Furthermore, some 16.1% of the resident population overall in the JCS area have a long-term health problem or disability (SHMA update, p38).
- 3.69. Given the significant growth in the older population and the higher levels of disability and health problems amongst older people there is likely to be an increased requirement for specialist accommodation options moving forward. The Council recognises that adaptable and wheelchair accessible homes are an important function of the housing market as they reduce the demand for specialist housing by allowing residents to remain in their own home for longer. As a result, there needs to be an increase over the plan period in the overall percentage of new homes built to adaptable and accessible standards. In 2015, the Government introduced new 'optional' Building Regulations standards relating to accessible and adaptable dwellings and wheelchair user or wheelchair adaptable dwellings (Requirement M4(2) (accessible and adaptable dwellings) and M4(3) (wheelchair user dwellings). The Council will require that a proportion of dwellings provided on sites are designed to these standards. The precise amount will be determined on a case by case basis and based on the most up to date evidence on local housing need, including the Strategic Housing Market Assessment, Parish Surveys and local evidence provided to support Neighbourhood Plans.

3.70. As part of a wider housing mix the Council will also encourage the provision of serviced plots to be set aside for sale to self and custom builders, subject to appropriate demand being identified on the Council's Self and Custom Build Register. In all cases proposals should be individually designed, employing innovative approaches throughout that cater for changing lifetime needs, whilst respecting the character and appearance of the surrounding development. In order to ensure that serviced plots identified and granted consent for self-build and custom housebuilding are delivered, the Council will require applicants to enter into a legal agreement which guarantees that sites are developed as such. All self and custom build plots through this policy shall be made available and marketed appropriately for at least 12 months from the start of development, or earlier if appropriate (for example where the site is likely to be built out in less than a year). Marketing should be through an appropriate agent as well as to those on the Council's Self and Custom Build Register. If the plots have not been sold, they may either remain on the market as custom building or be built out by the developer or landowner as appropriate. Evidence of the results of the sustained marketing strategy will need to be submitted.

3.71. It is recommended that developers seek the advice of the Council's Housing Enabling Officer when preparing and submitting applications for planning permission, in order to establish the most up to date and locally relevant position on housing needs.

Policy RES14 Specialist accommodation for older people

Proposals for specialist accommodation for older people to meet identified needs, including residential care homes and extra care housing, will be supported where the site is acceptable in principle for new housing in accordance with Policy RES2.

Proposals in locations outside defined settlement boundaries will be permitted where there is an evidenced need that cannot be appropriately met on allocated sites or available land within settlement boundaries. In such cases the proposal must relate well to an existing settlement and provide easy access to services and facilities, including public transport, healthcare, shopping and other community facilities, thus enabling its residents to live independently as part of the community.

The council will require affordable housing on all such developments that fall within Use Class C3 and for self-contained units within Use Class C2, in accordance with Policy SD12 of the Joint Core Strategy and Policy RES12 of this plan (Affordable Housing).

Reasoned Justification

3.72. Within the JCS area, Tewkesbury records the largest proportion of older person only households (households where all members are 65 or over) at 24.9% (SHMA update 2015). This is compared to 21.3% in the JCS area and 20.5% nationally.

3.73. The number of older household reference persons is also projected to grow quite notably; with the number of household reference persons aged 85 or over within the JCS area expected to increase by over 75% by 2031.

3.74. Given the dramatic growth in the older population there is likely to be an increased requirement for specialist accommodation options moving forward. The Council will therefore support in principle appropriate proposals for specialist accommodation.

3.75. The SHMA update and the JCS note on Older Peoples Housing² identify an additional requirement for C2 Registered Care suggesting an additional 1,558 spaces will be required within the JCS area over the remainder of the plan period, 1,007 of which should be provided within Tewkesbury Borough. This additional accommodation is required to meet the future institutional population and therefore does not form part of the new housing to meet the Objectively Assessed Need.

3.76. Policy RES14 applies to specialist accommodation where the primary use of the site for a residential institution falling under Class C2 of the Town and Country Planning (Use Classes) Order 1987. The Council does however recognise that proposals may also involve a C3 element (for example extra care housing) to provide for older people who can no longer live on their own but do not need 24-hour complex medical supervision. Proposals solely for the provision of C3 specialist housing, including retirement housing and general market dwellings designed to accessible/adaptable or wheelchair accessible standard are not subject to the exceptions provided by Policy RES14 and will be treated in the same way as conventional housing proposals under policies RES2 and RES3.

Policy GTTS1: Site allocations for Gypsies and Travellers

The sites listed below, and shown on the Policies Map, are proposed to be allocated as sites on which occupation will be limited to Gypsies and Travellers:

Site Allocations		Site area (hectares)	Capacity (Pitches)
Minsterworth	Land adjacent to Hygrove Place, Hygrove Lane	0.40	7
Staverton	Hillview, Bamfurlong Lane	0.89	15
Badgeworth	Brookside Stables, Cold Pool Lane	0.29	7

² EXAM 224 - <https://www.jointcorestrategy.org/examination>

The allocation of these sites is solely for the residential use of Gypsies and Travellers and only development ancillary to their residential use will be permitted.

The site below, and shown on the Policies Map, is proposed to be allocated on which occupation will be limited to Travelling Showpeople:

Site Allocations		Site area (hectares)	Capacity (Plots)
Staverton	Land off Old Gloucester Road, Staverton	1.7	9

Existing and future permanent Gypsy, Traveller and Travelling Showpeople sites will be protected in line with JCS Policy SD13.

Reasoned Justification

3.77. National planning policy for Gypsy, Traveller and Travelling Showpeople sites is contained in both the NPPF and the 'Planning Policy for Traveller Sites' (PPTS) 2015.

3.78. The Joint Core Strategy sets out the over-arching strategy for Gypsies, Travellers and Travelling Showpeople for the Borough through Policy SD13, including the required number of pitches and plots to be delivered across the plan period. Policy SD13 provides protection for existing permanent and transit sites, safeguarding them from development to alternative uses. The policy also presents a criteria based policy for determining future proposals for Gypsies, Travellers and Travelling Showpeople. However, the Joint Core Strategy does not make any specific site allocations to meet these needs.

Gypsy & Traveller Needs

3.79. The Gloucestershire Gypsy and Traveller Accommodation Assessment (GTAA) 2017 identified a total need for 78 Pitches, in Tewkesbury Borough, from a baseline of March 2016 to the end of the plan period in 2031. The GTAA informed the pitch targets in JCS Policy SD13. For Tewkesbury Borough the targets, presented in five year periods according to their PPTS status in planning terms, are:

Table 2 'Gypsy and Traveller Pitch Targets for Tewkesbury Borough 2016 to 2031'

	2016 - 2021	2021 - 2026	2026 - 31	Total
Travelling households	4	0	1	5
Non-travelling households	14	5	6	25
Not Known	25	11	12	48
Sub-Total	43	16	19	78

3.80. The needs of those who meet the PPTS definition are described as 'Travelling Households', those that don't as 'Non-Travelling Households' and those that could not be interviewed or surveyed for the GTAA are 'Not Known'. Although a significant proportion of needs in the Borough is made from households who are either defined as 'Non-Travelling Households' or whose status is not known, the Borough Council has a duty to provide culturally specific accommodation to meet the needs of all groups as part of the overall housing mix. As such, the Borough Plan seeks to address the need for 78 pitches over the plan period.

3.81. At the time of writing, there had been 20 pitches granted permission since April 2016. This leaves a requirement for a further 58 pitches. The allocations presented in this plan would provide for a further 30 pitches. This means that there would still be a shortfall of 28 pitches against the total needs regardless of the PPTS definition. However, no further site options were deemed to be available, suitable and achievable to deliver additional pitches. Nevertheless, existing commitments and the allocations in the Borough Plan would provide for a total of 50 pitches. This means that the pitch targets for 'travelling households' (5 pitches) plus the majority of the pitch targets for 'unknown' households (48 pitches) would have been met. As only a proportion of the 'unknown' households are likely to meet the PPTS definition, then the PPTS requirement to identify a supply of sites against pitch targets for gypsies and travellers (as defined by the PPTS) has been satisfied.

3.82. JCS Policy SD13 provides a mechanism for the consideration of further sites through the planning application process where they meet the criteria specified. In that regard, the assessment of supply can also factor in a windfall allowance for sites that may come forward outside of allocations. The evidence presented³ as part of the JCS examination set out that it would be reasonable to expect at least 2 pitches per annum to come forward as windfall which would provide for an additional 30 pitches over the 2016-2031 period.

Travelling Showpeople needs

3.83. The GTAA 2017 identified a total need for 24 Plots, in Tewkesbury Borough, from the same baseline of March 2016 to the end of the plan period in 2031.

3.84. The GTAA informed the Plot targets in JCS Policy SD13. For Tewkesbury Borough the targets, presented in five year periods according to their PPTS status in planning terms, are:

Table 3 'Travelling Showpeople Plot Targets for Tewkesbury Borough 2016 to 2031'

	2016 - 2021	2021 - 2026	2026 - 31	Total
Travelling households	18	2	2	22
Non-travelling households	0	0	0	0
Not Known	0	1	1	2
Sub-Total	18	3	3	24

³ EXAM 187 - Note from the JCS on Gypsy, traveller & travelling people for the inspector (Feb 2016)

3.85. Only one suitable site has been identified, for nine plots, and is allocated in this plan. No other suitable sites have been put forward to the Assessment of Land Availability for Travelling Showpeople's Yards. In order to meet the remaining target for plots the criteria set out at JCS Policy SD14 will be used to assess future proposals, as well as to safeguard existing sites from changes to alternative uses.

4. Economy and Tourism

Introduction

4.1. Economic Development is one of the four priorities set out in the Tewkesbury Borough Council Plan 2016-2020. To support this priority, four objectives have been identified to help achieve it:

- Be the primary growth engine of Gloucestershire's economy
- Identify and deliver employment land within the borough, in accordance with the Joint Core Strategy and the Tewkesbury Borough Plan
- Maximise the growth potential of the M5 junctions within the borough
- Deliver regeneration for Tewkesbury town.

4.2. In 2016 the council commissioned Bruton Knowles to undertake an Employment Land and Economic Development Strategy Review (ELEDSR) to provide evidence to support the Council Plan objectives and provide evidence for the Tewkesbury Borough Plan and the Economic Development and Tourism Strategy. The review provides a number of key recommendations that could be implemented to achieve economic growth in the borough. The need to bring employment land forward to provide for growth, flexibility and choice was a central conclusion to this work.

4.3. In order to deliver economic growth, the council has agreed the Economic Development and Tourism Strategy 2017-21. The strategy outlines how the council will help promote a strong and diverse local economy, support business growth, inform spatial planning strategy, support regeneration, encourage inward investment and maximise visitor numbers to the area. One of the strategic priorities is Employment Land Planning, which sets out that the council's development services function will support economic development objectives through:

- a. Practical solutions to facilitate business growth needs on existing and potential commercial sites.
- b. Delivering sufficient employment land to meet the needs of the strategic plan.
- c. Positive application of land use policy in delivery of achievable employment land sites.
- d. Supporting key business park areas.

4.4. It is clear from both the Council Plan and the Economic Development and Tourism Strategy that planning, and specifically the Tewkesbury Borough Plan, has an important role to play in facilitating economic growth. It can achieve this by safeguarding existing employment assets, allocating sufficient land for new employment growth, and providing policies which support the employment needs of the area and delivering sustainable economic growth.

4.5. A key part of the Economic Development and Tourism Strategy is centred around the M5 growth zone and the potential for employment growth around motorway junctions. These areas present significant opportunities for economic growth and primary opportunities revolve around Junctions 9 and 10. The Borough Council therefore supports these locations as key areas of employment growth. However, key to unlocking these sites is investment to improve the highway infrastructure to enable growth. At Junction 9 this includes looking at opportunities to increase capacity of the A46 and improving access to the motorway network, as well as the wider masterplanning of growth in this area; and at Junction 10 work is ongoing to seek to upgrade to an 'all-ways' movement junction, led by the County Council. As such, the Borough Plan does not allocate sites in these areas so as to not prejudice the outcome of this ongoing work. Further sites for development will be explored through the JCS review process.

Policy EMP1 Major Employment Sites

At Major Employment Sites, as defined on the Policies Map, the Borough Council will support in principle proposals for offices, research and development, light industrial, general industrial, storage and distribution development. It is expected that new development at these sites will normally be for these employment uses only.

Proposals for limited development outside these uses may be supported where they constitute ancillary and complementary services that promote the overall viability of the employment site.

Conditions to limit changes of use within or beyond these employment uses may be imposed on new planning permissions if justified on a case by case basis.

Proposals for the expansion of Major Employment Sites may be considered where they satisfy the criteria at Policy EMPS.

The following sites are allocated as Major Employment Sites:

Location	Site	Notes
Bishops Cleeve	Cleeve Business Park	-
	Malvern View Business Park	2.24ha extension allocated on adjacent land
Brockworth	Gloucester Business Park	-
Churchdown/Staverton	Staverton Technology Park	-
	Meteor Business Park	
	Ashville Business Park	Planning permission granted for 3.5ha extension
	Bamfurlong Industrial Park	Planning permission granted on 5.9ha of adjacent land
Innsworth	Innsworth Technology Park	-

Tewkesbury	Tewkesbury Business Park	-
	Ashchurch Business Park	-

Reasoned Justification

- 4.6. The major employment sites present some of the largest and most important employment areas in the borough. This policy seeks to encourage sustainable development of these sites and retain them as prime locations for economic growth. The primary purpose of identifying these sites is to encourage traditional forms of employment development for which there is a great demand for land, and in order to help deliver a minimum of 192ha of B-class employment land⁴ across the JCS area in accordance with policies SP1 and SP2 of the JCS. Therefore, the council will normally expect new development at these sites to be for B-class uses (general industrial, storage and distribution) and some uses now within Class E (offices, research, and development, light industrial). The Council may impose conditions on planning permissions for new employment premises in order to retain those uses by requiring express planning permission for their change of use. The need for conditions will be approached on a case by case basis but may be necessary in order to ensure that employment sites remain focused on supporting jobs and delivering the JCS requirement for employment land. It is also recognised that Major Employment Sites are located at out-of-centre locations where the development of new main town centre uses and other types of development normally found in central areas may not be appropriate as they could potentially harm the vitality and viability of the Borough's designated retail centres. Applications for the removal or variation of such conditions will be considered against Policy EMP6 of this plan (Safeguarding of Employment Sites) and any relevant retail policies.
- 4.7. Proposals for non employment uses (as defined at Policy EMP1) uses will therefore not normally be supported at Major Employment Sites. However, some limited non employment uses may be supported where they provide ancillary and complementary services that would supplement the operation of the employment area. It is recognised, for example, that some serviced-based industries, such as nurseries, gyms, food outlets, can often help to promote the vitality of employment areas. Furthermore, some employment generating infrastructure operations, such as waste and water management facilities can also be appropriate. Beyond this, proposals for larger non employment uses may only be considered in exceptional circumstances. Such proposals would need to demonstrate that there would be a positive economic impact that outweighs the loss of employment land and that it would not be to the detriment of the wider economic growth of the site and the wider area. Proposals would be required to demonstrate that the proposed use would be job-generating and that the viability of the Major Employment Site for employment uses would not be compromised.
- 4.8. In this context, job generation should be the longer-term creation of employment opportunities associated with a proposal and not short-term employment resulting from the development of a site. For example, construction jobs created in the development of a housing proposal on an

⁴ The JCS was adopted prior to the use class changes that came into effect on 1st September 2020

existing employment site would not be considered as an alternative job-generating use under this policy.

- 4.9. The ELEDSR provides a review of both existing employment sites and vacant land in Tewkesbury Borough to establish the degree of occupancy/void space across the Borough, the scope for businesses to expand on their current sites and suitable and deliverable sites for new employment space. The ELEDSR considers whether vacant/undeveloped land on existing allocated employment sites within the Tewkesbury Borough Local Plan to 2011 (TBLP) is realistically likely to be developed and whether it should be retained for employment generating uses. The ELEDSR also considers the suitability and deliverability of land presenting an opportunity for new or expanded employment allocations.
- 4.10. The Tewkesbury Borough Plan - Employment Land Background Paper (ELBP) provides a more detailed assessment of the existing undeveloped TBLP allocations and new employment land opportunities identified in the ELEDSR and considers whether sites are suitable and achievable as new, retained or expanded employment allocations in the TBP. The Major Employment Sites identified within the TBP are based on the evidence within the ELEDSR and the ELBP and are considered to represent viable employment land allocations for which it is important to safeguard for employment use in order to achieve the objectives of the Council's Economic Development and Tourism Strategy and the Economic Development priority of the Tewkesbury Borough Council Plan.
- 4.11. Proposals for the expansion of existing Major Employment Sites to provide additional employment land may be considered in order to promote economic growth and the vitality and viability of the employment area. To ensure that proposals for expansion are sustainable the criteria set out at Policy EMPS must be satisfied. In balancing the need to develop new employment land against the environment impacts, the Borough Council will also have regard to the availability and suitability of existing employment land in the locality as well as the economic benefits of the proposal.
- 4.12. Further to the Major Employment sites referred to at EMP1, the ELEDSR identifies that some of the most important and deliverable sites in the Borough are adjacent to Gloucestershire Airport. This area is however located within the Green Belt and the Tewkesbury Part 2 (Partial) Green Belt Review (2017) identifies that the area serves a critical role as Green Belt. Unlocking the employment development potential of the airport whilst working within Green Belt policy presents a key challenge for the TBP. The Council's approach to addressing this matter is set out within the Green Belt section of this plan.

Policy EMP2 Rural Business Centres

At Rural Business Centres, as defined on the Policies Map, the Borough Council will support in principle proposals for employment development as defined at Policy EMP1.

Conditions to limit changes of use within or beyond these employment uses may be imposed on new planning permissions if justified on a case by case basis.

New development proposals at Rural Business Centres, including redevelopment, intensification and extensions, will be supported providing that they are of an appropriate scale and design having regard to the character of existing buildings on the site and the rural landscape of the area.

Proposals for the proportionate, small-scale expansion of Rural Business Centres may be considered where they satisfy the criteria at Policy EMPS.

The following sites are allocated as Rural Business Centres, including 13.7 ha of new allocations:

Location	Site	Notes
Ashchurch Rural	Homedowns Achievement Park	
	Newton Farm Business Park	
Bishops Cleeve	Homelands Farm	1.68 ha extension
Elmstone Hardwicke	Highfield Farm	3.3 ha extension
The Leigh	Knightsbridge Business Centre	
Gretton	Park Farm Industrial Estate	1.35 ha extension
Highnam	Highnam Business Centre	1.9ha extension
Maisemore	The Steadings	
Toddington	Orchard Industrial Estate	
Twigworth	Twigworth Court	
Twynning	Brockridge Farm Business Centre	4.0 ha extension
	Duddage Manor Business Park	0.53 ha extension
Winchcombe	Isbourne Business Centre	
	Withytrees Farm	New allocation 0.96 ha

Reasoned Justification

- 4.13. The Borough's Rural Business Centres are generally located within the countryside or adjacent to rural settlements and are characterised by the fact that they comprise a range of smaller-scale business units. These centres make an important contribution to the economy of Tewkesbury Borough and therefore their retention and growth will be supported. However, their rural location means that generally they will only be suitable for smaller-scale development that must not detract from the rural character of the surrounding area.
- 4.14. Based on the evidence within the ELEDSR and the ELBP it is proposed to allocate new Rural Business Centres at Homelands Farm and Withytrees Farm. The former of these sites relates to redundant farm buildings that are considered to be suitable for appropriate conversion and/or redevelopment

in accordance with Policy EMP2. The latter site involves a group of former chicken sheds that have been converted to business use. Policy EMP2 seeks to formalise this site as a Rural Business Centre and enable appropriate future redevelopment proposals. It is also proposed to allocate land for the expansion of the following Rural Business Centres: Highfield Farm, Park Farm Industrial Estate, Highnam Business Centre, Brockridge Farm Business Centre and Duddage Manor Business Park.

- 4.15. Given the small scale and rural location of the Rural Business Centres, proposals for alternative job generating or complementary uses not falling within the employment uses defined at Policy EMP1 are unlikely to be supported. Some limited uses may be supported where they provide ancillary and complementary services that would supplement the operation of the employment area. However any such uses must be small-scale and not detract from the overall employment use nature of the rural business centre. In order to help deliver employment land across the JCS area in accordance with Policies SP1 and SP2 of the JCS, the Council may impose conditions on planning permissions for new employment premises in order to retain the premises within those uses by requiring express planning permission for their change of use. The need for conditions will be approached on a case by case basis but may be necessary in order to ensure that employment sites remain focused on supporting jobs and delivering the JCS requirement for employment land. It also recognises that the Rural Business Centres are located at out-of-centre locations where the development of new main town centre uses and other types of development normally found in central areas would not be appropriate as they could potentially harm the vitality and viability of the Borough's designated retail centres. Moreover, the majority of Rural Business Centres are located outside of defined settlement boundaries and in locations that may not be sustainable for new housing. Applications for the removal or variation of such conditions will be considered against Policy EMP6 of this plan (Safeguarding of Employment Sites) and any other relevant policies.
- 4.16. Proposals for the expansion of existing Rural Business Centres to provide additional employment land may be considered in order to promote economic growth and the vitality and viability of the employment area. To ensure that proposals for expansion are sustainable the criteria set out at Policy EMPS must be satisfied. In balancing the need to develop new employment land against the environment impacts, the Borough Council will also have regard to the availability and suitability of existing employment land in the locality as well as the economic benefits of the proposal.
- 4.17. Where the expansion of a Rural Business Centre is found to be acceptable in principle, any resulting new buildings will be subject to the requirement of EMP2 for their scale and design to respect the character of existing buildings on the site and the rural landscape of the area.

Policy EMP3 Employment sites within settlement boundaries

Development proposals for employment uses (as defined in Policy EMP1) within settlement boundaries but not on allocated sites, including redevelopment, change of use, intensification and extensions, will be supported in principle. All proposals will be required to satisfy the criteria at Policy EMP5.

Conditions to limit changes of use within or beyond these employment uses may be imposed on new planning permissions if justified on a case by case basis.

In assessing proposals for the further development of an existing employment use or for the change of use to an alternative employment use, the Council will, where practical and reasonable, seek to reduce any existing significant adverse impacts on the local environment including the residential amenity of nearby properties.

Reasoned Justification

4.18. There are a wide variety of existing and potential employment uses within settlement boundaries of the Borough's towns and villages. These businesses add to the sustainability and vitality of settlements and will be safeguarded and supported. However, areas within existing settlements have a more dense development pattern with a predominance of residential uses. It is therefore important that proposals are compatible with neighbouring uses so that there is not an unacceptable adverse impact on environmental quality, residential amenity or commercial viability. Policy EMP5 is intended to prevent incompatible forms of employment development within settlements. The Council may consider imposing conditions on planning permissions for new employment premises in order to retain the premises within those uses by requiring express planning permission for their change of use. Applications for the removal or variation of such conditions will be considered against Policy EMP6 of this plan (Safeguarding of Employment Sites) and any other relevant policies.

Policy EMP4 Rural Employment Development

Within the wider rural area, outside of allocated employment sites or settlement boundaries, proposals for new agricultural or employment development (as defined in Policy EMP1) will be supported in principle where they:

1. involve appropriate agricultural development or diversification in accordance with Policies AGR1 and AGR2; or
2. involve the appropriate conversion of a rural building; or
3. involve the redevelopment or expansion of established employment land or an existing business occupying the site; or
4. there are specific reasons why a rural location is necessary

Conditions to limit changes of use within or beyond these employment uses may be imposed on new planning permissions if justified on a case by case basis.

In all cases the scale and nature of the proposal should respect the rural character of the area and will be required to satisfy the criteria at Policy EMPS.

Reasoned Justification

- 4.19. The rural economy is important for Tewkesbury Borough and new employment development will be supported in principle where it involves the appropriate development which relates to traditionally rural bases uses, such as agriculture and forestry or the diversification of agricultural enterprises. Proposals for this type of development will be considered under policies AGR1 and ARG2.
- 4.20. Furthermore the re-use of farm and other rural buildings provide opportunities to support new businesses in the countryside in a sympathetic manner. The building to be converted should however be suitable for the proposed use and proposals will be required to demonstrate that the building is of a substantial construction, is structurally sound and is capable of conversion without the need for significant new building works and/or extension. The building proposed to be converted should also have been in existence for at least ten years and the proposal should not result in the requirement for another building to fulfil the function of the building being converted. Proposals involving the conversion of traditional rural buildings that make a positive contribution to rural character of the area should preserve the simple utilitarian appearance of the buildings and will be looked at more favourably where they involve minimal external alteration and loss of original fabric. The Reasoned Justification to Policy HOU7 of this plan provides further good practice guidance in respect of converting traditional buildings.
- 4.21. In order to support the sustainable growth and expansion of established businesses in rural areas Policy EMP4 is also intended to enable proposals for their redevelopment and expansion, particularly where it would be unreasonable to expect the business to relocate in order to expand. However, any proposals must be of a scale that is in keeping with the character of their rural settling and in accordance with Policy EMPS.
- 4.22. It is also recognised that there may be a wide range of circumstances as to why a rural location is necessary for a new employment development proposal that is outside of agricultural uses. This may be due to the need to be in close proximity to a certain area, to access goods and materials, to be close to their workforce, or because there is no existing suitable employment land on which to locate. As such, the policy makes provision for new employment development where there are specific reasons why a rural location is necessary. Proposals for general employment development in these locations will be required to set out their justification as to why the rural location is necessary as opposed to existing employment sites or settlements. This should be undertaken to a level commensurate with scale of the proposal. Proposals are only likely to be supported under

this part of the policy where they relate to the specific needs of an established business rather than speculative development proposals where no end user is identified.

- 4.23. Proposals for retail development in the rural area will be judged against the retail policies of both the Borough Plan and the JCS.
- 4.24. Proposals for new employment development in the Green Belt must be acceptable in terms of Green Belt policy set out within this plan, the JCS and the NPPF, in addition to being in accordance with the requirements of Policy EMP4.
- 4.24a The Council may consider imposing conditions on planning permissions for new employment premises in order to retain the premises within those uses by requiring express planning permission for their change of use. This will be approached on a case by case basis and may be necessary as rural employment development may well be located where main town centre uses and residential development would not be appropriate. Applications for the removal or variation of such conditions will be considered against Policy EMP6 of this plan (Safeguarding of Employment Sites) and any other relevant policies.

Policy EMP5 New Employment Development (General)

Proposals for new employment development that are acceptable in principle in accordance with policies EMP1 – EMP4 will be permitted, subject to the application of other plan policies, where the following criteria are satisfied:

1. Any increase in traffic can be accommodated by the existing transport network;
2. There is provision for safe and convenient access by sustainable transport modes, commensurate with the scale and nature of the proposed development and the location of the site;
3. Satisfactory vehicular access, parking sufficient to meet demand and manoeuvring space can be provided, including sufficient parking for heavy goods vehicles where necessary;
4. The proposal would not result in an unacceptable adverse impact on the amenity of neighbouring uses, particularly residential properties;
5. The scale and design of the proposal is compatible with the character of the existing location and its setting paying particular regard to Areas of Outstanding Natural Beauty and Special Landscape Areas;
6. The proposal would not result in an unacceptable adverse environmental impact, for example by causing unacceptable levels of noise, air, water, soil or light pollution;
7. Provision can be made for efficient and effective management of waste from the site that supports the waste hierarchy and encourages resource efficiency and waste reduction.

Reasoned Justification

- 4.25. All new proposals for employment development require consideration of its impact and whether it can be delivered in a sustainable way. Policy EMPS applies to all forms of employment development including redevelopment, change of use, intensification and extensions, on both allocated and unallocated sites, and within settlements and in the rural area. It provides a set of general Development Management Criteria that will apply to all development proposals in addition to any development/location specific considerations featured within policies EMP1 to EMP4.
- 4.26. Important in this context is the impact of development on the highway network, the accessibility of development having regard to sustainable transport objectives, and the impact of development on its surrounding area, both environmentally and on neighbouring uses. Where there are opportunities to access sites proposed for employment development from major roads (as opposed to providing access from local roads and rural lanes), this should be the preferred option unless it is demonstrated not to be feasible or appropriate in planning and/or highways terms.
- 4.27. Accessibility is a particularly important consideration when assessing proposals for rural employment development in locations outside of allocated employment sites or settlement boundaries. Consideration will be given to the scale and nature of the proposed development in question, its likely trip generation and the opportunities for the use of sustainable transport modes in relation to the site. In accordance with the NPPF, significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The Council will not normally permit proposals for new employment development on isolated sites in the open countryside.
- 4.28. Determining an appropriate scale and design of development should have regard to the context of the site. For example, the Major Employment sites will generally be suitable for large scale office, industrial and warehousing uses with large car parking and servicing requirements, whereas the Rural Business Centres and proposals on unallocated rural sites are more suited to smaller scale, low profile units that can be easily assimilated into the rural landscape.
- 4.29. Environmental and amenity impacts are an important consideration when assessing proposals for new employment development, particularly where proposals are located in close proximity to residential uses. Harm to residential amenity and the local environment can result from noise, odour, vibration, air pollution and light pollution and careful consideration will be required in relation to such impacts.
- 4.29a Employment development should contribute towards waste minimisation and support the delivery of a network of sustainable waste management facilities. As such, new development should ensure that it can contribute to the delivery of efficient and effective high quality commercial waste collection services that support the implementation of the waste hierarchy and encourage the practice of resource efficiency and waste reduction. It should also facilitate the on-site and/or proximal management of waste, inc including through support for complementary activities such as utilising the services of existing neighbouring or nearby waste management facilities.

Policy EMP6 Safeguarding of Employment Sites

Employment sites will be safeguarded for employment uses as defined in Policy EMP1 and the loss or change of use of a site to non employment uses will generally be resisted.

The loss of employment land will only be acceptable in principle where it can be demonstrated that:

1. The site is no longer fit for purpose or capable of meeting employment needs and the proposal would not adversely impact on the viability of adjacent employment uses; or
2. The site is not appropriate for the continuation of its present, or any employment, use due to the detrimental impact on the environment or amenity of the surrounding area; or
3. The proposal would provide significant benefits to either the local economy, the sustainability of the community and/or the rural environment that would outweigh the loss of employment land.

Reasoned Justification

4.30. Policy EMP6 applies to all employment land in both allocated and unallocated sites.

4.31. Due to the need for employment land in the Borough there will be a general resistance to any proposals that would result in the loss of employment land to non-job generating uses. This will only be considered where there is compelling evidence that the land is no longer commercially viable for meeting employment needs.

4.32. Proposals involving the loss or change of use of an employment site to non employment uses where it is argued that the site is no longer fit for purpose or capable of meeting employment needs will need to be clearly justified and evidence provided to support loss of the employment land. In order to show that there is no demand for an existing employment site, applicants will be expected to provide evidence to the Council's satisfaction demonstrating that they have actively marketed the premises or site in question for a reasonable length of time as a going concern and at a realistic price with no success. A marketing period of 18 months will normally be required for most proposals but the Council may agree a shorter period or require a longer period depending on the scale and nature of the site in question. Evidence will be required to show that all available forms of grant funding and financial support to help retain the employment use(s) have been explored and none are viable. A feasibility study should also be submitted to demonstrate to the Council's satisfaction that redevelopment of the site for employment use is not viable.

4.33. The only other circumstance that the Council will consider the loss of employment land will be where the benefits of the change of use or redevelopment would have considerable beneficial impacts upon the local economy, the local environment or the amenity of the neighbouring area, either through the discontinuation of a harmful employment use, or through benefits associated

with the proposed development. These benefits must significantly outweigh the benefits of the existing use to the local economy.

4.34. Waste management sites are specifically safeguarded by the Gloucestershire Waste Core Strategy and the loss of existing or allocated sites will normally be safeguarded by the local planning authority in consultation with the waste planning authority. This also extends to proposed neighbouring uses that may prejudice the use of a site for waste management.

Policy AGR1 Agricultural Development

Proposals for new agricultural development, including intensive and industrial scale agricultural operations, to meet the needs of the agricultural business will be permitted provided that, where appropriate:

1. The proposed development is reasonably necessary and designed for the purposes of agriculture.
2. The proposed development is well sited in relation to existing buildings, access tracks, ancillary structures and works, and landscape features in order to minimise adverse impact on the visual amenity of the rural landscape paying particular regard to Areas of Outstanding Natural Beauty and Special Landscape Areas.
3. The proposed development is sympathetically designed in terms of height, mass, materials, colour and landscaping where appropriate
4. There is no unacceptable adverse impact on the amenity of residential properties or any other protected buildings, including affects from noise, light or odour pollution, including on human health.
5. There is no unacceptable impact on biodiversity and ecological networks.
6. Arrangements for the storage and/or disposal of waste (including manure and slurry) are satisfactory and do not have an unacceptable impact on air quality or threaten the quality of ground water, surface water or nearby watercourses.
7. The highway network (including site access and egress) is adequate to safely cater for the type and volume of traffic generated by the proposal.

Reasoned Justification

4.35. Development that supports agricultural uses in the borough will generally be supported. Where planning permission is required for an agricultural building, it is important where practicable to ensure that new buildings are located close to existing buildings or other structures and are designed in way that is sympathetic to the surrounding area. This will help minimise adverse impacts on the landscape and local environment.

4.36. Developments associated with the intensive rearing and accommodation of poultry, pigs or other livestock often give rise to various problems. In particular, the type and scale of such proposals can

be seriously harmful to both the appearance of the landscape and also of water quality; they can generate significant traffic, including heavy goods vehicles, which can cause serious problems of highway safety when access involves the use of narrow country lanes; and the concentration of livestock in confined conditions can create problems of noise, dust and smell from effluent. Careful control over their location and siting is therefore necessary. In particular, the storage and disposal of waste can have potential implications on air and water quality and increases in atmospheric nitrogen resulting from ammonia. Proposals for intensive livestock development will be expected to assess the potential impacts on air and water quality and demonstrate the mitigation against any adverse effects.

4.37. Some types of development such as houses, schools and hospitals, are particularly sensitive to nuisance and disturbance, and are classified as a 'protected building' in the General Permitted Development Order 2015. In the interest of public health and amenity it is generally not considered appropriate to allow the development of intensive livestock within 400 metres of such buildings unless satisfactory mitigation measures can be implemented to reduce to an acceptable level, or negate, any nuisance or other impacts of the development.

Policy AGR2 – Agricultural Diversification

Proposals for farm diversification will be supported where they enhance the viability of, and do not prejudice, the continued operation of the existing agricultural business.

Diversification proposals should maximise the use of redundant buildings or structures. Where new buildings or extensions are proposed it should be demonstrated that they are essential to the new use and must be closely related to an existing group of farm buildings.

Any proposals must be of a scale and use appropriate to the rural setting and be in keeping with the character of its surroundings.

Reasoned Justification

4.38. The Borough Council recognises the value of farm diversification in supporting the viability of existing agricultural businesses and to the rural economy as a whole. However, it is essential that diversification projects support the continued agricultural operations and do not dominate or prejudice this primary use.

Policy AGR3 – Agricultural and other rural workers dwellings

Proposals for new dwellings for persons employed full time in agriculture, forestry, horticulture or other businesses where a rural location is essential will be permitted provided that:

1. There is an essential functional need for a new dwelling on the site based on evidenced needs of that business;
2. Financial evidence has been submitted demonstrating that the business is viable and established and has a clear prospect of remaining so;
3. The siting and landscaping of the new dwelling minimises the impact upon the visual amenity of the countryside and ensures no unacceptable adverse impact upon landscape character, particularly in the Area of Outstanding Natural Beauty and Special Landscape Areas.
4. There is no other suitable and available alternative existing accommodation within the area; and
5. The occupancy of the dwelling is restricted in perpetuity to those employed in the activity for which the dwelling was originally permitted

Proposals for dwellings in relation to new agricultural, horticultural, forestry or other rural businesses may be granted a time-limited permission for temporary accommodation, such as a mobile home or caravan, to allow time to establish that the business is financially viable and there is a genuine functional need for a permanent dwelling. Temporary accommodation will normally be permitted for a period of three years, subject to meeting relevant criteria set out above. Proposals in relation to new businesses must provide clear evidence in the form of a business plan that shows a firm intention and ability to develop the enterprise on a sound financial basis.

Where permission is granted for an additional dwelling as part of an agricultural holding, and existing dwellings on the holding will be required to be retained in agricultural use; the applicant will be required to secure this through a Section 106 agreement.

Reasoned Justification

- 4.39. In the open countryside planning permission for a new dwelling is granted only in exceptional circumstances, if it is essential for a rural worker to live at or near to the work place, for example in the interests of good agricultural husbandry or forestry. It will be important to establish that stated intentions to engage in an appropriate rural business are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time.
- 4.40. A functional test will be necessary in all cases to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. A financial test will also be applied to all proposals for new permanent accommodation, as such proposals cannot be justified on agricultural grounds unless the farming enterprise is economically viable and is likely to remain so for the foreseeable future.
- 4.41. It is important that, where permission is granted for a rural workers dwelling, it is conditional upon such a dwelling being kept available to meet the particular agricultural, forestry or other need for

which it was originally intended. The occupation of the dwelling can be extended to a widow or widower of the intended occupant and to resident dependents.

- 4.42. In assessing the need for a new agricultural or forestry dwelling, Tewkesbury Borough Council will take into consideration all dwellings on or associated with the holding. Where planning permission is given, Tewkesbury Borough Council may require applicants to enter into a Section 106 Agreement to retain all dwellings on the holding for agricultural or forestry use. This will be the case where existing dwellings do not already have an occupancy condition attached to them.
- 4.43. Farm buildings within the existing farm complex or on the farm holding may be suitable for conversion to residential use and should be given preference to the construction of new buildings. Applications for the conversion of farm or other rural buildings to residential use will be considered in relation to Policy HOU7.
- 4.44. Where a dwelling is proposed in connection with a new business, or where a temporary venture is proposed, Tewkesbury Borough Council may consider granting a temporary permission for a mobile home or caravan. Whilst applications for temporary dwellings in connection with new business ventures will not be expected to demonstrate that the business is viable at the time of application, applicants will be expected to set out a business case demonstrating a genuine intention to develop a business that has a reasonable prospect of being viable within the near future. Temporary permissions will normally be granted for up to 3 years. Applications to renew temporary permissions will only be considered where there is clear evidence that the business is well on track towards becoming established, has a good prospect of being viable within the successive temporary permission period (i.e. within the 3 year period following renewal) and the temporary permission needs to be renewed in order to enable this. If the unit is shown to be viable following the temporary permission then permission for a permanent dwelling will be considered.

Policy AGR4 – Removal of occupancy conditions

The removal of occupancy conditions on rural workers dwellings will only be permitted where:

1. The occupational dwelling no longer serves a need in connection with the agricultural holding, forestry or rural enterprise site to which it relates and there is no agricultural, forestry or essential rural business need elsewhere that it could reasonably serve, nor is it likely that any such needs will arise in the foreseeable future.
2. Satisfactory evidence has been provided that the dwelling has been marketed for sale or rent with its occupancy restriction, at a realistic price for a reasonable period of time (for at least 18 months or an appropriate period as agreed with the Local Planning Authority), and no interest has been shown in its purchase or rent.

Reasoned Justification

4.45. Where a dwelling is permitted in a location where new residential development is not normally acceptable on the basis of a proven agricultural or other rural business justification, then a restrictive occupancy condition will be attached to ensure that the dwelling continues to meet agricultural/rural business needs in the future. As such dwellings are only permitted exceptionally, Tewkesbury Borough Council as Local Planning Authority will similarly only permit the removal of such conditions in exceptional circumstances. Such circumstances will only apply where Tewkesbury Borough Council as Local Planning Authority is satisfied that the retention of the restrictive occupancy serves no useful agricultural/rural business purpose either now or in the future. The main factors to be taken into account are the likely demand for the occupationally tied dwelling, the changes which have taken place in the agricultural community and rural economy, and the existing stock of agricultural/rural workers dwellings in the area (both built and with planning permission). It should be emphasised that occupationally tied dwellings do not necessarily need to be sited on the holding, and that such dwellings in nearby parishes will all contribute to the total stock.

4.46. Marketing will be expected for agricultural or rural workers dwellings at a price of around 30% below open market value for a period of at least 18 months. Marketing must be targeted towards the occupational sector and likely client group.

Policy TOR1 - Tourism Related Development

Tewkesbury Borough Council will support proposals for tourism related development and extensions to existing tourist development provided that:

1. Where possible the proposal should involve the appropriate conversion and re-use of existing buildings;
2. There is good inclusive access for all potential users;
3. The proposal supports the plan's wider objectives, particularly in relation to conservation, transport, health, heritage conservation, recreation, economic development, the environment and nature conservation;
4. The siting, design and scale is in keeping with the built, natural and historic environment setting and wherever possible and practicable seeks to enhance it;
5. There is no unacceptable impact on the safety or satisfactory operation of the highway network.
6. Where a proposal would attract substantial numbers of visitors it should be accessible by all modes of transport, including public transport as appropriate to scale of the proposal.

Reasoned Justification

- 4.47. Tourism is an important source of employment in the Borough. It is a positive activity with the potential to benefit the community and the place, as well as the visitor and supports the rural economy particularly through farm diversification. Tourism can also help to sustain old and historic buildings which can often be adapted to tourism needs at the same time as maintaining their original character and the character of the area while offering an opportunity for historic interpretation of such buildings.
- 4.48. It is important that the positive economic and environmental benefits of tourism should be maximised while minimising any negative environmental impacts. To achieve the right balance between environmental safeguards and the management of visitors, adequate car and coach parking needs to be provided in the right locations with signing directs people to the facilities that they come to use and see.
- 4.49. It is also important that any development does not detract from or adversely affect the quality of the landscape and its visual beauty. The overriding priority is protection of the character of the landscape particularly in the Area of Outstanding Natural Beauty and to a lesser degree in the locally designated Special Landscape Area.

Policy TOR2 Serviced/self catering accommodation

The development of serviced and self-catering accommodation will be permitted on sites within existing defined settlement boundaries, as identified on the Policies Map, or where the proposal results in the appropriate re-use of existing buildings or involves a proportionate extension to existing accommodation. In all cases the proposal, including provision of car parking, must respect the character of the area in which it's located.

Applications for new hotel development where an evidenced need exists will be considered on their merits having regard to the sustainability of the site location and the impact of the proposal on the character and amenity of the area.

Applications for the removal of occupancy conditions on tourist accommodation that has been built specifically for that purpose, and is located outside of settlements, will not normally be permitted. On buildings converted for tourist accommodation purposes, the proposed removal of occupancy conditions will be considered in accordance with the appropriate provisions of Policy RES7 (Re-use of rural buildings for residential use).

Reasoned Justification

- 4.50. In the interest of promoting sustainable tourist development proposals involving new accommodation should be located where they will have access to basic services (i.e. shops, public houses, public transport facilities). Policy TOR2 therefore seeks to direct such proposals to those settlements included in the settlement hierarchy set out at the Housing Section of this plan.

4.51. While new development will not normally be acceptable in the open countryside, it is recognised that some types of tourist accommodation are well suited to conversions of existing buildings. Within settlements there may be scope for development particularly on redundant sites or sites where a change of use would be acceptable. It is important that, where new development takes place, the amenity of adjoining residents or uses is not adversely affected. Scale, design and its effect on the existing building will be important factors in the consideration of proposals.

4.52. Overriding importance is given to the protection of the open countryside particularly within the Area of Outstanding Natural Beauty, and there should be no conflict with Green Belt policies. Adequate car parking must be provided and that there is no adverse impact on the surrounding environment and special landscape designations.

4.53. Where proposals under TOR1 and TOR2 involve the conversion and re-use of existing buildings, the building to be converted should be suitable for the proposed use and proposals will be required to demonstrate that the building is of a substantial construction, is structurally sound and is capable of conversion without the need for significant new building works and/or extension. The building proposed to be converted should also have been in existence for at least ten years and the proposal should not result in the requirement for another building to fulfil the function of the building being converted. Proposals involving the conversion of traditional rural buildings should preserve the simple utilitarian appearance of the buildings and will be looked at more favourably where they involve minimal external alteration and loss of original fabric. The Reasoned Justification to Policy HOU7 of this plan provides further good practice guidance in respect of converting traditional buildings.

4.54. Large or disproportionate extensions to existing serviced and self-catering accommodation will be treated as new proposals and will be subject to the same TOR2 policy requirement for proposals to be located within defined settlement boundaries or development site allocations.

4.55. Proposals for new hotel development will only be permitted where there is evidenced need and the site location is considered to be acceptable from a sustainability perspective, paying particular regard to its accessibility and proximity to key services and facilities.

4.56. Applications for the removal of occupancy conditions on purpose built tourist accommodation located outside of settlements will only be permitted in exceptional circumstances as this is likely to result in new housing in unsustainable locations. These circumstances are likely to be limited to where there is robust evidence demonstrating an oversupply of similar tourist accommodation in the area and that the existing use of the building for tourist accommodation is no longer viable. Buildings converted for tourist accommodation purposes will be considered in the same way as proposals for the re-use of rural buildings for residential use.

Policy TOR3 Caravan and camping sites

Proposals for new or extended caravan and camping sites for tourist accommodation should be located within or adjacent to existing settlements as identified on the Policies Map or existing sites of tourism or hospitality facilities and accommodation. Proposals for new sites within the open countryside will need to demonstrate why the proposed location is essential.

All proposals must be of a scale commensurate with the surrounding area, including the scale of existing settlements. In considering all proposals, overriding protection will be afforded to the landscape and character of the area, particularly with regard to siting, topography and landscape design, as well as to the amenity of any neighbouring uses. The number and size of any associated new buildings (i.e. toilet and washing facilities) shall be kept to the minimum necessary and proposals make use of existing buildings for such purposes where possible.

All proposals must be well related to the primary road network and any local roads involved in gaining access to the site should be capable of accommodating the extra traffic generated without undue hazard or inconvenience to local residents or other road users.

Reasoned justification

- 4.57. Policy TOR3 applies to caravan, camping and chalet sites for tourism purposes and includes static caravan and log cabin sites.
- 4.58. Proposals for new or extended caravan and camping sites under this policy will only be permitted for tourist accommodation. The Council will impose conditions on permissions for sites located outside of settlements to secure tourist only occupation. Proposals for permanent residential occupation will be considered in accordance with the relevant housing policies within this plan.
- 4.59. When considering the impact of proposals on the landscape, special attention will be given to topography. Proposals located on prominent and visible slopes will not normally be acceptable. The scale of any proposals must be commensurate with the surrounding area, particularly in regard to landscape and the scale of existing settlements in the surrounding area. Proposals, by virtue of their size, should not dominate existing settlements and should avoid placing undue pressure on local infrastructure and services.
- 4.60. Proposals for permanent occupation and sites for Gypsies, travellers and travelling show people will be considered in relation to Policy GTTS1.

Policy TOR4 Herefordshire and Gloucestershire Canal Restoration

Tewkesbury Borough Council supports the restoration of the Herefordshire and Gloucestershire Canal. The line of the Herefordshire and Gloucestershire Canal is identified on the Policies Map. Tewkesbury Borough Council will safeguard the line of the Herefordshire and Gloucestershire Canal, including Maisemore Lock, from development which would prejudice its restoration to a fully navigable condition.

Reasoned justification

- 4.61. The route of the Herefordshire and Gloucestershire Canal runs from the Severn at Gloucester to Hereford via Newent and Ledbury. It was built between 1792 and 1845 and closed in 1881. The canal was built to take Welsh gauge narrow boats 72 feet in length with a beam of about 8' 6". Following its closure much of its cut was filled in and a railway was built upon it. This ironically, has probably helped to preserve the route of the canal, and it is understood that such obstructions which have occurred since the closure of the railway and canal can be circumvented.
- 4.62. The design of the restoration scheme for the canal corridor should pay careful attention to the desirability of maintaining, and where practicable, enhancing the biodiversity of the land in question. It is anticipated that the restoration of the canal corridor will bring significant opportunities to enhance biodiversity as has been demonstrated on sites such as that at Over near Gloucester.
- 4.63. The benefits which may accrue from a properly managed canal corridor restoration project both during and following its implementation are potentially substantial and will increase as the restoration proceeds. These may be summarised as follows:
 - The economic advantages to both the area surrounding the canal corridor and on the waterways route to it accruing from the tourists attracted to the canal by boat, road, cycle and foot.
 - The educational value of carefully restored and interpreted historic remains.
 - The recreational value of what has the potential to become a long distance footpath route in a road traffic free and highly attractive environment to the benefit of local people and tourists.
 - The value to health and wellbeing of potential users.
 - The nature conservation value of the restored canal corridor, (most of the channel is presently dry or filled in), carefully managed to create a rich series of new habitats.
- 4.64. It is important to note that most of these benefits can be achieved before the canal is fully restored for navigation.

4.65. The Herefordshire and Gloucestershire Canal Trust achieved charitable trust status in 1992 and are pursuing its aim of restoration to fully navigable standards. The Trust's achievements to date and the progress of canal restoration projects elsewhere in England suggest that this is a project with a real prospect of achieving substantial benefits for the community and is worthy of the Borough Council's support.

Policy T0R5 Gloucestershire Warwickshire Railway

Support will be given to the restoration of the Cheltenham to Stratford-upon-Avon railway line as a heritage railway. The line of the Gloucestershire-Warwickshire railway, as identified on the Policies Map, will be safeguarded from development which would prejudice its operation as a railway.

Reasoned justification

4.66. The restoration of the heritage railway, known as the Honeybourne Line, between Cheltenham and Stratford-upon-Avon is a long term project being pursued by private groups of railway enthusiasts, using the name Gloucestershire Warwickshire Railway within Gloucestershire. The company's headquarters and depot is at Toddington Station within Stanway Parish. The railway follows the foot of the Cotswold escarpment and is an increasingly important tourist attraction. Ultimately this could bring visitors to Cheltenham and Stratford-Upon-Avon as well as to other attractions such as Sudeley Castle and Stanway House within the Borough.

4.67. The Council will continue to support the potential to deliver National Cycle Network route 41 to the north of Cheltenham along the general route of the railway together with Sustrans, Gloucestershire County Council and the GWSR where appropriate. It would not be appropriate to show a specific route on the Policies Map as it is still under development by Sustrans.

5. Green Belt

Introduction

5.1. Green Belt is a national policy designation which primarily aims to prevent urban sprawl by keeping land permanently open. The NPPF sets out five Green Belt purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

5.2. The Gloucester/Cheltenham Green Belt was designated in 1968 with the primary purpose of preventing Cheltenham and Gloucester from merging and to preserve the open character of the land between the towns. The first Gloucestershire County Structure Plan in 1981 extended the Green Belt to include an area north of Cheltenham in order to protect the gap between Cheltenham and Bishop's Cleeve.

5.3. To achieve the objectives of Green Belt designation, the NPPF advises that Local Planning Authorities should, subject to certain exceptions, regard the construction of new buildings in the Green Belt as inappropriate development. It then goes to advise that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This policy principle prevents many forms of development from taking place in the Green Belt, including new housing and employment development.

5.4. In Tewkesbury Borough, this has had the effect of constraining new housing opportunities at Shurdington which is one of the Borough's largest and most sustainable Service Villages. Shurdington is entirely surrounded by Green Belt and, as of April 2019, there had only been 15 new dwellings committed at the village within the plan period. The Green Belt is also a constraint to development at Woodmancote Service Village although, as identified in this plan, there are some opportunities for growth at the village on sites located outside of the Green Belt. There are also significant housing commitments within the locality at Bishops Cleeve.

5.5. Further to this, in exploring potential opportunities for new employment land in the Borough the ELEDSP has identified that some of the most important and deliverable sites are adjacent to Gloucestershire airport. The Council recognises the strategic importance of the airport and

supports the SEP for Gloucestershire which aims to optimise the contribution and benefit the airport and the land around it can make to local communities and the economy. It is considered necessary in the interest of the Council's Economic Development and Tourism Strategy that the employment development potential of the airport should be explored. At the same time however, this area serves a critical role as Green Belt being located in the narrow gap between Cheltenham and Churchdown.

- 5.6. The NPPF advises that, once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Thus, in order to investigate appropriate opportunities for growth at Shurdington and Woodmancote, and to further explore the employment development potential of Gloucestershire airport, in July 2017 the Council commissioned Land Use Consultants Ltd to undertake a Part 2 (Partial) Green Belt Review to inform the preparation of the Tewkesbury Borough Plan.
- 5.7. Having regard to the findings of the Part 2 (Partial) Green Belt Review (July 2017) and in accordance with the advice within the NPPF, it is proposed to revise the Green Belt boundary around Shurdington to recognise the reality of built development on the fringes of the village. These changes will enable the creation of a new, robust and defensible Green Belt boundary. For reasons set out in the Housing Background Paper in the reasoned justification below, no changes to the Green Belt boundary are proposed at Woodmancote or Gloucestershire airport.

Policy GRB1 – Green Belt Review

The Green Belt inset boundary around Shurdington has been reviewed and extended to reflect the existing built up area of the village. This will allow scope for some limited infilling and redevelopment, including housing site SHU2, whilst avoiding any outward encroachment into the surrounding countryside which would conflict with the purposes of the Green Belt. The boundary of the Green Belt is shown on the policies map.

Reasoned justification

- 5.8. The Part 2 (Partial) Green Belt Review (hereinafter referred to as 'the Green Belt review') appraises land at the three locations against the five nationally defined purposes of the Green Belt set out in the NPPF and draws conclusions on the potential degree of harm that may occur should land be considered for removal from the Green Belt.
- 5.9. In the case of Shurdington, housing site SHU2 (land at Leckhampton Lane) is located amidst an existing built-up area that is assessed in the Green Belt review as making a relatively weak contribution to Green Belt purposes. Consequently, the Green Belt review finds that the removal of the area in which SHU2 is located from the Green Belt would result in a relatively low level of harm to the Green Belt. Site SHU2 is well related to the existing built-up area of the village. It is surrounded by existing residential development on three sides and further contained by the tree

lined Ham Brook to the north. The Green Belt review also identifies a number of other existing built up areas adjacent to the east and south west of the village that perform weakly against Green Belt purposes as they are fully developed. This plan removes these areas from the Green Belt in order to create a new, robust and defensible Green Belt boundary. This will allow for some further infilling and redevelopment within the settlement boundary.

- 5.10. The removal of the existing built-up areas from the Green Belt at Shurdington does not prejudice the purposes of the Green Belt and satisfies the NPPF's requirement for exceptional circumstances to be demonstrated.
- 5.11. The Green Belt review sets out a number of potential mitigation measures for Site SHU2 which are aimed at minimising any harm to the remainder of the Green Belt. Policy Site SHU2 of this plan makes these mitigation measures a policy requirement.
- 5.12. The proposed changes to the Green Belt boundary at Shurdington are shown on the Policies Map.
- 5.13. In the case of Woodmancote, there are other suitable options for providing housing at the settlement that aren't located in the Green Belt. Moreover, there is a good supply of new housing land elsewhere in the locality which would be suitable for meeting the needs of existing residents and future generations. Changes to the Green Belt at Woodmancote are not therefore considered to be justified.
- 5.14. Further evidence in relation to this matter is set out in the Housing Background Paper.
- 5.15. In the case of the Gloucestershire Airport area, this performs a critical role as Green Belt as it serves to prevent Cheltenham and Churchdown merging into one another. The area does however contain a number of significant developed areas; notably the business parks along the B4063 and the area within the airport known as the 'South East Camp' which contains the operational airport buildings (i.e. terminal buildings, hangars and storage buildings). The former of these developed areas are inset within the Green Belt and are subject to Major Employment Site designation within the Tewkesbury Borough Plan to 2011. The latter area is washed over by Green Belt but is designated within the JCS as the Non Essential Operational Area of the Airport. Within this area Policy SDS of the JCS only permits business uses which support the airport.
- 5.16. The Council's approach for realising the employment development potential of the airport is through the expansion of the Non Essential Operational Area to the south of the airport (the South East Camp) to provide increased opportunities for business uses which support the airport. Policy GRB2 provides the Council's policy in this respect. This is considered to be a more suitable approach than the removal of land from the Green Belt at the airport. As identified in the Green Belt Review, the removal of land at the airport from the Green Belt would lead to almost continuous development between Churchdown and the M5 which would significantly reduce the undeveloped gap between Gloucester and Cheltenham. The Green Belt review consequently finds that the harm to the Green Belt from development of the airport land as a whole would be high.

5.17. In addition to the opportunities for new employment development at the airport set out at Policy GRB2, the Council has granted planning permissions for new employment development on land adjacent to Ashville Business Park and on land adjacent to Bamfurlong Industrial Park. These sites are both in the Green Belt, but the Council found there to be very special circumstances that outweigh the resulting harm to the Green Belt and the conflict with Green Belt policy.

Policy GRB2 – Gloucestershire Airport

The Non-Essential Operational Area of Gloucestershire Airport will be extended as shown on the policies map.

Within the Non-Essential Operational Area, commercial development that would directly support the economic and operational viability of the airport uses will be supported.

In all cases, proposals within the Non-Essential Operational Area must incorporate appropriate measures designed to mitigate the impact of the development on the surrounding Green Belt.

The Non-Essential Operational Area will be safeguarded for appropriate commercial uses or airport related development. Proposals involving non-conforming development will be resisted in order to protect the strategic economic importance of the airport and in accordance with Green Belt policy guidance within the NPPF.

Reasoned justification

5.18. Policy SD6 of the JCS defines 'Essential' and 'Non-Essential' Operational Areas within Gloucestershire Airport. Within the Essential Operational Area, Policy SD6 provides that new structures, buildings or extensions to buildings will only be permitted if they are essential to the operation of the airport and require an airport location. Within the Non-Essential Operational Area, Policy SD6 provides that business uses which support the airport will be permitted.

5.19. Policy GRB2 proposes to expand the Non Essential Operational Area featured within the JCS in order to provide greater opportunities for commercial uses which support the airport. The Non-Essential Operational Area will remain in Green Belt and any proposals for new development that do not involve commercial uses that directly support the economic and operational viability of the airport will be judged against full Green Belt policy guidance within the NPPF.

5.20. Whilst proposals for commercial and business development under GRB2 will remain to be treated as inappropriate development in the Green Belt, due to the strategic importance of the airport, its uniqueness within the Borough and the supportive/complementary role of the specified development types, the Council considers that such proposals are capable of demonstrating the very special circumstances required to enable the granting of planning permission. Policy GRB2 does not however absolve proposals from the application of Green Belt policy and applicants will still need to demonstrate how the proposal will support the economic and operational viability of the

airport. Examples of supportive proposals may include premises for businesses within the aerospace industry, and complementary uses such as hotels, childcare facilities and educational and training facilities. Proposals will also be expected to minimise harm to the remainder of the Green Belt through appropriate design, layout and landscaping measures. Examples of potential mitigation measures are set out at Section 6 of the Green Belt review report.

Policy GRB3 - Bamfurlong Operational Policing site

Within the boundaries of the Bamfurlong Operational Policing site shown on the Policies Map, the Council will support proposals for the redevelopment and intensification of the site for operational policing and partner uses.

All proposals on the site should incorporate appropriate measures designed to mitigate the impact of the development on the surrounding Green Belt.

Any other development proposals that are not essential for operational policing and partner uses will be considered against full Green Belt policy in accordance within the JCS and NPPF.

Reasoned justification

- 5.21. The Council recognises the importance of the operational policing site at Bamfurlong. The site provides a hub for emergency response and specialist operational support for police activities undertaken throughout the County and south west region. The site's central location within the Constabulary's operational area together with its direct access to the motorway and major road systems are key factors in this regard and enable swift response times in emergencies. However, the buildings on the site, which date from the late 1970's, are becoming increasingly unfit for current purposes and are not suited to future operational policing requirements.
- 5.22. There is also a desire to expand the range of operational policing functions at the site and co locate with partners in order to improve service delivery and make the most efficient use of public property assets.
- 5.23. Whilst proposals for the redevelopment and intensification of the site for Police and emergency services purposes may represent inappropriate development in terms of Green Belt policy guidance within the NPPF, the Council recognises the importance of the site, its locational advantages and the need to modernise, upgrade and expand its facilities. It is therefore considered that proposals for the redevelopment and intensification of the site for operational policing and partner uses are capable of demonstrating very special circumstances.
- 5.24. Redevelopment proposals for police and partner uses will be expected to make effective use of the site as shown on the Policies Map, maximising built capacity whilst minimising harm to the remainder of the Green Belt through appropriate design, layout and landscaping measures. Examples of potential mitigation measures are set out within the Green Belt review report.

5.25. The policy support provided by GRB3 only relates to development proposals for operational policing or partner uses. All other forms of development will be considered against full Green Belt policy in accordance within the JCS and NPPF.

Policy GRB4 – Cheltenham – Gloucester Green Belt

Development on land designated as Green Belt will be severely restricted to ensure it continues to fulfil the five purposes of the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. Substantial weight will be given to any harm to the Green Belt when assessing planning applications.

1. New buildings are inappropriate in the Green Belt with the following exceptions:
 - a) buildings for agriculture and forestry;
 - b) appropriate facilities for outdoor sport, outdoor recreation and cemeteries;
 - c) the extension and alteration of an existing building providing the original building is not disproportionately increased in size;
 - d) a replacement building for the same use providing it is not materially larger;
 - e) limited affordable housing for local community needs.
2. The following forms of development are not inappropriate providing they preserve the openness of the Green Belt and do not conflict with its purposes:
 - a) limited infilling or the partial or complete redevelopment of previously developed land;
 - b) mineral extraction;
 - c) engineering operations;
 - d) local transport infrastructure which requires a Green Belt location;
 - e) the re-use of buildings of a permanent and substantial construction;
 - f) development under a Community Right to Build Order or Neighbourhood Development Order.

Other development is inappropriate in the Green Belt and will only be permitted in very special circumstances.

Such circumstances only exist if the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

- 5.26. The NPPF makes clear that Government attaches great importance to Green Belts and explains that their fundamental aim is to prevent urban sprawl by keeping land permanently open.
- 5.27. In Tewkesbury Borough, the Green Belt extends over an area of some 390 ha and serves primarily to prevent the coalescence of Cheltenham and Gloucester, and Cheltenham and Bishop's Cleeve.
- 5.28. In line with the NPPF, Policy GRB4 reinforces the fundamental principle that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.29. In determining individual planning applications, the Borough Council will attach substantial weight to any harm to the Green Belt and will, in all such cases, require the submission of clear evidence of very special circumstances before approving development.

6. Town centres and retail

Introduction

- 6.1. The National Planning Policy Framework requires the promotion competitive town centre environments, allocate a range of sites and apply tests to determine the location of new retail developments while considering the adverse impacts that may be caused.
- 6.2. The Joint Core Strategy partly satisfies the national policy requirements setting out the retail floor space requirements for Tewkesbury, Bishop's Cleeve and Winchcombe leaving the Borough Plan to encourage new retail development, providing it meets the National Planning Policy Framework's sequential test and the Joint Core Strategy's retail hierarchy. The retail hierarchy across Tewkesbury Borough is set out in Policy RET1 and is in conformity with the Joint Core Strategy.
- 6.3. The role of the Borough Plan is to provide more detailed policies relating to development within designated centres to promote their economic success, commercial viability and their general vitality as key service areas. However, the Borough Plan must also provide a strategy for approaching retail development outside of designated centres.
- 6.4. The Adopted Joint Core Strategy commits to an immediate review of retail policies across the area. At the time of writing this review is still ongoing. It is recognised that the outcomes of the retail review may have impact on the approach being taken in the Tewkesbury Borough Plan and may supersede some of its policies. However, it is considered important to provide policy guidance in the Borough Plan in this interim period.

Policy RET1 Maintaining the vitality and viability of the town, borough and local centres

The Borough Council identifies the following hierarchy of designated retail centres

Market Town	Service Centres	Local Centres
Tewkesbury	Bishop's Cleeve	Brockworth
	Winchcombe	Churchdown
		Coopers Edge
		Innsworth
		Northway

A1 Innsworth and Twigworth⁵

A2 South Churchdown

A3 North Brockworth

A4 North West Cheltenham

A7 West Cheltenham

The Tewkesbury Town Centre boundary, and its Primary Shopping Area and the boundaries of the designated retail centres are identified on the Policies Map. The local centres provided within the Joint Core Strategy Strategic Allocations will also be subject to this policy.

In all cases, proposals for main town centre uses within the centres identified above, including retail and leisure development, must ensure that they:

- a. Are appropriate in location and scale, having regard to the hierarchy identified above;
- b. Support the viability and vitality of their respective retail area;
- c. Contribute to a safe, attractive and accessible environment;
- d. Are easily accessible by public transport, walking and cycling;
- e. Support any centre regeneration projects;
- f. Do not adversely impact on the amenity of neighbouring uses; and
- g. In the case of proposals at Tewkesbury Town, do not conflict with the requirements for the Primary Shopping Area at Policy RET2.
- h. In the case of proposals at Service Centres and Local Centres (including those within Strategic Allocations), do not conflict with the requirements at Policy RET3.

Proposals for new main town centre uses on sites located outside of the designated retail centre boundaries and the local centres located within the Strategic Allocations will be considered against Policy RET4.

Reasoned justification

- 6.5. The Borough Council want to support the economic success of the designated town and retail centres to ensure their competitiveness and enhance their vitality and vibrancy. As such, there will be general support for main town centre uses within them that contribute towards this aim.
- 6.6. These retailing areas provide the location for a variety of local shopping uses which make a valuable contribution to the vitality and viability of the centre as a whole. The priority is to maintain retail

⁵ A1 Innsworth and Twigworth, A2 South Churchdown, A3 North Brockworth, A4 North West Cheltenham and A7 West Cheltenham are Local Centres to be provided within JCS Strategic Allocations – not yet delivered at the time of plan preparation.

related uses in these locations which are defined for the purposes of this plan as retail shops, restaurants and cafes, financial and professional services, drinking establishments and hot food takeaways. Within these areas, where the grant of planning permission is necessary, the change of use from retail related uses at ground floor level will generally be resisted in order not to devalue the retail attractiveness of the shopping area as a whole. However, other main town centre uses, such as leisure and community uses, can also have an important contribution towards the success of these local centres. Therefore, the Council will consider proposals for other main town centre uses for ground floor units within designated centres where it is demonstrated that the alternative use would have a positive impact on the vitality and viability of centre and support other retail related uses.

- 6.7. The NPPF provides a definition of what constitutes 'main town centre uses' which includes retail, leisure, entertainment, cultural, office and tourism related development. The Tewkesbury Borough Plan follows this definition for the purposes of these policies. However, proposals for main town centre uses will still be expected to be of an appropriate scale relative to the position of the centre within the hierarchy set out in policy RET1.
- 6.8. Tewkesbury town will be expected to be main focus for larger-scale uses in its role as a market town. Recognising its unique position in the Borough, Policy RET2 provides specific guidance on development within Tewkesbury town centre and its primary shopping frontage. The identified services centres and local centres have an important role in meeting the retail needs of local communities; Policy RET3 provides specific guidance for these areas. The local centres provided within the JCS Strategic Allocations will have the same status as the Local Centres identified within Policy RET1 and defined on the policies map and will be subject to the provisions of the policy. This includes the allocations at A1 Innsworth & Twigworth, A2 South Churchdown, A3 North Brockworth, A4 North West Cheltenham and A7 West Cheltenham. At the time of preparation, the Strategic Allocations had not been delivered and thus it was not possible to accurately define the boundaries of their respective local centres on the proposals map. Boundaries will be defined through the future review of this plan. In the interim period, once the local centres within the strategic allocations have been defined through the planning process and built out, they will be considered under policy RET1.
- 6.9. Proposals for main town centre uses will be required to be located within an appropriate designated centre as a starting point. One exception to this is office development which will also be acceptable in principle on allocated employment sites and within settlement boundaries in accordance with policies EMP1-3 of this plan. Proposals for main town centre uses outside of designated centres will not usually be acceptable unless there are circumstances which justify their location having regard to policies RET4 and RET5. This follows the sequential test set out in the NPPF.
- 6.10. It will also be important that any proposals make a positive contribution to the centre in which they are to be located. This will include supporting any recognised regeneration projects that are being promoted by the Borough Council and its partners. Proposals which are likely to have a

negative impact on the viability of the centre as whole, either through the use proposed or its location within the centre, will not be acceptable.

- 6.11. The full use of upper floors is strongly encouraged particularly where they are disused or underused; this will help to support a mix of uses and thus enhancing viability, while also encouraging maintenance of the whole building. Proposals should ensure that where appropriate independent access is retained or provided to upper floors.

Policy RET2 Tewkesbury Town Centre and Primary Frontages

Within the Tewkesbury Town Centre Boundary, as defined on the Policies Map (excluding the Primary Shopping Frontages), proposals for main town centre uses and residential uses will be supported.

Within the Tewkesbury Town Centre ground floor Primary Shopping Area, as defined on the Policies Map, proposals for retail shops (other than hot food) will be supported. Where permission is required, the change of use from retail shops will be permitted provided that:

1. A minimum of 60% of units within 100M of the centre point of the frontage of the application site (where this measurement is within the Primary Shopping Area) would be retail shops; and
2. The alternative use proposed is an appropriate main town centre use which contributes towards the vitality and viability of the Primary Shopping Area

Proposals that do not meet the requirements of point 1 of this policy will only be accepted in exceptional circumstances where it can be demonstrated that an existing town centre unit is unviable and unsuitable for retail shop use.

Proposals involving the change of use from other main town centre uses (not retail shops) within the Primary Shopping Area will be permitted where the alternative use proposed is also a main town centre use. Where permission is required, proposals involving the change of use on upper floors within the Primary Shopping Area, proposals for residential use and main town centre uses will be supported.

Within Tewkesbury Town Centre and its Primary Shopping Area, conditions to limit changes of use may be imposed on new planning permissions if justified on a case by case basis.

Reasoned justification

- 6.12. Tewkesbury High Street is the main focus of retailing activity with the Borough. It provides a range of shopping facilities in an easily accessible and convenient location for many residents, as well as providing a wider role in supporting the local economy. As such retaining and enhancing its vitality and viability is a priority. Of particular importance is securing attractive continuous shopping frontages for pedestrians. The shopping focus of the High Street containing the main concentration of retail shops is defined on the Policies Map as the Primary Shopping Area. Tewkesbury Borough

Council is concerned that a higher proportion of other retail related uses⁶ within these prime areas could threaten the vitality and viability of the centre as a whole. However, the contribution of other retail related-uses towards the success of the Primary Shopping Area should also be recognised. Therefore a flexible approach is taken where other retail related uses may be permitted providing that the predominance of retail shops at ground floor level is maintained within these areas.

- 6.13. Within the Primary Shopping Area the Borough Council will seek to retain at least 60% of the frontages within retail shop use at ground floor level. 100m will be measured using the centre point of the frontage of the application site (i.e. 50m in either direction). Where this centre point is within 50m of the edge of the primary shopping frontage, then the measurement will be up to 50m in either direction, but will not continue beyond the Primary Shopping Area designation.
- 6.14. It is recognised that there may be exceptional circumstances where an existing shop unit does not meet the above criteria but is no longer viable for retail shop uses. In these cases, where permission is required, alternative proposals for main town centre uses may be considered where evidence is provided to the satisfaction of Council that there is no realistic prospect of a retail shop use taking up the unit. This will be judged using the criteria set out within Policy RET7.
- 6.15. Outside of the Primary Shopping Area the approach taken in the remainder of town centre is for a wide range of uses that contribute towards the vitality and viability of the town. The proposal maps show the town centre boundary. In addition to traditional retail, alternative uses such as tourism related development, community uses, employment uses and residential properties can all have a positive impact on the economic wellbeing of the town centre.
- 6.16. The full use of upper floors across the town centre is strongly encouraged to both support a mix of uses and thus enhancing viability, while also encouraging maintenance of the whole building. All uses which contribute towards vitality of the town will be encouraged, including residential. Proposals should ensure that where appropriate independent access is retained or provided to upper floors.
- 6.16a The Council may consider imposing conditions on planning permissions for new premises within Class E on sites within Tewkesbury Town Centre in order to retain the premises within those uses requiring express planning permission for their change of use. The need for conditions will be approached on a case by case basis. Although the Council recognises that certain non-main town centres uses, including residential, can perform a complementary role and have a positive impact on the vitality and viability of the town centre, there may be instances where it is necessary to retain new premises in retail or commercial uses in order to promote the vitality and viability of the town centre and help facilitate its regeneration. This may be of particular importance on sites within Tewkesbury's Primary Shopping Area and at the regeneration sites set out at Policy RET9 of

⁶ The term 'retail related uses' is defined within the reasoned justification to Policy RET1

this plan. Applications for the removal or variation of such conditions will be considered having regard to the overall health of the town centre at the time of the proposal and any relevant policies.

Policy RET3 Retail Centres

Within the designated retail centres of Bishop's Cleeve, Winchcombe, Brockworth, Churchdown, Innsworth, Coopers Edge, Northway and the Local Centres provided within Strategic Allocations, proposals for retail related uses at ground floor level will be supported.

Where permission is required, the change of use from retail related uses will only be supported where the alternative proposal is a main town centre use, which supports the vitality and viability of the retail area, and no less than 50% of the remaining units within the designated area would be within retail related uses at ground floor level. Proposals that do not meet the requirements of this policy will only be accepted in exceptional circumstances where it can be demonstrated that an existing unit is unviable and unsuitable for retail related uses. Within the designated retail centres, conditions to limit changes of use may be imposed on new planning permissions if justified on a case by case basis.

On upper floors within the Retail Centres, proposals for residential use and main town centre uses will be supported.

Reasoned Justification

- 6.17. These retailing areas provide the location for a variety of local shopping uses which make a valuable contribution to the vitality and viability of the centre as a whole. The priority is to maintain retail related⁷ uses in these locations. Within these areas the change of use from retail related uses at ground floor level will generally be resisted in order not to devalue the retail attractiveness of the shopping area as a whole. However, other main town centre uses, such as leisure and community uses, can also have an important contribution towards the success of these local centres. Therefore, the Council will consider proposals for non- retail related uses for ground floor units within designated centres where it is demonstrated that the alternative use is a main town centre uses and would have a positive impact of the vitality and viability of the centre and support other retail related units. However, to maintain the retail function of the centre, the Council will expect at least 50% of units within the designated centre to be maintained as retail related uses.
- 6.18. It is recognised that there may be exceptional circumstances where an existing shop unit does not meet the above criteria but is no longer viable for retail related uses. In these cases alternative proposals for main town centre uses may be considered where evidence is provided to the satisfaction of Council that there is no realistic prospect of retail related uses taking up the unit. This will be judged using the criteria set out within Policy RET7.

⁷ The term 'retail related uses' is defined within the reasoned justification to Policy RET1

6.19. The full use of upper floors is strongly encouraged particularly where they are disused or underused; this will help to support a mix of uses and thus enhancing viability, while also encouraging maintenance of the whole building. Proposals should ensure that where appropriate independent access is retained or provided to upper floors.

6.20. The Council may consider imposing conditions on planning permissions for new premises within Class E on sites within the designated retail centres in order to retain the premises within those uses requiring express planning permission for their change of use. This may be necessary in order to protect the vitality and viability of the designated retail centres and to secure their contribution to the sustainability of the residential areas that they serve. This will be of particular importance at the proposed local centres within the JCS Strategic Allocations in order to secure the delivery of the allocations in accordance with their respective site specific policies and to enable the creation of sustainable new communities. Applications for the removal or variation of such conditions will be considered having regard to the overall health of the designated retail area at the time of the application, the likely impact that the loss of the facilities will have on the sustainability of the communities served and any relevant policies.

Policy RET4 Out of Centre Development

Proposals for main town centre uses, on sites located outside of designated centres, will only be permitted where a sequential approach has been followed and it is demonstrated that:

- i. If edge-of-centre, the proposals cannot be accommodated within a designated centre and, where proposal is above the threshold for an impact assessment, there will be no significant adverse impact on the overall vitality and viability of an existing centre.
- ii. If out-of-centre, the development is not capable of being located in a sequentially preferable location and, where the proposal is above the threshold for an impact assessment, there will be no significant adverse impact on the overall vitality and viability of an existing centre.

All proposals for retail and leisure development above the gross floorspace threshold set out in the NPPF, and not within a designated centre or on sites allocated for that use, will be required to submit a full Impact Assessment.

Conditions to limit changes of use may be imposed on new planning permissions if justified on a case by case basis.

Reasoned justification

6.21. Main town centre uses, including retail and leisure development, will be expected to be located within designated centres and in accordance with the settlement hierarchy set out in Policy RET1. This is in order to promote the competitiveness and vitality of existing centres and to promote

sustainable patterns of travel. As such, proposals for development considered to be a main town centre uses located outside of designated centres will normally be resisted.

- 6.22. In line with the NPPF, all proposals for retail or other main town centre uses that are not located within a designated centre will need to demonstrate that there is no other more sequentially preferable sites available. It will need to be evidenced that there are no suitable sites within a designated centre in the first instance. Only if this can be satisfied will edge of centre and then out of centre sites be considered. All proposals for retail, office and leisure development above the gross floorspace threshold set out within the NPPF and not within a designated centre will also be required to submit an Impact Assessment that addresses the requirements for Impact Assessments set out in the NPPF and its PPG.
- 6.23. Office development is considered to be a main town centre uses and will be subject to this policy. However, proposals for office development located within an identified employment area will be considered acceptable providing there would be no negative impacts on the viability of an existing centre.
- 6.24. Proposals under Policy RET4 will only be acceptable where they pass the sequential test and (where applicable) it has been satisfactorily demonstrated that there will be no significant adverse impact on the overall vitality and viability of existing centres. As the satisfaction of these policy tests is so closely linked to the specifics of the development in question (i.e. the operational circumstances of the business and the type of goods sold), any subsequent proposals for alternative uses will require careful consideration. As such, the Council will consider imposing conditions on planning permissions for new premises within Class E on sites located outside of designated retail centres in order to retain the premises within the use specified requiring express planning permission for their change of use. This will be approached on a case by case basis but may be necessary to ensure that any subsequent changes of use do not undermine the approach to main town centre uses set out at policies RET1-RET4 or the housing policies of this plan.
- 6.25. Proposals for retail uses that are outside of designated centres but relate to small shops or groups of shops in residential areas, or relate to agricultural/horticultural related retail, will be subject to policies RET5 and RET8 respectively.

Policy RET5 Single or Small groups of shops in residential areas

Schemes to establish small single shop units or small groups of shops, comprising retail uses within new residential areas or existing settlements but outside of designated retail areas will be permitted provided that such facilities:

1. Primarily serve the needs of the local community, and are of an appropriate size and scale;
2. Do not cause adverse impact by reason of traffic, parking, or disturbance to living conditions; and
3. Do not adversely affect the vitality and viability of existing retail centres.

Where permission is required the sequential test will not be applied to proposals involving retail related units of 280sq.m gross floorspace or under (either individually or cumulatively) that meet the policy criteria above. Retail related proposals which exceed this floorspace threshold in these locations will be subject to the sequential test set out at Policy RET4.

The change of use of existing single or small groups of shops will be resisted and only permitted in accordance with Policy RET7.

Reasoned justification

6.26. Local shopping facilities provide a valuable service to communities and settlements, particularly for people who are unable to visit larger retail centres. The Borough Council will encourage the introduction of new facilities within settlements, existing or new housing areas subject to criteria which ensure that the proposal is of an appropriate scale to serve the requirements of the immediate local community without adversely affecting other retail centres, and will not result in any adverse impact through, for example, increased traffic movements. Where new facilities are appropriate but no suitable sites exist within the communities which they are intended to serve, the Borough Council may be prepared to grant permission on sites adjacent to these areas on appropriate sites. In such cases, the Council may consider imposing conditions on planning permissions to remove permitted development rights allowing the subsequent change of use to alternative non-retail related uses.

Policy RET6 Hot Food Takeaways

To avoid the over-concentration of hot food takeaways, the Borough Council will only grant permission for such proposals where they would not:

1. Result in more than two hot food takeaway outlets adjacent to each other; and
2. Lead to more than two hot food takeaway outlets in any continuous frontage of 10 retail units or less

If these thresholds are not breached, the Borough Council will consider proposals for hot food takeaway uses favourably, subject to all other retail policies, providing there would be no adverse impact on the amenity of neighbouring uses with regard to noise and odour pollution.

All applications for hot food takeaway uses must be accompanied by full details of extraction and ventilation systems required.

Reasoned Justification

6.27. Hot food takeaways make a valuable contribution to the viability of retail centres. However, the Borough Council seeks to prevent the over-concentration of these uses. The primary reason being that these uses are often closed during the day and operate mainly in the evening. The Council

want to avoid the proliferation of inactive frontages within existing centres during the day that could have a negative impact on viability and vitality. Therefore, while hot food takeaway uses are acceptable in principle in designated centres, any clustering is to be controlled. This will help to ensure that takeaways are more evenly distributed throughout centres which will lessen the effect of any daytime inactivity.

Policy RET7 Local Shops and Public Houses

The change of use of local shops and public houses will not be permitted unless:

1. Evidence is provided that shows that the existing use is no longer financially viable and that it has been adequately marketed as a going concern at a realistic price for a period of 18 months; and
2. That efforts have been undertaken to secure the viability of the facility through applications for grant aid, business advice and discussions with community groups, parish councils, the Borough Council, the County Council, and other national or local bodies with a direct interest in rural service provision

Where the loss of a local shop or public house is to occur, preference will first be given to proposals for a change of use to another business or community operation.

The partial change of use of a shop or public house, in order to diversify the existing business and maintain its financial viability, will be encouraged. Proposals must maintain and not prejudice the continued operation of the existing business.

Reasoned Justification

- 6.28. The Borough Council recognises the role played by village stores, local shops and public houses within residential areas of the settlements which serve the day-to-day needs of local communities, particularly those people who would find it difficult to use town centres such as the elderly, those with young children or without access to a car.
- 6.29. The closure of a public house particularly where it is the only one in the settlement, would cause harm to the economic and social life of that settlement. Public houses may also provide food, and accommodation as well as being a meeting place for local groups and a good place for local advertising of public meetings or events. In tourist destinations, or on long distance footpath routes, the public house may also have a seasonal caravan or camping site, such facilities particularly where they are the only ones in the settlement, are important to visitors to the area.
- 6.30. To assess applications for the change of use or redevelopment of existing village shops and public houses, the Borough Council will require a thorough analysis of the existing operation and the attempts taken to secure the future and viability of the business.

6.31. Although outside of the planning process, regard should also be had to the Assets of Community Value where applicable to pubs and shops. The Localism Act 2011 provided the requirement for district councils to maintain a list of assets of community value, which can either be land or buildings, nominated by local community groups or parish councils. When listed assets come up for sale or change of ownership, the Act gives local community groups the time to develop a bid and raise the money to bid to buy the asset when it comes on the open market. The scheme is also known as the community right to bid.

Policy RET8 Agricultural/Horticultural Retail in the countryside

Proposals for new farm shops and garden centres in the countryside, as well as extensions to existing premises, will be permitted where they are directly related and ancillary to an existing agricultural or horticultural business and the majority of the produce/products for sale are produced on the premises or holding.

Proposals for new farm shops or extensions that are not in accordance with the first requirement of this policy may be considered favourably where the majority of products sold would be produced in the local area and relate to agriculture, horticulture and other rural industries; where it can be demonstrated that there are no suitable alternative premises/sites in nearby settlements, and where the Council is satisfied that the proposal would not adversely affect the viability or vitality of local shopping facilities.

Proposals not in accordance with the provisions set out above will instead be considered against Policy RET4 and the remaining provisions of this policy will therefore not apply.

In all cases the proposal:

1. Must not result in an adverse landscape impact or harm to the rural character of the area
2. Must be well located in relation to the primary road network, and do not result in any adverse traffic impact
3. Should, where possible and appropriate, involve the conversion and re-use of existing buildings on the site

Special attention will be given to the siting, design and layout of buildings, structures and parking areas. The extent of buildings/ancillary structures, outdoor sales/display areas, and the range of goods which can be sold will be controlled. The scale and scope of any additional services will be restricted to ensure that they are ancillary to the main use.

Reasoned Justification

6.32. This policy applies to proposals for retail development in the countryside that are related to agriculture or horticulture, such as garden centres and farm shops. The countryside for the purposes of this policy is defined as those parts of the Borough located outside of defined

settlement boundaries and outside of the designated retail areas referred to at Policy RET1. Any wider retail proposals, both in terms of use and location, will be considered using the other relevant retail policies in this plan.

- 6.33. The Borough Council is supportive of retail development that is related to agricultural and horticultural produce and recognises the important role that this can play in the rural economy. At the same time however there is a tendency for such retail uses to diversify the range of goods sold to a point where they have no specific locational need to be in the countryside and compete with the range of goods sold in local shopping centres. This policy seeks to manage the nature of the retail activities to ensure that developments remain compatible with their rural location and would not harm the vitality and viability of the Borough's retail centres. Proposals for new farm shops and garden centres will therefore only be acceptable in principle where they are directly related and ancillary to an existing agricultural or horticultural business, and the majority of goods for sale are produced on the premises or holding. For the purpose of this policy a majority is defined as a minimum of 60%. Although it is accepted that a proportion of products will be imported from elsewhere, these must still be agricultural or horticultural produce or items directly related to these activities.
- 6.34. The Council will seek to restrict, through the use of conditions, the range of goods sold to ensure that they are compliant with this policy. Furthermore, any additional services such as cafes will be strictly controlled and will only be permitted where they are ancillary to the floorspace dedicated to the principal function of the premises for the sale of plants, horticultural goods or food products.
- 6.35. To support the wider rural economy and to provide some flexibility in situations where it is not possible to provide a majority of products from the farm itself, or where a farm shop would be an entirely new entity (i.e. it is not ancillary to a farm), the Council may look favourably upon proposals that would act as an outlet for local farms, nurseries and other rural industries (for example rural crafts). Such proposals will however only be acceptable where the products sold would be produced in the local area which is defined as the area within a 20 mile radius of the site. Furthermore, priority will always be given to premises/sites within settlements (rather than open countryside) and to the protection of local shopping facilities in settlements and retail centres. Proposals will therefore only be acceptable where there would be no conflict with these priorities.
- 6.36. Garden centres in particular can have a significant impact on the rural landscape given the type of goods sold, the number of buildings and structures on the site, parking areas and advertisements. This policy seeks to mitigate this impact by ensuring that new proposals are focused on an existing built or derelict site such as a redundant group of farm buildings, and sited in such a way as to minimise its visual impact. The popularity of such centres means that highway issues are often critical. The Borough Council will seek to ensure that there is no adverse impact on the local highway network. Farm shops often appropriate uses for redundant or under-used traditional buildings, particularly where a parking area can be created within a farmyard. Where this is not practicable, any new structures or buildings necessary for sales and storage must be small scale, designed and sited so as to be generally unobtrusive in the landscape.

6.37. Proposals for new garden centres and farm shops that are not in accordance with RET8 will be considered in relation to Policies RET4 of this plan.

Policy RET9 - Tewkesbury Town Regeneration

Tewkesbury Borough Council will support proposals that contribute towards the regeneration of Tewkesbury Town Centre.

The following sites are identified on the Policies Map as key redevelopment opportunities:

- a) Healings Mill – this site is suitable for a mixture of uses including residential, employment uses, retail and leisure, cafes, restaurants and tourist related development
- b) Spring Gardens – this site is suitable for a complementary mix of uses that add to the life and vitality of the town centre, including residential, retail and leisure, cafes, restaurants and employment uses. Public space may also be provided for markets and other events.
- c) MAFF site – this site is suitable for higher density residential uses including housing and a care home. Alternative uses, including public car parking, may be considered where they contribute positively towards the wider town centre regeneration strategy

In all cases proposals will be expected to be in conformity with the relevant development principles and parameters set out in the Tewkesbury Town Regeneration Supplementary Planning Document and, where appropriate, contribute towards the objectives and projects set out therein.

Reasoned Justification

6.38. The Tewkesbury Town Centre Masterplan Strategic Framework Document was published in 2012 to set out the regeneration programme for the town centre. The document contains the overarching vision and objectives for the town, key themes and development principles, and the key physical regeneration projects. The Borough Council are in the process of refreshing the masterplan and intended to adopt it as a Supplementary Planning Document in 2018.

6.39. Any proposals within the town centre, or that would impact on the viability and vitality of the town centre, will be expected to be in conformity with the ambitions and principles of the masterplan. In particular, proposals should not prejudice the delivery of the regeneration projects that are identified which are critical to the success of the town. This policy identifies three specific regeneration sites within the town: Healings Mill, Spring Gardens and the MAFF site. Healings Mill and Spring Gardens are proposed for a mix of uses, but are expected to contain a significant element of residential development. As such, these sites have also been allocated for housing under Policy RES1 of this plan, and is relevant to any development involving these sites. Whilst the MAFF site is considered to be suitable for residential development and/or a care home, the site may be required for alternative uses as part of the wider town centre regeneration strategy. All

proposals on the site will be considered on their merits having regard to the adopted Development Plan and the Tewkesbury Town Regeneration Supplementary Planning Document. All proposals on the site should also achieve an overall enhancement to the site's biodiversity value and its contribution to the green infrastructure network; including by avoiding (or mitigating) harm to the designated Local Wildlife Site (Tewkesbury Disused Railway Line), ensuring the retention and long term protection of the mature trees on site subject to a Tree Preservation Order (No. 229) and delivering biodiversity/green infrastructure enhancements either within the site itself or to the wider Local Wildlife Site/green corridor. The site's location within an Air Quality Management Area should also be addressed by including measures to improve air quality and providing any necessary measures to mitigate air quality impacts on new residents. Furthermore, proposals on the site will be expected to employ creative SuDS solutions and explore and implement opportunities to improve runoff rates and reduce the risk of flooding. A minimum discharge reduction of 40% will be expected. Proposals should also address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017).

7. Quality Places

Introduction

- 7.1. The quality of the both the urban and natural environment is a fundamental characteristic of the excellent quality of life that is offered in the Borough. Maintaining and building on the quality of the environment is a vital component of achieving sustainable growth and increasing the attractiveness of the Borough as place to live, work and invest. New development has an important role to play in meeting this objective and there will be an expectation that high standards of design should be incorporated into all proposals.
- 7.2. Through the National Planning Policy Framework the Government has attached great importance to the design of the built environment as well as conserving and enhancing the natural and historic environment. It endorses the fact that good design is a key aspect of sustainable development as requires local plans to develop robust and comprehensive policies to set out the expectations for the quality of development that will be expected.
- 7.3. The Joint Core Strategy provides the overarching policies in regard to design and quality of the urban environment. Policy SD4: Design Requirements provides the key strategic design policy, and overarching framework, to which all new development proposals in the Borough should adhere to. In addition, Policy SD8: Historic Environment presents the strategic guidance for development relating to heritage issues.
- 7.4. The role of the Borough Plan is to provide more locally specific guidance on design considerations that are important for the Borough.

Policy DES1 Housing Space Standards

Tewkesbury Borough Council adopts the Government's nationally described space standards. All new residential development will be expected to meet these standards as a minimum. Any departure from the standards, whether for viability or physical achievability reasons, will need to be fully justified at planning application stage.

New residential development will be expected to make adequate provision for private outdoor amenity space appropriate to the size and potential occupancy of the dwellings proposed.

Reasoned justification

- 7.5. The Government introduced its nationally described space standards in March 2015 to provide a standardised approach to requirements and provided greater certainty for developers. The standards are set out at Appendix 1 to the plan. These are optional standards and the Borough

Council has considered that there is a need to apply them in the area and that doing so would not compromise the viability of development. Evidence to support this is provided in the Tewkesbury Borough Plan - Housing Standards Background Paper.

- 7.6. These space standards will be applied to all residential development, across all types and tenures, to ensure that high quality homes are delivered that provide a sufficient amount of internal space appropriate for occupancy of the dwelling.
- 7.7. The Borough Council recognise, however, that there may be circumstances where the minimum space standards will not be physically achievable due to other design considerations. Good examples of this may be in the conversion of particular buildings (for example Listed Buildings, non-designated heritage assets and traditional rural buildings) whose existing structure would not allow for these standards to be achieved but the Council recognises the importance of bringing the building back into viable use (subject to policies HER3, HER6 and RES6 as appropriate). In these cases the Council may consider a different approach providing that it is fully justified by the applicant and is not due to over-concentration of units within a development.
- 7.8. New residential development will also be expected to make adequate provision for private amenity outdoor space suitable to meet the needs of the occupants of that dwelling. This includes provision for communal amenity space for flats. As such, the amount of outdoor space provided should a scale that reflects the size of the dwelling and the potential number of occupants. Although specific standards are not provided, as a general guide, individual houses should provide a garden of a minimum depth of 10m from the rear of the property. However this should be seen as a minimum and the garden size should be based on the size of the dwelling.

Policy DES2 Street Signage & Furniture

Proposals for new signage and street furniture should demonstrate a clear and identified need and seek to protect and enhance the character of the environment. Proposals will be required to take into consideration existing signage and street furniture in the streetscape, and should be designed and sited to avoid forming an obstruction or causing visual clutter

Where new signage or street furniture is required then all opportunities should be taken to utilise existing structures for mounting, amalgamate street furniture, and remove any redundant items.

The use of pedestrian guard rails and bollards will generally not be supported unless there is an unavoidable safety requirement for their installation.

The installation of signage or street furniture that would obstruct a pedestrian walkway or cycle route will not be supported.

Reasoned Justification

- 7.9. Street signage and street furniture have an important function within the Borough in enhancing the experience of the visitor by providing clear information and directions as well as providing other essential facilities such as seating and bins. Therefore it is recognised that this infrastructure is important to the success and operation of town and village centres. However, the provision of street furniture also has the potential to detract from the quality of the environment and impact on accessibility if it is not implemented appropriately. The Borough Council will therefore seek the provision of well designed, high quality street furniture where there is an essential requirement for it.
- 7.10. In judging whether a proposal is appropriate the Council will consider how the development would impact on visual amenity, particularly with regard to existing street furniture in the vicinity, to avoid unnecessary clutter. The Council will also consider if the implementation of any street furniture would have a negative impact on accessibility and ease of movement for all users. Opportunities for betterment, where street furniture can be improved or consolidated, will be encouraged.

Policy DES3 Advertisements, Signs & Notice Boards

Advertisements, signs and notice boards will only be permitted where they are well sited, in scale and character with, and of a design appropriate to, the building and the locality.

Directional signs for businesses, while not appropriate in a village or town street, may be acceptable in rural areas where there is no conflict with visual amenity and public safety provided that any such signs are kept to the minimum necessary (normally only one sign), and purely serve to inform customers as to the location of the business without containing additional extraneous information. Any illumination must be appropriate to its location.

Reasoned Justification

- 7.11. While signs and advertisements have an important role to play in benefiting both commerce and customers, and in many areas can provide life and interest to the street scene, at the same time Tewkesbury Borough Council is committed to ensuring that signage and advertising of an inappropriate design does not detract from the quality of either individual buildings, a shopping street, village centre or the surrounding area.
- 7.12. Within rural areas off-site signs providing directions to businesses can quickly produce an unsightly impact within the countryside and are generally inappropriate. However, advance signs which direct customers to facilities within rural areas located away from main roads and which rely on casual visitors may be appropriate, provided that such signs simply sign the location of the business without any additional information or advertisements.

- 7.13. The use of sensitive design in all areas need not compromise the purpose of the advertisement in attracting attention to a specific facility. In all cases Tewkesbury Borough Council will not grant consent for poorly sited or badly designed advertisements which can have an adverse impact over a wide area, and could also create an unfortunate precedent.
- 7.14. To be acceptable proposals must demonstrate that they are of high quality design, permanent appearance and of a size which does not detract from the visual amenity of either the building to which it is to be attached, or the immediate locality. Signs combining more than one advertisement are often preferable. It is very unlikely that signs extending above fascia level will be acceptable.
- 7.15. Particular consideration will be given to the potential impact of illuminated signs. Where such illumination is acceptable, preference will be given to external as opposed to internal means of illumination.

Policy DES4 Shopfronts

Proposals for new shopfronts, or for alterations to existing shopfronts, including any signage, should be of a scale, style and use materials that are visually appropriate both to the buildings to which they relate and the character of the surrounding area.

In conservation areas and on listed buildings historic shopfronts should be retained and restored where possible and new features should be in keeping with the traditional features of the building and/or area.

Reasoned Justification

- 7.16. The style of shopfronts plays an important role in the townscape. Where possible, improvements will be sought to remedy poor design in an existing shopfront. Particular attention will also be paid to the colour and finish as well as the lettering styles used in proposed designs. The increasing incidence of proposals for security grilles and shutters is a particular cause of concern because of their adverse visual impact upon the street scene. Blinds or canopies of inappropriate materials, colour or form can seriously damage the visual integrity of a building and/or streetscape to the detriment of the conservation area.
- 7.17. The Borough Council will publish a Shop Front Design Guide that will be a Supplementary Planning Document. This will provide additional detail to this policy on how proposals affecting shop fronts can achieve high quality design standards. All proposals relating to shop fronts will be required to be consistent with this guidance.

Policy HER1 Conservation Areas

Proposals for development in or within the setting of conservation area will need to have particular regard to the potential impact on its character and setting. New development will be expected to preserve or enhance the character and appearance of conservation areas through high quality design and use of appropriate materials.

Proposals will be required to demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character. Proposals should reflect any conservation area appraisals and management plans.

Special attention should be given to the protection and enhancement of historic features which contribute towards the area's townscape and historic character. This includes the retention and use of traditional materials.

Full details of design and materials to be used will normally be required for development in conservation areas. Therefore, outline planning applications will generally not be appropriate.

Reasoned Justification

- 7.18. Tewkesbury Borough contains a number of Conservation Areas that have been designated for their special architectural and historical important. It is critical that these areas are protected in order to safeguard the features that make them special. The Borough Council will therefore only grant permission for development which respects and maintains the integrated of Conservation Areas. The following Conservation Areas are designated in the Borough: Ashleworth, Bishops Cleeve, Buckland, Church End, Dumbleton, Forthampton, Great Washbourne, Gretton, Laverton, Snowhill, Stanton, Tewkesbury, Winchcombe and Woodmancote. The precise location and extent of the Conservation Areas will be shown on the Policies Map when published.
- 7.19. The character of a Conservation Area is the sum of many factors, all of which need to be considered when establishing proposals for new development. Any relevant conservation areas appraisals and management plans should be consulted at an early stage to inform new proposals.
- 7.20. In considering whether planning permission should be granted for a proposed development within a conservation area, design and siting detail will always be important factors. These should be appropriate to the character, scale, style and materials of the existing building(s) and its setting. New development of an inappropriate design or materials, or in an unsuitable location will not be supported by the Council. The use of appropriate traditional window and door designs which are sympathetic to the design of historic buildings is particularly important in maintaining the attractiveness of a conservation area. Additionally, the removal of established trees, hedges, water features and open spaces in conservation areas can harm the visual quality of the area being conserved.

7.21. An assessment of the appropriateness of a proposal within the conservation area can only be properly considered in the context of a full planning application. Clear, accurate and detail drawings are essential which show the proposed development in its townscape context or setting. In the interests of ensuring that development contributes positively to preserving and enhancing the character and appearance of conservation areas, the availability of contextual information should provide a clearer view of the likely impact of development proposals for effective decision making.

Policy HER2 Listed Buildings

Alterations, extensions or changes of use to Listed Buildings, or development within their setting, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

Any proposals which adversely affect such elements or result in the significant loss of historic fabric will not be permitted.

Any alterations, extensions or repairs to the Listed Buildings should normally be carried out using the traditional materials and building techniques of the existing building.

Reasoned Justification

7.22. Tewkesbury Borough Council has a statutory duty to have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest which it possesses. The character of such buildings is easily damaged by inappropriate building work which pays no regard to the building's materials. In particular, the appearance of historic buildings has in the past been adversely affected by the unsympathetic replacement of doors and windows. In determining planning applications that affect such buildings the Borough Council will have particular regard to the extent to which the proposal enhances the significance of the heritage asset. Care must also be taken in relation to respecting the setting of listed buildings.

7.23. Maintenance and alteration work should where possible be carried out using appropriate materials for the building concerned. This includes the use of lime rather than cement mortars and the use of stone, slate, brick and clay tile rather than reconstituted products. Timber frames are particularly vulnerable to the damaging effect of repairs using unyielding modern structural members which can cause destructive stresses as the building "breathes" with changing temperature and humidity. Technical advice, or information on where to obtain it will be offered by the Council's Conservation Specialist and/or Historic England. This policy will apply to both planning and listed building consent applications.

7.24. Tewkesbury Borough Council will support the change of use of listed buildings where the alternative use is compatible with and will preserve the character and appearance of the building and its setting.

7.25. There are over 1800 Listed Buildings in the Borough. The location and details of these can be found at <https://historicengland.org.uk/listing/the-list/> and <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>.

Policy HER3 Historic Parks and Gardens

Development proposals affecting historic parks and gardens, as identified on the Policies Map, will be considered against the following criteria:

1. Development that would destroy, damage or otherwise adversely affect the character appearance or setting of historic parks and gardens (including those identified as being of special historic interest), or any of their features will not normally be permitted.
2. Planting schemes which enhance, manage or re-create features of historic parkland and gardens and associated landscape will be encouraged.

Reasoned Justification

7.26. Historic parks and gardens should be safeguarded from development that would destroy them or adversely affect their character. Historic England has published a Register of Parks and Gardens of Special Historic Interest. There are 6 such parks and gardens within Tewkesbury Borough and these are as follows:

- Highnam Court
- Snowhill Manor
- Stanway House
- Sudeley Castle
- Toddington Manor
- Tewkesbury Cemetery

7.26b There are also historic parks and gardens that are non-registered assets. Such parks and gardens will be considered as non-designated heritage assets under Policy HER5 and may be identified on any 'local list' that the council produce. Further information is available through the

Gloucestershire Historic Environment Record and the Gloucestershire Historic Landscape Characterisation archives and should also be consulted.

7.27. Management of historic landscapes is also needed including the re-establishment of traditional farming methods and the restoration of landscapes damaged by previous development or neglect. Regard should also be taken of the wildlife interest of parkland, and appropriate management undertaken of features important for nature conservation.

Policy HER4 Archaeological Sites and Scheduled Monuments

Scheduled Monuments and sites of national archaeological importance will be preserved in situ. Development which would lead to substantial harm or loss of these sites and their setting should be wholly exceptional and will not normally be permitted.

Where development will cause harm or loss, as identified after an appropriate assessment and evaluation, provision should be made for excavation and recording with the appropriate publication and curation of the archive.

Reasoned Justification

7.28. Sites of national archaeological importance and scheduled monuments within the Borough form an important part of the area's character and heritage. These assets must be preserved in situ due to their historical significance. There are 56 Scheduled Monuments in the Borough. Any loss or harm to the significant of these sites and their setting should be wholly exceptional and will need to be robustly justified in line with the requirements of the NPPF. The location and details of these can be found at <https://historicengland.org.uk/listing/the-list/>.

7.29. Where development is to cause harm or loss then as a minimum the Borough Council will expect there to be a programme of archaeological investigation. Its scope will depend on the results of any assessment and may include survey, excavation, recording or a watching brief, and the analysis, archiving and publication as is appropriate.

7.30. The Gloucestershire County Council Historic Environment Record should be consulted in order to obtain an indication of the archaeological significance of potential development sites. The County Council should be consulted with at an early stage and will also be able to advise on whether any further investigation will be necessary. The results of this evaluation, together with proposals for the treatment of identified archaeological remains, should be submitted in support of a planning application.

Policy HER5 Non-Designated Heritage Assets

Non-Designated Heritage Assets will be conserved having regard to the significance of the asset and its contribution to the historic character of the area.

Proposals affecting a Non-Designated Heritage Asset and/or its setting will be expected to sustain or enhance the character, appearance and significance of the asset.

Proposals that seek the preservation and/or enhancement of these assets will be encouraged.

Historically important groups of farm buildings will be protected from proposals for destructive development or demolition.

Reasoned Justification

- 7.31. Across Tewkesbury Borough there are a wide range of non-designated heritage assets that do not benefit from a national statutory designation such as Listed Building status. However, these assets still have an important contribution to the heritage of the area and the character of the environment. The Council is working to produce a 'local list' to provide a live resource of such non-designated assets, including principles and criteria for listing. However, the local list cannot be exhaustive and will not determine what assets will be subject to this policy. Assets may also be identified by the Council as part of the planning application process. However, further local heritage asset information is available through the Gloucestershire Historic Environment Record and should also be consulted. The retention and preservation of these heritage assets will be sought and proposals to conserve them will be supported. Any proposals to remove or alter these assets will be assessed against the significance of the asset, the impact on the features that make the asset important and impact that the proposal would have on wider the character of the area.
- 7.32. Non-designated heritage assets also include non-designated archaeological assets across the Borough that also make a valuable contribution to the area's heritage. Proposals for new development should to preserve these where possible and, where appropriate, provision should be made for excavation and recording with an appropriate assessment and evaluation in line with Policy HER4.

Policy HER6 Tewkesbury (1471) Historic Battlefield

Development will be expected to conserve, and where appropriate enhance, the significance of the registered site of the battle of Tewkesbury (1471) and its setting.

The development of tourism infrastructure, related to the battlefield, will be supported where the character and integrity of the battlefield and its setting would be conserved in a manner appropriate to its significance.

Reasoned Justification

- 7.33. The site of the Battle of Tewkesbury (1471) is registered by Historic England. It is a nationally important historic asset and of huge significance to the both Tewkesbury Town and the wider Borough. The Borough Council will therefore not support any proposals that would cause loss or harm of the site. As such, in general new development will not be appropriate.
- 7.34. It is recognised, however, that some small-scale tourist-related infrastructure that supports the battlefield as a tourism and education attraction may be appropriate. The public benefits of this may outweigh the outright preservation of the registered site. However, any new development must be of a high quality design that is sympathetic to the historic nature of the battlefield and sensitively designed to reduce impact of the historic landscape.

8. The Natural Environment

Introduction

- 8.1. The NPPF advises that planning policies and decisions should contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; minimising impacts on and providing net gains for biodiversity; preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 8.2. The JCS provides a set of overarching policies in respect of landscape protection (Policy SD6), the AONB (SD7), Biodiversity and Geodiversity (SD9), Health and Environmental Quality (SD14), Flood Risk Management (INF2), Green Infrastructure (INF3) and Renewable and Low Carbon Energy (INF5). In most respects this policy framework is comprehensive enough to ensure the delivery of high quality, sustainable development within Tewkesbury Borough. There are however a number of non-strategic, local level constraints and issues that require further detailed policies to be made within this plan.

Policy LAN1 Special Landscape Areas

Proposals for new development within Special Landscape Areas, as identified on the Policies Map, will be permitted providing:

- The proposal would not cause harm to those features of the landscape character which are of significance;
- The proposal maintains the quality of the natural and built environment and its visual attractiveness;
- All reasonable opportunities for the enhancement of landscape character and the local environment are sought.

Where a proposal would result in harm to the Special Landscape Area having regard to the above criteria, this harm should be weighed against the need for, and benefits from, the proposed development. Proposals causing harm to the Special Landscape Area will only be permitted where the benefits from the development would clearly and demonstrably outweigh the identified harm.

Reasoned justification

- 8.3. Special Landscape Areas (SLA) are a local landscape designation originally introduced through the Gloucestershire Structure Plan in 1982. They are defined as areas of high quality countryside of local significance. While SLAs are of a quality worthy of protection in their own right, they also play a role in protecting the foreground setting for the adjacent Cotswolds AONB. The SLA is defined where the topography is a continuation of the adjacent AONB and/or where the vegetation and associated features are characteristic of the AONB. For the above reasons the Council considers the SLA to be a valued landscape having regard to paragraph 170 of the NPPF.
- 8.4. The boundaries of the SLA are identified by breaks of slope, or the inclusion of the foreground setting to a change of slope and will follow identifiable physical features including ditches, rivers and streams, hedgerows and field boundaries, woodland edges, roads, public rights of way and tracks, railway lines and settlement edges. The Tewkesbury Borough Plan does not intend to alter the extent of the SLA from that featured in the Tewkesbury Borough Local Plan to 2011.
- 8.5. In assessing whether developments are appropriate it must be recognised that the Cotswold landscape is not uniform in character, and includes various forms of landscape type each with its own distinctive topography, vegetation and visual characteristics. Further information on the various landscape character types within the SLA can be found within the Gloucestershire Landscape Character Assessment and the Cotswolds AONB Landscape Character Assessment.
- 8.6. Proposals within the SLA should be landscape led and must enable the protection of those features of the landscape character which are of significance. Proposals should also seek appropriate opportunities to enhance the landscape character and the natural and built environment; for example through appropriate new planting that is compatible with the relevant landscape character type; and through the use of natural, vernacular materials for external building finishes and boundary treatments.
- 8.7. In cases where the impact of a proposed development on the setting of the AONB is a potential issue regard must also be had to AONB Policy within the Joint Core Strategy, the policies set out Cotswolds AONB Management Plan and guidance within the Cotswolds AONB Landscape Character Assessment and the Cotswolds AONB Landscape Strategy and Guidelines.

Policy LAN2 Landscape Character

All development must, through sensitive design, siting, and landscaping, be appropriate to, and integrated into, their existing landscape setting. In doing so, relevant landscape features and characteristics must be conserved and where possible enhanced, having regard to the Gloucestershire Landscape Character Assessment 2006 and the Cotswolds AONB Landscape Character Assessment 2003. All proposals which have potential for significant landscape and visual effects should be accompanied and informed by a Landscape and Visual Impact Assessment (LVIA) to identify the sensitivity of the landscape, and the magnitude and significance of landscape and visual effects resulting from the development, using a suitably robust methodology.

Reasoned justification

- 8.8. The countryside within and around the Borough of Tewkesbury consists of a rich mosaic of landscapes which are continually shaped by changes in the natural environment and human activity. All of these areas exhibit their own unique landscape patterns, and it is essential that their most important elements are recognised, conserved, and enhanced through new development. The distinct character areas are identified and described in the Gloucestershire Landscape Character Assessment 2006 (GLCA), drawing on analysis of a series of detailed 'landscape character types'. Further landscape character assessments are also provided separately for the Cotswolds AONB which has the highest status of landscape protection.
- 8.9. Away from the Cotswolds AONB, Tewkesbury Borough is dominated in particular by the Severn Vale Landscape Character Area as identified in the GLCA. This area is generally characterised by a gently undulating low-lying floodplain and riverside meadows contained between, and contrasting with, the Cotswolds escarpment and wolds to the east and the Forest of Dean to the west. These result in open, expansive areas and settled unwooded vales with little tree cover or hedgerows, lush pastureland and extensive patterns of ditches, streams, and other watercourses. Even so, the area also has a complex variety of underlying geology which has produced, amongst other landscape characteristics, elevated areas in a sequence of 'vale hillocks' and 'escarpment outliers'. This complex pattern means that whilst the area presents as a broad plain at a regional scale, there is nonetheless intricate diversity at the local landscape scale which must be appropriately identified and respected in making development proposals.
- 8.10. It is important that each of the discrete character areas are cherished and conserved on the strength of their intrinsic, locally distinctive landscape qualities, rather than through any comparative measure of subjective value. New development should therefore be carefully managed so that it is sensitively integrated into its landscape surroundings. Local landscape character including individual landscape features should be preserved and opportunities to enhance features and characteristics through new development should be taken.

Policy LAN3 Gaps of Local Importance

The council will protect the Gaps of local importance identified on the Policies Map to help retain the separate identity, character and/or landscape setting of settlements and prevent their coalescence.

Development within Gaps of Local Importance as shown on the Policies Map will only be permitted where:

- the open or undeveloped character of the gap would not be significantly adversely affected;
- the separate identity and character of the settlements would not be harmed; and
- the landscape setting of the settlements would not be harmed.

The likely impact of the proposal in conjunction with any other developments with extant planning permission will be taken into account.

Proposals in conflict with these requirements will only be permitted where the development is directly related to the essential needs of agriculture, forestry or other land based industries.

Reasoned Justification

- 8.11. Gaps of Local Importance are required in order to help to protect the separate identity, character and landscape setting of a number of settlements between which there is open land that may be subject to development pressures.
- 8.12. The following Gaps of Local Importance are identified on the Policies Map:
 - Land between Bishops Cleeve and Gotherington
 - Land between Twynning and Church End
 - Land between Winchcombe and Greet
- 8.13. With regard to land between Bishops Cleeve and Gotherington, the Landscape and Visual Sensitivity Study for the Rural Service Centres and Service Villages (LVSS) (Toby Jones Associates Ltd, November 2014) identifies that this area (parcels Bish-01 and Goth-01) is overlooked from elevated vantages including national trails, popular viewpoints and the heritage railway, and finds the parcel to be of high visual sensitivity due to its important role in separating Bishops Cleeve from Gotherington.
- 8.14. With regard to land between Twynning and Church End, Policy ENV2 of the Twynning Neighbourhood Plan (2011-2031) requires that development proposals should ensure the retention of the open character of the countryside between Twynning Village and Church End and not detract from this open and undeveloped character. Furthermore, it is considered that this area contributes to the open rural setting of Church End's Conservation Area.
- 8.15. With regard to land between Winchcombe and Greet, the LVSS finds the landscape character sensitivity of this area to be high as it provides a sense of openness between the two settlements. Further to this the Winchcombe Town Landscape Sensitivity Study (Toby Jones Associates Ltd, November 2014) finds that new development within this area would have an important adverse effect on local landscape character and an important adverse effect on visual receptors as it would reduce the sense of separation between Greet and Winchcombe.
- 8.16. For the reasons stated above it is considered to be important to protect the identified gaps from development which would adversely affect their open, undeveloped character; reduce the separation between the named settlements; and harm their landscape setting.

8.17. Whilst the policies elsewhere in this plan provide some control of development in the countryside, they do allow for exceptions such as rural exception sites, certain forms of employment development and tourism related development to name a few.

8.18. As such there is a risk that, without the added protection of Gaps of Local Importance, the separate identity and character of the settlements, and/or their landscape setting would be significantly adversely affected. There would particularly be a risk of gradual incremental development, and where the gap is narrow there would be a potential risk of coalescence of the settlements.

8.19. Gaps of Local Importance are not intended to prevent all forms of development and will inevitably include some development already. There may be opportunities, through appropriate location, siting and design, to accommodate some new development in a Gap of Local Importance without significantly adversely affecting the open or undeveloped character of the gap, or harming the separate identity and character of the settlements, or their landscape setting (i.e. by locating some limited development within an existing group of buildings or by re-using or redeveloping existing buildings). Furthermore, there are numerous existing land based businesses (i.e. farms) located within the Gaps of Local Importance. These form an essential part of the rural economy and their associated buildings are generally viewed as being appropriate in the rural landscape. The requirements of Policy LAN3 do not therefore apply to development directly related to the essential needs of agriculture or other land based industries although these will still need to have an acceptable impact on the landscape in accordance with Policy AGR1 and Policy SD6 of the JCS in addition to those policies relating to specific landscape designations.

Policy LAN4 Locally Important Open Spaces

Locally Important Open Spaces (as identified on the Policies Map) will be protected from new development that would adversely affect their open character and appearance.

Development resulting in an adverse effect on the open character and appearance of a Locally Important Open Space will only be permitted where it would result in benefits to the community that would outweigh the importance of the open space.

Reasoned justification

8.20. The Borough Council considers that the reduction or loss of the defined Locally Important Open spaces may adversely affect the character and setting of the settlements in which they are located. These areas are considered to be of amenity value to the public, clearly visible and important to the character of the settlement and the street scene. Appendix 2 lists the Important Open Spaces together with a summary of their reason for designation.

- 8.21. Examples of areas identified as important open spaces are where the land is a focal point in the street scene, provides the setting for a landmark building, such as a church, or forms a landscaped edge to the built up area of a settlement.
- 8.22. It should be noted that a number of the Locally Important Open spaces are subject to other planning policy or environmental constraints which may act to preclude them from development (i.e. playing pitches, heritage assets and land at high risk of flooding). Policy LAN4 must therefore be applied in the context of these other policies and constraints.
- 8.23. Where a proposal includes the loss of Locally Important Open Spaces opportunities will be sought for compensatory provision where possible. The replacement should be of similar type and use of the space being loss and should be provided as close to the original space as possible. The ability for a development to provide satisfactory compensation may be a factor in weighing the harm of the development against the loss of the open space.
- 8.24. Proposals involving the loss of Locally Important Open Spaces should also have regard to Policy RCN1 of this plan where the open space also performs a role as outdoor play space.

Policy LAN5 Local Green Spaces

Local Green Spaces will be protected from development unless the development proposed would clearly enhance the area for the purpose it was designated and is demonstrably supported by the local community. All other forms of development will not be permitted unless there are very special circumstances where the public benefits of the development proposed would outweigh the harm that would be caused to the Local Green Space.

Reasoned justification

- 8.25. The following sites, as identified on the Policies Map, are designated as Local Green Space in their respective Neighbourhood Plans:

- Freeman Field, Gotherington (Gotherington Neighbourhood Plan)
- The Dell and land between the River Isbourne and the B4632, Winchcombe (Winchcombe and Sudeley Neighbourhood Plan)
- Community allotments, Alderton (Alderton Neighbourhood Development Plan)
- Children's play area, Millennium Copse and playing fields, Alderton (Alderton Neighbourhood Development Plan)
- Area around the war memorial, St Margaret's Road, Alderton (Alderton Neighbourhood Development Plan)

8.26. Two Local Green Space designations have been designated within the cross-boundary JCS strategic allocations at North West Cheltenham and West Cheltenham.

8.27. Further Local Green Spaces may be identified in Neighbourhood Plans and through any future review of the local plan providing they meet the relevant criteria within the National Planning Policy Framework.

8.28. The assessment of harm to Local Green Spaces requires consideration of the reasons for the designation of the site within the relevant Neighbourhood Plan.

Policy NAT1 Biodiversity, Geodiversity and Important Natural Features

Development proposals that will conserve, restore and enhance, biodiversity will be permitted.

Proposals will, where applicable, be required to deliver a biodiversity net gain across local and landscape scales, including designing wildlife into development proposals, the connection of sites and large-scale habitat restoration, enhancement and habitat re-creation. Locally defined ecological networks identified in the Local Nature Recovery Strategy will be the primary focus for landscape scale net gain delivery.

Proposals that are likely to have a significant effect on a European or internationally designated habitats site (either alone or in combination with other plans or projects) will not be permitted unless a Habitats Regulations Assessment has concluded that the proposal will not adversely affect the integrity of the habitats site.

Development likely to result in the loss, deterioration or harm to features, habitats or species of importance to biodiversity, environmental quality or geological conservation, either directly or indirectly, will not be permitted unless:

- a) the need for, and benefits of the development clearly outweigh its likely impact on the local environment, or the nature conservation value or scientific interest of the site;
- b) it can be demonstrated that the development could not reasonably be located on an alternative site with less harmful impacts; and
- c) measures can be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development.

The level of protection and mitigation should be proportionate to the status of the feature, habitat or species and its importance individually and as part of a wider network. Development resulting in the loss or deterioration of irreplaceable habitat, including (but not restricted to) ancient woodland and ancient and veteran trees, will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Reasoned Justification

8.29. Development proposals where the primary objective is to conserve or enhance biodiversity will be encouraged. Where there are opportunities for enhancements which benefit nature conservation and biodiversity, appropriate measures to secure them will be sought through new development.

8.30. Paragraph 170 of the NPPF advises that planning policies should contribute to and enhance the natural and local environment by (inter alia) minimising impacts on and providing net gains for biodiversity. Paragraph 174 advises that, to protect and enhance biodiversity, plans should (inter alia) identify and pursue opportunities for securing measurable net gains for biodiversity.

8.31. The Council is mindful of the Government's intention to make biodiversity net gain a mandatory requirement for new development (DEFRA Net Gain Consultation proposals (December 2018), DEFRA Net Gain Summary of responses and government response (July 2019), Environment Bill 2019-21 (January 2020)). Policy NAT1 should be interpreted and applied in the context of these emerging proposals and any resulting new statutory/national planning policy requirement for mandatory biodiversity net gain. All proposals will be required to deliver a net gain except for those specifically excluded in the relevant statute and/or national policy and guidance. In the interim period (i.e. prior to the enactment of the Environment Bill and during any statutory transition period) the Council will still expect all major developments (not minor development, permitted development, householder development and proposals involving a material change of use where no operational development involving a loss of habitat is proposed) to deliver a minimum net gain of 10% calculated using the DEFRA Biodiversity Metric (or any updated or replacement metric used as the industry standard). The expectation is for the required net gain to be delivered on site through site specific ecological enhancements (in accordance with Policy NAT3), although the Council recognises that there may be exceptional circumstances where this is not possible in whole or in part, or where the benefits of net gain may be better realised through compensatory measures off site. Where such circumstances can be satisfactorily demonstrated, the Council will consider alternative approaches in consultation with bodies such as the Local Nature Partnership (LNP). In all cases, enhancements must be appropriate to the ecological network. The term 'landscape scale net gain delivery' refers to enhancements to the Nature Recovery Network. Locally defined ecological networks (which will be identified in the Local Nature Recovery Strategy and identified on the policies map to this plan) will form part of, and contribute to, the Nature Recovery Network.

8.32. Providing net gains in biodiversity is possible for all development proposals from a single house to larger, strategic scale development by measures which could, for example, include:

- using native trees, shrubs and pollinator friendly planting in landscaping schemes (in keeping with the landscape character area);

- establishing areas of wildflower meadows, woodland and community orchards within open space, landscaping and other areas adjacent to nearby areas of existing wildlife value;
- designing in green roofs or walls;
- prioritising the integration of 'green' sustainable drainage systems (SuDS) to benefit wildlife;
- restoring connections for wildlife (e.g. hedgerows) and re-moving barriers to movement (e.g. river culverts); and
- enhancing, restoring or recreating priority habitat

This list is not prescriptive and is provided purely for illustrative purposes. It only provides examples of the kind of measures which alone or in combination may help to deliver gains for biodiversity. Each proposal will present its own specific requirements and opportunities which will determine the nature of interventions required.

8.33. Simple measures can also be put in place to avoid creating additional barriers for wildlife, such as designing in gaps in garden fences and joining up landscaped areas with open spaces and habitat areas to facilitate movement for wildlife. Planting hedges as a boundary treatment rather than fencing/walls can also be an effective way to deliver meaningful biodiversity gains in some cases.

8.34. Reference is made at Policy NAT4 to Green Infrastructure being designed in accordance with 'Building with Nature' Standards. Achieving biodiversity net gain will be closely linked with the provision of high quality Green Infrastructure, with particular reference to Building with Nature wildlife standards. Further details on this are set out at Policy NAT3.

8.35. The features, habitats and species of importance to environmental quality, biodiversity and geological conservation considered in relation to points a) to c) of Policy NAT1 will include:

- Sites of Special Scientific Interest (SSSIs);
- legally protected species;
- Local Sites, including Local Wildlife Sites, Regionally Important Geological/geomorphological sites and any new Local Nature Reserves;
- species or habitats of principal importance listed under Section 41 of the Natural Environment and Rural Communities Act 2006 (priority habitats and species) and in any Post 2020 UK Biodiversity Framework;
- Land forming part of locally defined ecological networks identified in Local Nature Recovery Strategies;
- trees, woodlands, and hedgerows, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees and historic orchards; and
- ponds, where these make an important contribution to the quality of the environment and its biodiversity resource

8.36. There is also a wide range of locally important natural heritage assets, species and habitats across the Borough that do not benefit from statutory protection but still make an important contribution

to the biodiversity of the area and the character of the environment. Their retention and preservation will be sought and proposals to conserve them will be supported.

- 8.37. Development that would cause significant harm to biodiversity, which cannot be mitigated or (as a last resort) adequately compensated for, will be refused.
- 8.38. The European and internationally designated habitat sites in Tewkesbury Borough are the Cotswold Beechwoods Special Area of Conservation (SAC) in Brockworth and Great Witcombe parishes, and the Dixton Wood SAC in Alderton parish. Development that has potential to have a likely significant effect on these European or internationally designated sites (either alone or in combination with other plans and projects) will be subject to a Habitats Regulations Assessment. The provisions of NAT1 in relation to internationally designated nature conservation sites relate also to possible Special Areas of Conservation, potential Special Protection Areas (SPA), and sites identified or acquired for compensatory measures for adverse effects on these sites or on designated European sites. Furthermore, parts of the Borough are located within close proximity of the Severn Estuary SAC, SPA and Ramsar Site designations and may involve 'functionally linked land' associated with designated species such as the SPA's wintering and passage wild birds and the SAC and Ramsar's migratory fish. The effects of new development on the Severn Estuary SAC, SPA and Ramsar Site designations should therefore be considered where appropriate.
- 8.39. The Cotswold Beechwoods SAC is at risk from increasing recreational pressure and traffic emissions arising from new development in the area. Mitigation will be required to address the potential for adverse effects and ensure that housing development in the Borough meets the requirements of the Habitats Regulations 2017. Due to the cross border nature of recreation pressure and the in combination and cumulative nature of effects, a joint approach will be needed by the relevant Local Planning Authorities. As such a visitor survey has been undertaken to provide key evidence for understanding recreational pressures. This survey will inform the development of a mitigation strategy that will identify necessary mitigation measures. The Council awaits the outcome of this further work and will continue to work with neighbouring authorities and Natural England to protect the SAC.
- 8.40. The Borough also contains a substantial number of Sites of Special Scientific Interest (SSSI). These sites are given statutory protection under the Wildlife and Countryside Act 1981 as amended; their interest is of national importance.
- 8.41. The nature of sites vary widely from those of geological interest e.g. Cotswold quarries, to small sites containing rare plant species. The advice of Natural England will be sought on the likely effects of development on or adjacent to SSSI's, in the circumstances outlined in S28(l) of the Wildlife and Countryside Act 1981. Policy NAT1 will apply to any further nationally designated sites as designated in the future.
- 8.42. The location and details of the SACs and SSSIs in the Borough can be found at <https://magic.defra.gov.uk/>

8.43. There are also a considerable number of sites within the Borough of regional or local nature conservation or geological/geomorphological importance, including those designated as 'Local Wildlife Sites', 'Local Nature Reserves' or 'Local Geological Sites'. The details of these are provided at Appendix 3. These local sites encompass a very wide range of habitats, species and features which warrant protection in order to safeguard biodiversity and the environmental quality of the area. Policy NAT1 will also give protection to any further Local Wildlife Sites which may be identified by Gloucestershire Wildlife Trust in the future and any new Regionally Important Geological Sites identified by the Geology Trusts. It also gives protection to any Local Nature Reserves created by the Borough Council or the Town and Parish Councils within the Borough.

8.44. Priority species and habitats cover a wide range of species and semi-natural habitat types, and were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan. Where legally protected species, priority species or priority habitat are or are likely to be present on a proposed development site, an ecological survey will be required in order to determine the extent and value of the feature. The indicative location of Priority Habitats within the Borough can be identified using DEFRA's Magic Map Service at <https://magic.defra.gov.uk/>. The known presence of priority habitats and species for a given area can be obtained from the Gloucestershire Centre for Environmental Records (GCER) <https://www.gcer.co.uk/>.

8.45. The priority habitats within Tewkesbury Borough represent local ecological networks which, together with protected sites, Local Nature Reserves and green/blue infrastructure, will form part of the Nature Recovery Network. These identify landscape-scale areas where there are opportunities to create, restore or enhance habitats or improve connectivity. In accordance with Policy SD9 of the JCS and the requirements of NAT1 the Borough Council will seek to secure enhancements to local ecological networks through the opportunities provided by new development. For example, a number of the housing site allocations within this plan contain areas of priority habitat which could be restored and/or expanded as part of the development, in addition to improved habitat connectivity being provided with surrounding features. The enhancement of local ecological networks may also be the focus for the off-site delivery of biodiversity net gain where this is appropriate. Furthermore, the provision of on-site green/blue infrastructure and other ecological enhancements should seek to contribute to local ecological networks. In all cases enhancements should be informed by Local Nature Recovery Strategies.

8.46. The term 'environmental quality' for the purposes of this policy refers to both the built and natural environments and encompasses the landscape, townscape and amenity of the relevant area. It should be noted that landscape features may also be subject to other statutory provisions, for example Tree Preservation Orders and the Hedgerow Regulations. Policy NAT1 automatically applies to trees protected by a Tree Preservation Order or located within a Conservation Area; and hedgerows that meet the "important hedgerow" criteria in the Hedgerow Regulations. Other non-protected landscape features (including trees, hedgerows and woodland) will however be

subject to the requirements of the policy where they are of sufficient value (by virtue of their contribution to the quality of the local environment) to warrant their protection.

- 8.47. Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 will be required as part of the planning application. This needs to be carried out at a sufficiently early stage to determine the value of trees and inform the design of the development. The implementation of any protective measures it identifies will be secured by the use of planning conditions.
- 8.48. This policy does not necessarily prevent the appropriate management of trees and woodlands or the removal of low value trees, hedgerows and other landscape features that do not make an important contribution to the quality of the local environment. However, whilst trees and hedgerows may not be considered to be of value from an aesthetic or arboricultural perspective, their removal should not be excluded from biodiversity net gain. The removal of trees/hedges of low value must still be offset under the net gain policy and any removal should take place outside of bird nesting season.
- 8.49. In some cases, the loss of trees and hedgerows may be unavoidable and outweighed by the benefits of the development. In such cases compensatory planting will be required on or near the site. Appropriate tree species should be selected and arrangements made for the long-term management of the new trees. Proposals involving new and replacement landscape features should also, where appropriate, have regard to the relevant landscape character types within the Gloucestershire Landscape Character Assessment and the Cotswolds AONB Landscape Character Assessment, and be informed by local ecological networks and nature recovery strategies in order to avoid replacement planting in inappropriate habitats or species.
- 8.50. Similarly, in some cases harm to features, habitats and species of importance to biodiversity and geological conservation cannot be avoided and the public benefits of the proposal may outweigh the importance of the biodiversity/geodiversity interest involved. In all such cases adequate mitigation will be required within the development site where possible, however where this is not feasible it may be more appropriate to deliver offsite measures through legal agreements and landscape scale projects. Appropriate mitigation/compensatory measures will be expected to deliver a biodiversity net gain. Mitigation/compensatory measures should be delivered as close to the development site as possible to avoid the degradation of local ecological networks or 'ecosystem services'.
- 8.51. Proposals that are likely to result in a significant effect on European Protected Species will need to satisfy the requirements of the Habitat Regulations in addition to the requirements of NAT1.

Policy NAT2 The Water Environment

In pursuance of the objectives of the Water Framework Directive the Council will, where practical, seek appropriate opportunities offered by new development proposals to recreate more natural conditions and new habitat along watercourses, for example by requiring; the de-culverting, restoration or re-profiling of watercourses; the removal of barriers to fish migration; or the integration of watercourses with wider green/blue infrastructure networks.

Reasoned justification

- 8.52. There are a number of watercourses within the Borough that have been subject to past modification through culverting, canalisation and straightening. Such modifications can have a detrimental impact on the environment due to the loss of environmental features associated with the watercourse. The continuity of the river corridor is broken, adversely affecting the landscape and ecological value of the watercourse and inhibiting the migration of some species. Culverting in particular can result in the removal of species and river features such as earth banks with associated vegetation, invertebrate communities and fish.
- 8.53. The Water Framework Directive (WFD) establishes a legal framework for the protection, improvement and sustainable use of water bodies across Europe and applies to all surface water bodies, including rivers, streams, brooks, lakes, estuaries and canals, coastal waters out to one mile from low water, and groundwater bodies. One of the objectives of the WFD is to conserve aquatic ecosystems, habitats and species. The WFD aims to achieve at least 'good' status for all waterbodies by 2015 however this has not been possible. The Environment Agency is therefore aiming to achieve good status in at least 60% of waters by 2021 and in as many waters as possible by 2027. Surface waterbody status is determined by its chemical and ecological status, with the former being based on chemical quality and concentrations for specific water pollutants, and the latter based on its biological elements such as fish and insect life and hydromorphological and physio-chemical elements such as phosphorus, temperature, dissolved oxygen and pH.
- 8.54. Whilst most, if not all, of the Borough's waterbodies are already achieving good chemical status as of 2016, the ecological status of its waterbodies is in many cases only moderate with some being of poor. The restoration and recreation of more natural conditions along modified watercourses will provide a wider range of habitats, not only within the watercourse itself but also on the banks and in the floodplain. This will make an important contribution towards waterbodies achieving good ecological status and therefore good overall status.

Policy NAT3 – Green Infrastructure: Building with Nature

Development must contribute, where appropriate to do so and at a scale commensurate to the proposal, towards the provision, protection and enhancement of the wider green infrastructure network.

All proposals for major development⁸ will be required to provide a high standard of design for green infrastructure in accordance with established, recognisable standards – including the National Design Guide and Building with Nature Standards.

Reasoned Justification

8.55. JCS Policy INF3 provides the strategic guidance on what is expected from new development in regard to green infrastructure provision. All development should contribute towards the provision, improvement and maintenance of the green infrastructure network across the Borough where appropriate to do so. Whilst the Council will only expect 'major' development proposals to be designed in accordance with Building with Nature standards, all developments can still potentially make a positive impact on the green infrastructure network and proposals will, where appropriate, be expected to make such provision at a scale that is commensurate with the development.

8.56. In 2017 a partnership between the Gloucestershire Wildlife Trust and the University of the West of England launched the 'Building with Nature' scheme. Building with Nature introduces a set of best practice standards for the development of green infrastructure, bringing together existing guidance to recognise the importance of high quality green infrastructure at all stages of the development process. The standards help to define what good green infrastructure is and set out the basic approach to providing it through new development. The Building with Nature standards can be used as a tool for demonstrating the provision of high quality green infrastructure as part of new development in accordance with Policy NAT3. The National Design Guide (MHCLG, 2019) also provides a useful set of design principles in relation to green infrastructure. Whilst the 'Nature', 'Movement' and 'Public Spaces' characteristics are the more obvious provisions, the general design guidelines throughout the document are equally as important to landscape/green infrastructure design (for example understanding context and local character features, climate change adaptation and mitigation, and ongoing management and maintenance).

8.57. To achieve high quality infrastructure provision, and to ensure that best practice is followed, the Borough Council will expect developers to utilise these standards to inform development from the outset. Compliance and the design process should be demonstrated through Design and Access Statements and/or any site-based green infrastructure strategy.

⁸ The term 'major development' for the purposes of Policy NAT3 has the same meaning as that defined in the Glossary to the NPPF: For housing development, where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015

8.58. A copy of the Building with Nature standards is available within the evidence base section on the Council's website. There are twenty three standards in total: five Core Standards and six standards in each of the themes (Water, Wellbeing and Wildlife). To represent high quality green infrastructure proposals should be consistent with all five of the Core standards and standards 1-3 from the Wellbeing, Water and Wildlife themes respectively. The National Design Guide is available to download at <https://www.gov.uk/government/publications/national-design-guide>.

Policy NAT4 – Tewkesbury Nature Reserve

The Borough Council will support proposals to enhance the landscape and nature conservation interest of land to the east of Priors Park as defined on the Policies Map, whilst increasing access for recreational and educational use. All such proposals must however be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

Reasoned justification

8.59. Tewkesbury Nature Reserve is a newly established nature reserve managed by a community-run organisation relying primarily on the efforts of volunteers. The vision for the reserve is to create a community nature reserve, combining a haven for wildlife with a place where people can connect with nature.

8.60. The Borough Council will support the Tewkesbury Nature Reserve management team in its continued efforts to achieve the vision for the reserve and, in accordance with Policy NAT1, development proposals where the primary objective is to conserve, restore or enhance biodiversity on the reserve will normally be permitted.

8.61. The area is however assessed within the Level 1 Strategic Flood Risk Assessment (Halcrow, 2008) to be within the Functional floodplain of the River Swilgate (Flood Zone 3b). This zone comprises land where water has to flow or be stored in times of flood. This acts to prevent most forms of development from taking place except for Water Compatible development (includes amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms) and essential infrastructure (subject to it passing the Exception Test). Whilst this would still allow development to take place where it relates to nature conservation/biodiversity or recreation, the PPG still advises that any proposals for water compatible development must be designed and constructed to remain operational and safe for

users in times of flood; result in no net loss of floodplain storage; and not impede water flows and not increase flood risk elsewhere.

8.62. The nature reserve also forms part of a Priority Habitat (Coastal and Floodplain Grazing Marsh) as identified in the UK Biodiversity Action Plan. Thus, in accordance with Policy NAT1, any development likely to result in the loss, deterioration or harm to its features and habitats will only be permitted where it achieves the criteria set out in the policy.

Policy NAT5 – Cotswold Beechwoods

Development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) (alone or in combination), and the effects cannot be mitigated.

In order to retain the integrity of the SAC all development that leads to a net increase in dwellings will be required to mitigate any adverse effects of increased recreational pressure. Any proposals that would lead to an adverse effect must contribute towards mitigation specified in the SAC mitigation and implementation strategy or through a bespoke Habitats Regulations Assessment.

Development which is likely to generate road traffic emissions to air which are capable of affecting the SAC will be screened against the Habitats Regulations Assessment Framework in line with Natural England's guidance 'Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001)'

Reasoned Justification

8.63. It is recognised that an increase in housing growth in the area surrounding the Cotswolds Beechwoods Special Area of Conservation (SAC) has the potential to lead to an increase in the recreational pressure resulting from people visiting the site. Due to the cross-boundary nature of the Beechwoods SAC and the distances that visitors are likely to travel to reach the site it is apparent that, in order to mitigate the impact of recreation pressure arising from new development, a joint approach amongst the Gloucestershire authorities is required.

8.64. This joint working is already in progress and the Gloucestershire authorities have commissioned a visitor survey, carried out during summer 2019, to provide an evidence base to understand the recreational pressures that the SAC is subject to. This survey will ultimately lead to the production of a mitigation strategy to identify what measures can be put in place to mitigate the impact of new development and ensure the protection of the site. This evidence may also assist with determining when a development may be likely to have an adverse impact depending on factors such as the distance from the SAC. The mitigation strategy is expected to be available in early 2020.

8.65. In order to comply with the Habitats Regulations 2017, and specifically to address the uncertainty regarding the effects of recreation pressure from new housing in Tewkesbury Borough on the Beechwoods SAC, it is important to provide a policy approach to ensure effective mitigation. The above policy requires that, where residential development is likely to have an adverse impact on the SAC through increased recreational pressure, that these impacts are mitigated. Mitigation should be provided as identified through the SAC mitigation strategy or through a bespoke Habitats Regulation Assessment for the development.

8.66. Appropriate mitigation measures may include: financial contributions towards habitat management; access management and visitor infrastructure; publicity, education and awareness raising; the provision of suitable open and green space within development sites where this can be accommodated, and where it cannot, by contributions to off-site alternative green space. Any mitigation measures should take into account and integrate with adopted JCS policy INF3 (Green infrastructure) and the associated JCS Green Infrastructure Strategy.

8.67. The Cotswold Beechwoods SAC lies within 200m of the A46. The 'air pollution information service' (APIS) website (www.apis.ac.uk) indicates that the SAC currently exceeds its critical loads and levels for nutrient nitrogen. Natural England have therefore advised that development proposals that may generate additional traffic along this route should take into account guidance note NEA001. This will ensure that the latest available up to date information in line with the Habitats Regulations 2017 are referenced and information is consistent with the Wealden Judgement case law dealing with in combination effects.

Policy ENV1 Development near sewage treatment works

An Odour Monitoring Zone is defined on the Policies Map around the sewage treatment works at Hayden (Boddington and Staverton Parishes), Tewkesbury, Winchcombe and Brockhampton (Bishop's Cleeve Parish).

Development which is likely to be significantly affected by odours will not be permitted within the Odour Monitoring Zone unless it can be demonstrated, through an Odour Impact Assessment, that the health and quality of life of its occupants would not be adversely affected.

All development adjacent to sewage treatment works must demonstrate by way of suitable mitigation how they will not cause unreasonable restrictions upon existing sewage treatment operations or their ability to achieve sustainable development in the future over the time horizon of the plan.

Reasoned Justification

8.68. Due to the potential for odour from sewage treatment (either the works or fields used for sludge disposal) it is advisable that a zone should be kept free of sensitive development around certain

sewage works where the effluent treated is equivalent to that of a population greater than 2,000 persons.

- 8.69. Development which is not likely to be acceptable may include dwellings, schools, hospitals, residential institutions and any other uses where people's health and quality of life would be adversely affected. For smaller treatment works within the borough, as part of the normal consultation procedure on planning applications, Severn Trent will advise where development may not be appropriate in close proximity to the works.
- 8.70. It is possible in future that odour monitoring zones may alter as a result of changing technologies or operations at current sewage treatment work sites. The Council will consider further evidence on the impact of sewage treatment works where appropriate and work closely with Environment Agency, Severn Trent and other expert bodies to determine the impact on any existing and future development.

Policy ENV2 Flood Risk and Water Management

In order to avoid and manage the risk of flooding to and from new development in the Borough, in addition to the requirements of the National Planning Policy Framework and the Joint Core Strategy the Council will apply the following principles:

- Proposals (including surface water drainage schemes) should be designed to appropriate, locally specific allowances for climate change for peak river flood flows and rainfall intensity, and undertake new hydraulic modelling where necessary
- Opportunities to reduce the existing risk of flooding from all sources in the Borough will be sought, including, requiring developments to contribute towards the provision of additional flood storage on sites located within the headwaters of the Borough's watercourses or other techniques such as natural flood management and re-naturalisation of watercourses (link with Policy NAT2)
- All proposals will be expected to incorporate sustainable drainage systems where appropriate and proportionate to the scale and nature of development proposed
- Proposals must demonstrate that development is designed to use and manage water efficiently, including rainwater harvesting and greywater recycling where possible
- Surface water drainage proposals should, where appropriate, achieve significant betterment on existing discharge rates for all corresponding storm events
- Sustainable drainage systems should be designed to achieve multifunctional benefits. Priority should be given to green/soft solutions and the integration of sustainable drainage systems with green infrastructure and street networks
- Arrangements for the long term maintenance of sustainable drainage systems must be in place to the Council's satisfaction
- Opportunities to improve and subsequently maintain existing measures for providing an adequate warning system within the borough, through appropriate financial contributions,

will be sought where any new development relies on such a service over its lifetime to allow safe access/egress for future residents.

- Foul water drainage from new development should, wherever possible, be managed via the mains sewer. Adequate infrastructure to accommodate this (both in terms of physical capacity and environmental capacity) must be available or capable of being made available in a timely manner.

Reasoned Justification

8.71. Tewkesbury Borough is heavily influenced by the Severn and Avon Rivers. These rivers can pose a major flood risk, especially in the vicinity where the two watercourses meet at Tewkesbury town. A considerable amount of land to the western side of the Borough comprises the functional flood plain and the majority of the Borough area ultimately drains into the Severn. Flooding from surface water is also a problem as drainage is closely linked to river levels, with the largely impermeable geology and generally gentle topography of the Borough exacerbating flood risk.

8.72. Tewkesbury Borough has suffered from numerous severe flooding events in its history, one of the most notable of which was in the summer of 2007. The effects of global climate change are likely to result in more occurrences of extreme weather events and resultant flooding in the future. With the need for significant levels of new housing and employment development within the Borough, as identified through the Joint Core Strategy, it is imperative that issues associated with water management are identified and subsequently tackled if existing problems are not to be made worse, along with the associated negative social, environmental and economic impacts.

8.73. The JCS (Policy INF2) provides an overarching policy to address the impacts of flooding and this is supplemented at a local level by the Council's Flood and Water Management SPD (FWMSPD). However, given the significant risk of flooding and planned levels of growth in the Borough a locally specific and detailed policy on flood risk and water management is required which, together with the SPD, will ensure that development is sustainable and responds to local circumstances. Policy ENV2 deliberately omits reference to core policy requirements including the sequential and exception tests as these are sufficiently covered by the JCS and NPPF. Instead it focuses on more detailed, locally specific matters with the aim of improving the quality and sustainability of development.

8.74. The NPPF requires local plans to apply a sequential, risk based approach to the location of development – taking into account the current and future impacts of climate change, and Policy INF2 of the JCS requires Flood Risk Assessments to incorporate the latest available updates to modelling and climate change data. Taking account of the uncertainties associated with climate change, a precautionary approach is deemed to be the best option and to design from the outset to cope with the highest estimates of climate change. As such, for more vulnerable developments (such as housing) the Council will seek to apply the most up to date 'upper end' climate change

allowances to peak river flows (for the Severn River Basin) and peak rainfall intensity. Climate change allowances should be based on the lifetime of the development. Applicants are directed to the Council's FWMSPD for further guidance on this matter.

- 8.75. Given the severity and sensitivity of flooding from all sources in Tewkesbury Borough, and the potential impact of cumulative development, it is considered that all forms of development should incorporate sustainable drainage techniques. A proportionate approach will however be taken according to the scale and nature of the development proposed. For example, it is appreciated that the opportunity for sustainable drainage systems may be more limited in householder and other minor developments, although these could still employ techniques such as permeable surfacing, water butts, rain gardens, soakaways, green roofs and rainwater harvesting.
- 8.76. As set out in the FWMSPD it is considered necessary to require all applications except those proposing minor development⁹ to be accompanied by an appropriate level of information in relation to flooding. This information shall be submitted in the form of a Water Management Statement (WMS), which will be a validation requirement for such schemes. Applicants are directed to the Council's FWMSPD for further guidance on this matter.
- 8.77. Again, given the severity and sensitivity of flooding from all sources in Tewkesbury Borough, and the potential impact of cumulative development, the Council will (where appropriate) expect sustainable drainage systems to achieve betterment on existing discharge rates. The Council's approach to achieving betterment is set out in the FWMSPD.
- 8.78. Well designed sustainable drainage systems can offer multifunctional benefits including improved water quality, habitat creation and climate change mitigation, along with health and wellbeing and amenity benefits through their integration with green infrastructure. In this regard, other policies in this plan are closely linked to flood and water management, such as RESS New Housing Development, EMP5 New Employment Development, NAT3 Green Infrastructure: Building with Nature and HEA1 Healthy & Active Communities. It is considered that multifunctional sustainable drainage systems are synonymous with good design: the National Design Guide (2019) recognises the importance of multifunctional 'green' sustainable drainage systems for achieving well-designed places (paragraph 96). The integration of sustainable drainage systems with green infrastructure and street networks is of particular importance for achieving multifunctional benefits. For example, bio-retention tree pits, roadside swales, rain gardens and permeable paving manage surface water close to source whilst providing attractive street scenes, improving water quality and

⁹ The term 'minor development' for the purposes of ENV2 is the same as that defined in the Planning Practice Guidance and means:

- minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250 square metres.
- alterations: development that does not increase the size of buildings e.g. alterations to external appearance
- householder development: For example; sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats

creating a habitat for wildlife. Conversely, traditional piped systems and underground storage (i.e. tanks or crates) provide very few benefits other than surface water attenuation. It is considered that almost every site can incorporate a sustainable drainage system providing some multifunctional benefits. For example, even the most constrained, space limited brownfield site can potentially offer a range of solutions including green roofs, permeable surfacing and rainwater harvesting, thus delivering biodiversity, water quality and water conservation benefits.

8.79. The Council will require, through conditions attached to planning permissions, that development is not brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development is submitted for approval. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

8.79a There is a need to ensure sufficient wastewater infrastructure in any new development in order to protect water quality and the water environment. Where there are concerns about the capacity of wastewater infrastructure, applicants will be requested to provide information about how the proposed development will be drained and wastewater dealt with. Priority should always be given to the management of foul drainage via the public sewer and public sewage treatment works. Applications for developments relying on anything other than connection to a public sewage treatment plant will need to be supported by sufficient evidence to understand the potential implications for the water environment. The Council will consider the phasing of development where this is necessary to allow time for infrastructure improvements to be carried out.

Policy ENV3 Solar Farms

In considering proposals for large scale, stand alone solar photovoltaic installations priority will be given to sites on previously developed land or non-agricultural land. Where the proposed use of agricultural land is shown to be necessary priority will be given to poorer quality agricultural land. Proposals located on the best and most versatile agricultural land will only be permitted where there is compelling evidence to justify its use. Proposals on agricultural land should allow for the continued agricultural use of the site and/or encourage biodiversity improvements around arrays. In all cases proposals must:

1. Have no unacceptable impact on the landscape and the visual amenity of the locality, paying particular regard to Areas of Outstanding Natural Beauty and Special Landscape Areas.
2. Ensure that all ancillary apparatus including electronic switchgear, inverters, transfer stations, substations, fencing and cctv equipment are designed and located to have a minimal impact on the landscape and the visual amenity of the area.
3. Have regard to the cumulative impact of the development on the area when viewed together with other permitted and operational solar installations in the locality.
4. Respect the historic environment with particular regard to the setting of heritage assets in the area.

5. Enable the conservation and enhancement of habitats and biodiversity features within the site and its surroundings, including local ecological networks identified in the Local Nature Recovery Strategy.

The Council will impose conditions on all planning permissions for large scale, stand alone solar photovoltaic installations to secure the decommissioning and appropriate restoration of the site.

Reasoned justification

- 8.80. The Council is committed to meeting the challenges of climate change and recognises the important contribution made by solar farms towards achieving the Government's targets for renewable energy generation. Large scale solar farms can however result in a detrimental impact on the Borough's landscape and natural resources if not carefully located and designed.
- 8.81. The Council will require applicants for proposals involving agricultural land to demonstrate that there are no reasonable alternative sites on previously developed land in the Borough. The Council's Brownfield Register provides a key source of information for identifying brownfield development opportunities. Where there are shown to be no suitable alternative sites on previously developed land the Council will allow in principle the development of agricultural land giving priority to poorer quality land. Proposals located on the best and most versatile agricultural land will only be permitted where there is compelling evidence to justify its use. This must include evidence to demonstrate that there are no suitable alternative sites with a lower agricultural land classification, consideration of the quality of the land in question and the benefits of retaining it in productive agricultural use, and consideration of the benefits of the proposal including its contribution towards increasing the supply of renewable energy and meeting national targets. The Council will require applications on Grades 1, 2 and 3 agricultural land to be accompanied by an Agricultural Land Classification Survey.
- 8.82. Applicants will be expected to provide details in relation to the siting and external appearance of all ancillary apparatus including electronic switchgear, inverters, transfer stations, substations, fencing and cctv equipment as part of their application submission.
- 8.83. Following the cessation of electricity generation by solar photovoltaic facilities the Council will require that all solar panels, frames, foundations, ancillary apparatus and all associated structures and fencing are dismantled and removed from the site. The site shall subsequently be restored in accordance with an approved restoration scheme. The Council will impose conditions on all planning permissions for large scale, stand alone solar photovoltaic installations to secure the decommissioning and appropriate restoration of the site.
- 8.84. This policy must be read together with Policy INF5 of the JCS (Renewable Energy/Low Carbon Energy Development) which provides additional considerations in respect of renewable energy proposals.

8.85. Policy ENV3 only applies to large scale, ground mounted solar photovoltaic installations. The Council will regard proposals with a capacity of more than 50kW to be large scale and therefore subject to the policy. Although policy ENV3 does not apply to proposals with a capacity of 50kW or less, or to solar panels mounted on buildings and domestic microgeneration proposals, many of its requirements will still be of relevance having regard to other policies within the wider Development Plan, in particular policies INF5, SD6 and SD14 of the Joint Core Strategy.

9. Communities, Health & Recreation

Introduction

- 9.1. The Tewkesbury Borough Plan has a key role to play in shaping healthy environments as well as enabling people to make healthier choices about exercise, local services, travel, food, nature and leisure. The issue of health is broad and is influenced by all planning issues across the Borough Plan. In particular, the plan's policies of housing, design, green infrastructure and transport all have a major impact on quality of life in regard to health. Joint Core Strategy Policy SD14 – Health and Environmental Quality provides important guidance to ensure that the quality of life for people in the Borough is protected and improved. The Borough Plan will additionally promote healthy environments by implementing the policies in this plan to ensure that new development has the most positive contribution to health possible.
- 9.2. Access to community and recreational facilities is a key factor in providing a good quality of life and adequate services to meet the needs of people in the Borough. The Joint Core Strategy provides guidance in regard to social and community facilities through Policy INF4 – Social and Community Infrastructure which sets out the general approach to the provision, protection and location of such facilities. Further guidance on the role of new development in contributing towards this included through policies INF6 – Infrastructure Delivery and INF7 – Developer Contributions. The Borough Plan seeks to set out further, more detailed, requirements for the provision and protection of these important assets.

Policy HEA1 Healthy & Active Communities

To promote healthy active communities new major development should be designed in accordance with 'Active Design' principles.

As a minimum, all major development will be required to demonstrate that the potential impacts on health and wellbeing have been considered and addressed through a Design and Access Statement to a level proportionate to the scale of the development. Where there is expected to be a significant impact on the health or wellbeing the Borough Council will require a Health Impact Assessment to be undertaken. Developments of 100 or more units and non-residential developments of 10,000m² or more will be required to undertake and submit a Health Impact Assessment screening to determine the need for a full assessment.

Where significant impacts are identified, measures to mitigate the adverse impact of the development will be provided and/or secured by planning obligations.

Reasoned Justification

9.3. New developments will be expected to have a positive contribution to health and wellbeing and promote active communities. This contribution covers a range of issues that are integral to the design and planning of all proposals. Many of these issues are dealt with through other policies in both the Joint Core Strategy and the Borough Plan, such as design, transport and infrastructure policies. In general, new development will be expected to demonstrate how they will contribute to the creation and maintenance of healthy environments and facilitate healthy and active lifestyles. This will include:

- Creating an inclusive built and natural environment that is suitable for all members of society;
- Well-designed developments that are attractive and safe;
- Providing access to sufficient open space and recreation facilities;
- Encouraging active travel, including walking and cycling;
- Providing houses that meet the needs of Borough and provide sufficient internal and external space;
- Preventing negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality;
- Promoting social cohesion between existing and future residents/occupies;
- Providing good access for all to key services, including health and social care facilities;
- Promoting allotments and gardens for exercise, recreation and for healthy locally produced food.

9.4. Sport England, with support from Public Health England, published their Active Design guidance in October 2015. The guidance identifies 10 key principles of active design that can be incorporated into new developments. To promote active lifestyles the Borough Council expect that proposals take into account of the principles and use them to help inform the design and layout of new development. The principles can be applied at scales of development, however, it is recognised that not all will be relevant or appropriate in all scenarios, particularly for smaller-scale proposals. However, achieving as many of the design principles as possible will make a valuable contribution towards healthy lifestyles.

9.5. All major development proposals, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010, are required to consider their potential impacts on health. As a minimum this will need to be demonstrated through a design and access statement submitted with the proposal. The information required should be proportionate to the size of development proposed but should include consideration of how proposals meet the JCS and TBP policies relating to health issues.

9.6. Where it is expected that there would be a significant impact on health then the Borough Council will require that a Health Impact Assessment (HIA) is undertaken and submitted. The HIA must demonstrate how health impacts of have been properly considered when preparing, evaluating

and determining development proposals, including how any negative impacts are to be mitigated. The guidance provided in Health Impact Assessment Tools paper published by the Department for Health in 2010 is a good starting point for undertaking an assessment.

9.7. For larger scale sites it is recommended that a screening assessment should be undertaken to determine whether significant impacts are likely. Early engagement with the Director of Public Health, local Clinical Commissioning Groups and NHS England is encouraged. For sites involving developments that are over 100 dwellings or 10,000m² of non-residential development the Borough Council will expect a screening assessment to be undertaken to demonstrate the need for a HIA.

Policy RCN1 Public Outdoor Space, Sports Pitch and Sports Facility Provision

Proposals for new residential development shall provide appropriate public outdoor space, sports pitches and built sports facilities to meet the needs of local communities. Provision should be informed by the most up to date evidence, including the council's Social, Sport and Open Spaces Study and its associated Developer Contributions Toolkit.

The provision of new facilities resulting from new development must be accompanied by an appropriate management plan and adequate provision for on-going maintenance.

The provision or improvement of any new facilities that would be in private ownership, including as part of an educational institution, that are required to mitigate the development, will need to be fully accessible to the public if it is to address the needs of the local community.

Public outdoor spaces, sports pitches and built sports facilities will be protected and their loss, either in total or in part, will generally be resisted. Proposals for any loss may only be acceptable where either:

1. It is demonstrated, through a robust and up to date assessment, that there is an excess in provision in the local area, there is no current or future demand for such provision and there would be no resulting shortfall; or
2. The space/facility being lost can be suitably replaced by alternative provision of an equivalent or better quality and quantity in an accessible location; or
3. The proposal is ancillary development to the use of the space/facility which would enhance its facilities and not prejudice its ongoing use; or
4. The proposal affects land that is not suitable or incapable of forming an effective part of the space/facility and its loss would not prejudice the ongoing use of the remainder of the site for that purpose.

Reasoned Justification

9.8. The Borough Council published the Social, Sport and Open Spaces study in 2018 which provides a detailed assessment and strategy for the needs of open space and sport facilities in the area. The study covers the following areas:

- Open spaces
- Playing pitches
- Built sports facilities (including community facilities)
- Social sustainability

9.9. In regard to open spaces, this covers a wide range of different facilities and infrastructure that are important for local communities; including: parks and gardens, natural and semi-natural greenspace, amenity greenspace, equipped play areas, allotments and cemeteries.

9.10. The study identifies that there is a continuing need for contributions towards open space and sports facilities from new development. This should be done through the identification of any deficit of provision within the locality, both in terms of accessibility and quality; whether a development site is within appropriate accessibility catchment for each type of facility; and whether the enhancement of existing provision is required to provide adequate facilities. Where development is located within an area where open space provision is identified as being sufficient in terms of quantity and accessibility, it may be more suitable to seek contributions for quality improvements to existing sites.

9.11. In order to ensure that development is making appropriate contributions to open space and sports facilities, a Developer Contributions Toolkit accompanies the study and provides a tailored and evidence based approach to determining the right level of provision reflecting the findings of the Social, Sport and Open Spaces Study. The toolkit will help to clearly justify the needs arising from a development and how they are to be met and provides separate assessment processes relating to open space, playing pitches and built sports facilities. Developers will be expected to make provision for these facilities in accordance with the processes set out within the toolkit.

9.12. In event that the study and toolkit are superseded, then the most up to date evidence base applied by the Borough Council shall be used.

9.13. The Borough Council will also seek the protection of existing open spaces and facilities as important assets within the community. There will be a general presumption against the loss of any facilities in part or as a whole to ensure that these important assets remain to serve the local area and no increase in deficiency in provisions occurs. The loss of any facilities will only be acceptable if it can be demonstrated that there is no requirement or demand for it, either at the current time and taking into account any future development or population growth expected in the area. This will need to be demonstrated through a robust and up to date assessment and reflect the Council's latest Social, Sport and Open Spaces study. Where there is still demand for the facility then any

loss can only be justified if can be replaced by adequate alternative provision that would continue to meet the needs of the locality to the same level or better, both in terms of quantity, quality and accessibility.

Policy RCN2 New Sports and Recreational Facilities

Support will be given to the provision of recreational facilities, both formal and informal, throughout the plan area. Any new buildings or structures must be strictly ancillary, and must not have any adverse impact on the quality of the environment or result in significant local traffic problems. Any floodlighting must be demonstrated to be essential and have minimal environmental impact.

In all cases the provision of recreational facilities should not result in:

1. An adverse landscape or environmental impact, with particular regard to the Area of Outstanding Natural Beauty and Special Landscape Areas;
2. an adverse effect on living conditions;
3. the quiet enjoyment of the countryside being prejudiced;
4. significant local traffic problems; and
5. the prevention of access to the countryside by prejudicing existing rights of way without making alternative provision.

Proposals for recreational facilities should be accessible by a choice of means of transport.

The provision of additional outdoor sports pitches will be encouraged throughout the Borough where there is an identifiable need having regard to Policy RCN1, but will be assessed against the above criteria.

Reasoned Justification

9.14. Tewkesbury Borough Council is committed to encouraging the introduction of recreational facilities to cater for both formal recreational needs such as sports pitches, play facilities and waterborne activities which have the added benefit of supporting the tourist industry, as well as more informal facilities such as rights of way. Within the rural areas priority will be given to ensuring that there is no adverse impact on the character of the environment.

9.15. The provision of sports facilities in inappropriate locations can have a detrimental impact on the local environment both in terms of the landscape and due to increased traffic movements. Tewkesbury Borough Council aims to ensure that new facilities are provided in the most appropriate locations near to the population they aim to serve, which will be an important consideration for new facilities required as a result of new development.

9.16. Sports lighting can be a significant cause of light pollution and can cause an unnecessary glow in the night sky visible for some distance. Proposals that include sports lighting must provide evidence for their need. Proposals that include sports lighting must minimise environmental impact, in particular they must not have a significant adverse impact on local ecological networks. Adverse impacts can be avoided through for example the use of LED lights; the orientation of high intensity lighting for golf driving ranges away from ecological habitats/networks, homes and roads. In some circumstances, the lighting will be required to implement an automatic switch-off timing mechanism for reasons of environmental sustainability and/or not be operated at certain times of year due to local ecological circumstances. Sports lighting should be switched off when the playing surface is not in use.

9.17. Outdoor sport and recreation can be appropriate uses within the Green Belt, although any associated buildings will be strictly controlled. New buildings in connection with outdoor sport and recreation will only be permitted in very special circumstances and where they are essential for the operation of the sport/recreational activity involved and are designed and sited to have a minimal effect on the openness of the Green Belt.

Policy RCN3 Allotments & Community Gardens

Statutory allotments and community gardens will be protected from development which would lead to the loss of plots.

Where, exceptionally, due to other overriding factors development of allotment or garden land is proposed, this will only be permitted subject to provision of replacement facilities of comparable extent within the local area. This provision must include the translocation of the allotment or garden top soil, where appropriate, the provision of water standpipes within 20 metres of each allotment, the relocation of existing greenhouses and other ancillary equipment to the new site where required, and the provision of car parking.

Major development should contribute to the provision for allotments and/or community gardens in line with the Social, Sport and Open Spaces Study and its associated Developer Contributions Toolkit.

Reasoned Justification

9.18. Allotments are an important community resource, in terms of their value for food production, environmental quality, and their contribution to local character, health and local social life. Allotments have usually been worked for many years and have developed a high degree of soil fertility. However, this policy also applies to any new allotments that may be subsequently created. It is therefore critical, in those exceptional cases where allotments are to be developed, that the topsoil is moved to the new site and that proper provision is made for the other amenities essential to the working of the allotments. Allotment sites are frequently sited close to the historic centres

of settlements and may therefore provide the best located sites for development, particularly where options for development are severely constrained. Development of allotment sites should therefore be seen as an exceptional occurrence when other possible site options have been fully considered and have been found less suitable.

- 9.19. Major developments, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010, will be required to contribute to the provision of allotments as part of a package of Green Infrastructure requirements.
- 9.20. The Borough Council published the Social, Sport and Open Spaces study in 2018 which deals with the needs and provision of allotments. The Developer Contributions Toolkit that accompanies the study provides a tailored and evidence based approach to determining the right level of provision. Developers will be expected to make provision for these facilities in accordance with the processes set out within the toolkit. Need should also be established with reference to the Tewkesbury Borough Council and relevant Town and Parish Council waiting lists for allotments and any petitions received under the Small Holdings and Allotments Act 1908.

Policy RCN4 Equine Facilities

Proposals for new equine facilities must be designed and sited where they would not have an adverse effect on the rural character and landscape setting of the area, particularly within the Area of Outstanding Natural Beauty or Special Landscape Areas. New stables and other ancillary buildings must be well related to an existing group of buildings or, where this is not possible, a hedgerow or other landscape feature which affords substantial screening. Facilities must also generally be well related to the existing bridleway network and must not create local traffic problems.

Within the Green Belt, the provision of new development in connection with horse riding will be strictly controlled. Proposals will only be acceptable where they are essential for the use of the land for horse riding; are small scale; and are designed and sited to have a minimal effect on the openness of the Green Belt and cause no conflict with the purposes of including land within the Green Belt.

The development of commercial uses such as riding schools, arenas, stud farms, racing or livery stables will be strictly controlled in the interests of landscape protection, highway safety and the preservation of the quiet enjoyment of the countryside. Priority must be given to the re-use of existing buildings and any necessary new buildings must be located adjacent to existing buildings.

Reasoned Justification

- 9.21. Horse riding can require considerable areas of land and ranges of buildings for its operation. The potential impact can therefore be considerable. This policy sets out some basic criteria with which proposed developments of this type should aim to comply in order to be satisfactorily

accommodated in the countryside. In addition, regard should be had to the requirements of policy NAT1 and the need to ensure that equine development does not result in the degradation of priority habitats or designated biodiversity sites.

- 9.22. When considering proposals for new equine facilities the Council will have regard to the cumulative effect of the proposal along with other facilities in the locality, in order to avoid an over concentration of such facilities within the rural landscape.
- 9.23. Maintenance of existing, and provision of new, bridleways will be encouraged through consultation with Gloucestershire County Council, who are responsible for Public Rights of Way.

Policy COM1 Protecting Community Assets

Proposals that would lead to the loss of existing community assets will only be permitted where:

1. There is no demonstrable current or future need or demand for the asset, either in its current use or any alternative community use, and the loss would not result in a shortfall of this type of provision.
2. All reasonable efforts have been made to maintain the asset but it has been demonstrated that it would not be viable, feasible or practicable to retain the asset for its existing use.

Where it is demonstrated that it is no longer viable, feasible or practicable to maintain an existing community asset then preference will be given to its re-use as an alternative community facility.

Proposals which result in the unavoidable loss of community assets, where a demand for the facility remains, will be required to make alternative provision, where feasible, of a similar asset as part of the proposed development or on an alternative site within the locality.

Reasoned Justification

- 9.23. Community assets make a key contribution towards the vitality and viability of local communities as well as improving the quality of life of the people within them. The Council therefore seeks to protect and maintain these assets as necessary community facilities. As such, any loss of assets should be exceptional and any proposals involving the loss will need to be fully justified to the satisfaction of the Borough Council.
- 9.24. Community Assets can be made up of a range of different facilities and services which support communities and can include uses such as village shops, community centres, libraries, children's centre, allotments or pubs. However, this list is not definitive and in assessing whether a particular

use, building or piece of land is of community value reference will be made to the definition of an asset of community value as set out in the Localism Act 2011 (section 88). A Community asset may also be privately owned as well as public. Specific guidance on Pubs and Local Shops is also provided by Policy RET7 Local Shops and Public Houses.

- 9.25. As a guide, the Borough Council consider that something is deemed to be of community value if the current main use of the building or land furthers the social interests or social wellbeing of the local community, or a use in the recent past has done so. And, it is realistic to think that there can continue to be a main use of the building or land which will further the social interests or social wellbeing of the local community, whether or not in the same way as before.
- 9.26. Proposals for the loss of community facilities will be required to demonstrate that there is no demand for the asset, both at the current time and in future taking into account future development requirements or proposals in the area. It will be essential that the loss of any asset does not result in a shortfall in the provision of a particular service/facility. Applicants should seek the involvement of the local community in evidencing the importance of any asset and the implications of any loss.
- 9.27. For community assets that are commercial operations, in determining whether or not it is still economically viable, the business or organisation will need to be marketed for a consistent period of at least 18 months. It should be marketed at a realistic price and be advertised in an appropriate way. It should also be demonstrated that efforts have been undertaken to secure the viability of the asset through applications for grant funding as well as discussions with community groups, parish Councils, the Borough Council and County Council concerning the future operation of the facility.
- 9.28. Where it is not viable to retain a community asset then the first preference will be the reuse of the asset for another community facility. In considering this preference the Council will take into account the need or demand for alternative facilities and the feasibility of a community use being possible. As such, applications for the loss of community facilities should be accompanied by supporting information detailing the consideration of its reuse for such alternative provision. The Borough Council further recognises that closure of some community facilities may be undertaken to enable reinvestment in other facilities as part of asset rationalisation programmes that will allow better overall services to be provided elsewhere. This may also factor in to considerations of the feasibility of reusing an existing facility for an alternative community use.

Policy COM2 Broadband Provision

New development of residential and commercial properties should be provided with infrastructure necessary to enable access to high quality broadband. Developers will be required to engage with infrastructure providers at an early stage in order to facilitate this.

Where it is not feasible or viable to provide this, applicants must demonstrate why this is the case and present supporting evidence, including from broadband infrastructure providers. In this instance, alternative infrastructure should be considered which provides the fastest internet connection possible and that could enable greater access in the future.

The Borough Council will support the development of communal public access WIFI hotspots, particularly as part of community, education and other public facilities.

Reasoned Justification

- 9.29. In order to improve the speed and coverage of broadband across the Borough the Council will seek for all new properties to be provided with the necessary infrastructure to gain access to high quality broadband. As minimum this should enable access to 'superfast' broadband.
- 9.30. It is noted, however, there may be circumstances where this is not possible. This may be because it is currently not physically feasible to make the connections or because the cost of doing so would impact on the viability of the development. In these cases applications should be supported by information which sets out why this infrastructure provision is not possible. This should include consultations with broadband infrastructure providers which supports this.
- 9.31. Where connection to superfast broadband is not possible alternative internet provision should be sought which enables accessibility to the highest internet speeds possible. This could include infrastructure that allows for connection to mobile broadband or WIFI, for example. As a minimum, the infrastructure should be put in place to allow connectivity to new development in future, i.e. ducting for future cables.

Policy COM3 Telecommunications

Proposals for development involving telecommunication equipment will be permitted provided that there are no unacceptable adverse impacts on the surrounding environment or amenity of neighbouring properties. Particular consideration will be given to the visual impact of any proposals within the Area of Outstanding Natural Beauty, Special Landscape Areas, Conservation Areas and heritage assets.

In the siting of any equipment, every effort must be made to minimise its visual impact. Proposals will be expected to use/share existing structures or buildings where possible.

Reasoned Justification

- 9.32. The Borough Council supports the introduction of modern telecommunications networks which are essential to the growing demand for improved communications in both the home and at work. However, the development of new technology and the upgrading of existing systems can have land use implications in the form of new structures such as masts, aerials and satellite dishes. Such structures can cause particular environmental problems in regards to landscape and amenity impacts.
- 9.33. Applicants will be expected to demonstrate that proposals do not have an unacceptable adverse impact on the surrounding environment or neighbouring properties and show how they have minimised impacts by both careful design and siting and, where appropriate, sharing existing facilities or sites, and the removal of redundant structures.

Policy COM4 Neighbourhood Development Plans

The Borough Council will work positively and proactively with communities who wish to develop a Neighbourhood Development Plan.

Neighbourhood Development Plans must be in conformity with the strategic policies and proposals in the Joint Core Strategy and Tewkesbury Borough Plan. Where this is the case, the Borough Council will seek to progress these plans without delay.

Where a Neighbourhood Development Plan has been 'made' by the Borough Council it will become part of the Statutory Development Plan and its policies will be a material consideration in the determination of planning applications.

Reasoned Justification

- 9.34. The Localism Act 2011 provides the opportunity for local communities to produce their own Neighbourhood Development Plans (commonly referred to as Neighbourhood Plans) that can set out a vision and objectives for their area and contain planning policies for the development and use of land. Tewkesbury Borough Council recognises that Neighbourhood Plans can have a role in bringing forward development to meet local needs, particularly in smaller settlements where strategic levels of growth are inappropriate.
- 9.35. The Borough Council positively supports the work of communities who have made the decision to create a Neighbourhood Plan. The primary role of the Borough Council is to provide guidance on conformity with national planning guidance and with the higher-tier Local Plan documents, but to also advise on plan making in general including the development of a supporting evidence base.

9.36. There is a list of basic conditions in the Town and Country Planning Act 1990 that must be met by a Neighbourhood Development Plan before it can be successful at independent examination and ultimately adopted by a Local Planning Authority. One condition is that Neighbourhood Plans must be in general conformity with and reflect the strategic policies of the development plan for area. For Tewkesbury Borough this means in the strategic policies of the Joint Core Strategy and the Tewkesbury Borough Plan. To provide clarity about the strategic policies for neighbourhood planning purposes a list from both the Joint Core Strategy and Tewkesbury Borough Plan have been included at Appendix 4.

9.37. Neighbourhood Plans will become part of the planning framework in the local area once they have successfully passed through the stages of consultation, independent examination and community referendum and have been adopted, described in the regulations governing their preparation as 'made' by the Local Planning Authority. This means that their policies will be a material consideration in the determination of planning applications within the area covered by the Neighbourhood Plan, alongside those in the rest of the Local Plan documents.

10. Transport & Accessibility

- 10.1. An efficient and safe transport system is critical to the success of the Borough and the quality of life of its residents and visitors. An important part of this is providing genuine travel choice using different modes; whether that is by walking, cycling, public transport or private vehicle.
- 10.2. The Gloucestershire Local Transport Plan (LTP), prepared by Gloucestershire County Council provides the overarching strategic context for transport in the area. The LTP contains the strategy, policies and investment priorities for transport and needs to be read along the Local Plan to get the full picture on transport policy.
- 10.3. The policies in the Joint Core Strategy support the Local Transport Plan with requirements for developers to provide safe and accessible travel choices, avoiding or mitigating severe predicted increases in congestion, providing the necessary highway infrastructure, walking, cycling and public transport options and preparing Transport Statements, Assessments and Travel Plans where significant amounts of new trips are anticipated. These policies are equally applicable to all scales of growth within the Borough including that specifically set out within this Borough Plan. In addition, as the strategic plan, the JCS is supported by a comprehensive transport evidence base that provides a strategy for the cumulative total growth required during the plan period, including what is to be delivered through the Borough Plan. This includes the mitigation that is needed to deliver the total amount of growth in the area. Therefore, all development, including that proposed in this plan, needs to support the Transport Strategy underpinning the JCS.
- 10.4. The Tewkesbury Borough Plan has a role to further support the transport objectives of the LTP by providing more detailed guidance on the delivery of transport infrastructure and consideration of transport as a fundamental part of the design of new developments. In this regard in particular, the policies of the plan should also be read in conjunction with the Manual for Gloucestershire Streets by Gloucestershire County Council.

Policy TRAC1 Pedestrian Accessibility

Pedestrian networks will be protected across the Borough and opportunities sought to extend and enhance them. Proposals that reduce pedestrian connectivity, or fail to optimise it, will be resisted.

Pedestrian connectivity should be a fundamental consideration in a design-led process for new major development and proposals will be expected to demonstrate this proportionate to the scale of development, including through any Design and Access Statements. New development should, through its design and layout, encourage walking by providing good quality permeable and legible routes both through the development, to local services and to the surrounding area. Development

should prioritise pedestrian movement over motorised vehicles in a way that promotes pedestrian safety and convenience.

Accessibility must include the consideration of all potential users, including those with disabilities, to ensure that high standards of inclusivity are achieved to ensure that all members of society can travel safely and easily.

New development will be expected, where appropriate, to contribute towards creating and enhancing pedestrian routes within and between town/village centres as well as to other public transport nodes, key services and employment centres.

Reasoned Justification

- 10.5. The pedestrian network consists of a wide range of routes including streets, quiet lanes, roadside footpaths and public rights of way that together provide opportunities for pedestrian movement. This network will be protected to ensure that convenient routes for walking are maintained and proposals that reduce connectivity or block routes will be resisted. Furthermore, opportunities will be sought, including through new development, to enhance the pedestrian network.
- 10.6. The provision of attractive pedestrian routes within and between existing and proposed developed areas can make an important contribution towards discouraging people from making shorter journeys by car. Pedestrian routes should be safe and direct, following desire lines, to allow for easy and convenient journeys. This includes adequate provision for all users, including those with disabilities. If a street is designed to cater for those within mobility impairments, it is likely to be suitable for all other pedestrians. Where appropriate, routes should be well lit and signage provided to improve accessibility.
- 10.7. For successful pedestrian accessibility to occur then it needs to be a fundamental principle in the design of sites from the start which informs masterplanning and layout at the outset of proposals, particularly for larger developments. Pedestrian accessibility should be a fundamental consideration in a design-led process for new development and proposals will be expected to demonstrate this through any Design and Access Statement.
- 10.8. All development can have a role to play in promoting pedestrian accessibility. However, it is recognised the scale of a proposal will influence to what extent it can contribute to this accessibility. Small-scale residential developments, for example, may only be able to make a limited contribution and only ensure access to any existing routes is provided. While large scale developments may be able to create new pedestrian routes within a site as well as improving connections to facilities outside of it. As such the design and consideration of the pedestrian network should be undertaken at a scale commensurate with the proposal. For the purposes of this policy 'major development' is as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010.

10.9. When planning for and designing pedestrian infrastructure refer to the best practice provided in documents such as the Manual for Gloucestershire Streets.

Policy TRAC2 Cycle Network & Infrastructure

Cycle infrastructure should be a fundamental consideration in a design-led process for new major development and proposals will be expected to demonstrate this proportionate to the scale of development, including through any Design and Access Statements. This includes contributing towards the objectives of this policy.

The protection and enhancement of the cycle network, infrastructure and facilities across the Borough will be sought through the following measures:

- Safeguarding, developing and promoting a borough-wide network of safe and convenient cycle routes, segregated from motorised traffic where this does not detract from the pedestrian environment and where it confers an advantage to the cyclist in terms of journey directness and cycle trip experience.
- Promoting and providing safe, well-lit cycle parking, storage, changing facilities and e-bike charging infrastructure at public transport nodes, schools, community facilities, and employment centres; and requiring new development to provide cycle facilities on site where appropriate.
- Requiring the needs of cyclists to be met in the design of new highway and traffic management schemes.

Reasoned Justification

10.10. Cycle connectivity should be a fundamental consideration in a design-led process for new development and proposals will be expected to demonstrate this through any Design and Access Statement. New development should, through its design and layout, maximise the potential for cycle trips by providing high quality links both through the development and on to the surrounding area. Cycle links should be designed so that they are safe, legible and convenient and be prioritised over motorised vehicles. This can be achieved by giving priority to dominant cycle movements at priority junctions and minimising delays to cycle and pedestrian turning movements in traffic signal phasing. Cyclists should receive at least the level of priority afforded to motor vehicles.

10.11. New development will be expected, where appropriate, to contribute towards creating and enhancing cycle routes within and between town/village centres as well as to other public transport nodes, key services and employment centres. Tewkesbury town and its environs offer particular cycle route opportunities which should be identified, strengthened and not inadvertently impeded.

10.12. It will be important for new development proposals to show understanding of existing cycle routes and informal cycle networks or potential networks. This is particularly important in Tewkesbury Borough where much of the cycle network has grown up around quietly trafficked roads and byways which could be eroded through increased traffic flows.

10.13. To encourage cycling, provision for the secure parking and storage of cycles and related facilities, such as showers and changing areas, should be incorporated within new developments where appropriate. The type and extent of provision should be proportionate to the scale and type of development.

10.14. All development can have a role to play in promoting cycling and the cycle network. However, it is recognised the scale of a proposal will influence to what extent it can contribute. Small-scale residential developments, for example, may only be able to make a limited contribution and only ensure access to any existing routes is provided as well as providing individual storage facilities. While large scale developments may be able to create new cycle routes through a site as well as improving connections to routes outside of it. As such the design and consideration of the cycle network and cycle facilities should be undertaken at a scale commensurate with the proposal. For the purposes of this policy 'major development' is as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010.

10.15. Tewkesbury Borough Council is committed to encouraging the use of bicycles, both for leisure and fitness, and as a viable alternative to car journeys, including trips to work, school and for shopping. To encourage the number of journeys being made by cycle the council will seek to deliver the routes and infrastructure necessary to make travelling by bike as easy and convenient as possible. The provision of direct, safe and well signposted cycle routes is a key part of this, as is the provision of adequate cycle facilities, such as secure parking and storage.

10.16. Tewkesbury Borough Council will, in conjunction with Gloucestershire County Council, seek to identify and extend existing cycle routes and to introduce new and improved networks in line with the Local Transport Plan. In particular, the design of new road schemes and junctions will be expected to have full regard to the needs of cyclists, and to make sure that it does not unintentionally damage or create barriers on cycle desire lines. Tewkesbury Borough Council will also work to identify and deliver appropriate cycle facilities, particularly in town and village centres and at key transport interchanges.

10.17. This policy, along with those concerning public transport and pedestrian accessibility, will contribute directly to the sustainable transport objectives of the plan. Identification of improvements to the cycle network should proceed in negotiation with Gloucestershire County Council, Cheltenham Borough Council, Gloucester City Council and local cycling amenity groups. Such networks should also investigate links into our neighbouring county of Worcestershire.

10.18. When planning for and designing cycle infrastructure refer to the best practice provided in documents such as *Making Space for Cycling* by Cyclenation and the *Handbook for Cycle-Friendly Design* by Sustrans, as well as to the MfGS.

Policy TRAC3 Bus Infrastructure

Proposals for major development should be located, where possible, to provide easy and convenient access to bus facilities and services to maximise sustainable travel by public transport. New development should, where appropriate, contribute towards improving bus infrastructure including: the provision of routes designed for bus use; improvements to pedestrian accessibility to bus services; improvements to passenger waiting facilities; real time passenger information and bus priority measures. This should also include the use of Personalised Travel Planning for new developments to encourage public transport use.

On strategic-scale developments, including JCS Strategic Allocations, the potential for bus services to move through the site should be explored and, where possible and operationally viable, developments will be required to enable a sustainable service to be established or routed. The design of such developments should enable the safe, direct and convenient movement of buses including appropriate passenger facilities.

Reasoned Justification

10.19. The enhancement of bus services in the borough is essential in order to achieve mode-shift away from private vehicle trips. This means that bus services and facilities need to be convenient, reliable and provide an attractive alternative to users. New development has a key role to play in promoting sustainable travel and ensure that proposals are designed in a way that promotes bus use and does not adversely impact on the operation of bus services. The policies of the Borough Plan support those of the LTP on how new development should integrate bus infrastructure, and the LTP should be read alongside Local Plan policies to provide comprehensive guidance.

10.20. Access to public transport should be maximised where possible and new major development, as defined in *The Town and Country Planning (Development Management Procedure) (England) Order 2010*, should provide easy and convenient access to bus services. However, in line with the NPPF, it is recognised that the potential to do this will vary from urban to rural areas and that in some rural areas of the Borough close proximity to bus services is not always possible. In rural areas in particular, there are issues of the viability of running bus services which limits the amount of service that can be delivered and sustained.

10.21. For bus services to be convenient and attractive bus stops should be no more than 400m walking distance to new residential properties. The Borough Council will use this distance as a guide to judging the accessibility of a new development by bus. Bus stops should, where appropriate,

incorporate the latest technology to further improve convenience and information for users. This may include measures such as real-time passenger information.

10.22. For larger scale developments the Borough Council may seek contributions towards the provision and operation of new bus services where the potential demand from a development would necessitate the running or diversion of services.

10.23. In July 2017, Stagecoach published general highways and urban design guidance around bus services and new developments. This document provides useful specifications for highway design in ensuring that buses and bus infrastructure are well designed and sufficient to cater for bus services and accessibility to them. Proposals for development that include the provision of bus infrastructure should refer to this guidance as well as that contained within the Manual for Gloucestershire Streets.

Policy TRAC4 High Frequency Bus Routes

High Frequency Bus Routes identified through the Gloucestershire Local Transport Plan will be maintained as key public transport corridors. Measures that improve journey time and reliability for public transport along these routes will be sought. Development proposals which lead to an increase in vehicle traffic on these corridors will be required to contribute towards the provision of sustainable transport and bus improvement measures to mitigate any impact and maintain the operation of the high frequency route.

Reasoned Justification

10.24. Gloucestershire Local Transport Plan identifies a number of high frequency routes through the borough. High frequency routes are generally where there is a service running every 10-15 minutes. On the whole these link to the main service and employment hubs in the area but serve many rural settlements in between. These include the A38 between Tewkesbury and Gloucester, the A38/A4019 between Tewkesbury and Cheltenham and the A40 between Cheltenham and Gloucester. These links should be safeguarded as such and proposals which would have a negative impact on bus operation along them should contribute towards adequate mitigation to resolve it.

Policy TRAC5 Ashchurch for Tewkesbury Rail Station

Tewkesbury Borough Council will seek to increase the frequency of train services and the enhancement of facilities at the Ashchurch for Tewkesbury station. This will include measures to improve accessibility to the station itself via all modes of transport. New development will be expected, where appropriate, to provide adequate connections to the station and contribute towards the enhancement of the station.

Reasoned Justification

10.25. Ashchurch for Tewkesbury station is the only mainline railway station in the Borough and is an important transport link. With growth in the Ashchurch area proposed through the Joint Core Strategy, as well as other potential development opportunities around M5 Junction 9 and Tewkesbury Town itself, the station will have increased importance as a transport link. However, the station would benefit from more frequent services and better passenger facilities. Currently direct services to Bristol are every 2 hours and there are only 2 or 3 direct services to Birmingham per day. Tewkesbury Borough Council will work with Gloucestershire County Council, the rail industry, the Ashchurch, Tewkesbury and District Rail Promotion Group (ATDRPG) and adjacent local authorities to raise the profile of the station as Tewkesbury's Parkway and seek improved services towards Birmingham and Bristol as well as to Cheltenham and Worcester. The station would also benefit from improved accessibility and Tewkesbury Borough Council will seek to improve links to the station from the surrounding area, such as the wider Tewkesbury Town, particularly by sustainable transport modes. Facilities are not restricted to, but will include: improved signposting, publicity, passenger waiting facilities, ticket machines as well as extended and improved cycle storage and parking.

Policy TRAC6 M5 Junction 9/A46 Corridor

Tewkesbury Borough Council will support the design and implementation of highway infrastructure improvements along the A46 corridor to Junction 9 of the M5. Infrastructure schemes, including 'online' and 'offline' measures, along the A46 will be supported where they improve accessibility for all modes of transport and promote journey time reliability. The implementation of a package of highway capacity improvements will need to incorporate bus priority measures and active travel measures to improve travel choice and reduce journey time uncertainty along this corridor.

New development along this corridor must not prejudice the delivery of objectives and infrastructure improvements, including major road schemes, identified through the JCS Transport Implementation Strategy or the Gloucestershire Local Transport Plan.

Reasoned Justification

10.26. As part of the evidence base underpinning the Joint Core Strategy, transport modelling work has been undertaken with Gloucestershire County Council and Highways England to understand the impact of future development on the highway network. As a result of this work it is recognised that the A438/A46/M5 Junction 9 corridor already has significant capacity issues. The existing infrastructure will therefore not be sufficient to accommodate the additional traffic generated by

the strategic employment and housing growth that is proposed through the Joint Core Strategy as well as the further development potential in the area without significant transport interventions. It is recognised that there are a limited amount of infrastructure improvements that can be made to the existing A46 to increase capacity. Therefore, an 'offline' solution is being explored which would re-route the A46.

10.27. The transport modelling work helped to identify a package of infrastructure improvements that will be required to mitigate the impact of development on the highway network. Tewkesbury Borough Council, in partnership with Gloucestershire County Council and Highways England, will be working to deliver these improvements to facilitate new development. These improvements are recognised in both the Joint Core Strategy Transport Implementation Strategy and the County Council's Local Transport Plan.

10.28. Public transport and active travel needs to be a key part of the transport strategy for this corridor and will have an important role to play in improving accessibility and reducing the number of vehicle movements, particularly for local trips within the Tewkesbury and Ashchurch area. Any infrastructure improvement needs to also maximise the potential for sustainable modes of transport.

Policy TRAC7 Tewkesbury Northern Bypass Corridor

The Tewkesbury Northern Bypass corridor, as identified on the Policies Map, will be safeguarded for the development of a multi-modal transport route.

Reasoned Justification

10.29. It is necessary to retain the protection of phases 1, 2 and 3 of this route, that is, the section between Bredon Road and Ashchurch Road, the link to Northway Lane, Northway Lane upgrading, (the Newtown Bypass), and Shannon Way junction upgrading. This protects the route should its provision prove essential in the long term following implementation of development permitted and projected for the Tewkesbury and Ashchurch area.

Policy TRAC8 Old Railway Line Tewkesbury

The old railway line, as identified on the Policies Map, is safeguarded for the provision of a cycleway and footpath. Development which prejudices its current and future use as cycleway or footpath route will not be supported.

Reasoned Justification

10.30. The old railway line between Shannon Way and Bredon Road originally formed part of the safeguarded route of the Tewkesbury Northern Bypass. This route forms an important off road route for cyclists and pedestrians between Newtown and Tewkesbury.

Policy TRAC9 Parking Provision

Proposals for new development that generate a demand for car parking space should be accompanied by appropriate evidence which demonstrates that the level of parking provided will be sufficient. The appropriate level of parking required should be considered on the basis of the following:

1. the accessibility of the development;
2. the type, mix and use of development;
3. the availability of and opportunities for public transport;
4. local car ownership levels;
5. an overall need to reduce the use of high emission vehicles; and
6. a comparison of the forecast trip generation and resultant accumulation with the proposed parking provision.

New development should incorporate facilities to enable the charging of plug-in or ultra-low emission vehicles. This includes the provision of communal facilities at employment, retail and community development and for residential on-street parking or parking courts.

Parking provision must be well designed, safe and accessible, contributing towards a high-quality environment and promoting active streets. Where feasible, parking areas are encouraged to incorporate sustainable drainage systems.

Reasoned Justification

10.31. The Borough Council is not proposing to set specific parking standards through the Borough Plan to cover all types of development. There are many factors that may influence the level of parking that might be needed and these should be considered during the planning of any proposal. For example, the location and accessibility of a development may be an aspect which may alter the need for private vehicle use and increase the use of active travel and public transport. Further, the exact size, type and uses proposed for a development may greatly vary the parking demand and therefore the provision required. Further guidance on parking provision may be explored through a separate supplementary planning document.

10.32. It is important that the right amount of parking is provided for – particularly for new residential and commercial development and other development proposals that are likely to generate parking demands. Therefore, each proposal will be expected to undertake an analysis of the amount of parking that would be adequate to serve the needs of the development and not cause an unacceptable impact on the surrounding area – both in terms of maintaining ease of movement and protecting the quality of the environment. Evidence should however be proportionate to the type of development proposed. Developments that would not result in a need for additional parking space will not be expected to provide evidence demonstrating that the level of parking provided will be sufficient. For commercial schemes, the needs of delivery vehicles should also be factored into the parking provision at a site.

10.33. The design and arrangement of parking within a development can have an important impact on the quality of the environment and the accessibility of streets. The provision of parking for new development must not be to detriment of achieving quality urban design. As part of this, the preference will be for frontage and on-street parking to be provided before considering the use of rear-court parking. The type and layout of parking provided should take into account of the nature and mix of development as well as specific design considerations of the site. Parking facilities should also incorporate Secured by Design principles to maximise safety and security.

10.34. Sufficient space should be made for parking bays to ensure that they are of sufficient dimensions to accommodate vehicles and allow easy access to them. This includes consideration of the needs of disabled and elderly users. The provision of garages will generally not be considered as a parking space for the purpose of determining whether a development is making adequate provision.

APPENDIX 1

NATIONALLY DESCRIBED SPACE STANDARDS



Department for Communities and Local Government

Technical housing standards – nationally described space standard

March 2015
Department for Communities and Local Government



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Technical housing standards – nationally described space standard

Introduction

1. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
2. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

Using the space standard

3. The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).
4. Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A three bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p.
5. This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.
6. Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval (if a local authority has adopted the space standard in its Local Plan). It does not imply actual occupancy, or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard.
7. Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.

8. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls¹ that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).
9. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

Technical requirements

10. The standard requires that:
 - a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
 - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

¹ The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	
	8p	125	132	138	4.0

*** Notes (added 19 May 2016):**

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

APPENDIX 2

LOCALLY IMPORTANT OPEN SPACES

ALDERTON

Land at Beckford Road/
Willow Bank Road

Attractive open space important to
village character

ASHCHURCH

Land adj Ashchurch
Church

Open area separating the church from the village

ASHLEWORTH

Ashleworth Green

Attractive focal point in the village which
contributes to the character of the area

BADGEWORTH

Badgeworth Green

Attractive village green

BISHOPS CLEEVE

Tobyfield Road
(three areas)
Vilverie Mead/Farriers Reach
St Michael's Avenue
Linworth Road
Crown Drive
Hisnams Field
Greenmeadow Bank
Stonecroft Close
Jardine Drive
Grange Field

Attractive open spaces which contribute to the character of
residential areas

"

"

"

"

Attractive open spaces which contribute to the character of
residential areas

"

"

"

Large area of parkland of amenity value

BROCKWORTH

Green Way
Green Street

Land Adj. Horsbere Brook

Attractive open space within residential area
Important visual gap between the existing built up area and Gloucester Business Park
Linear open space forming a landscaped edge to the built-up area

CHURCHDOWN

Highgrove Way (two areas)

Boleyn Close
Mary Rose Avenue
Buckingham Drive
Yew Tree Way
Springwell Gardens
Green Lane
Barnes Wallis Way

Cordingley Close
Station Road
RAF Sports Field

Attractive open spaces which contribute to the character of the residential areas

"
"
"
"
"
"
"
"

Attractive open spaces which contribute to the character of the residential areas

"

Attractive park adjacent St Andrews Church

Visually important space separating built-up areas, and providing a link to surrounding countryside

DEERHURST

Junction of Sawpit Lane/
Severn Way
Village Green
Adj St Ringers Cottage

Village focal point

Attractive village focal point

Amenity area.

DOWN HATHERLEY

Land adjacent Church

Attractive visual amenity area

DUMBLETON

Greens adjacent Church
Blacksmiths Lane
Land opposite Garden Close
Wormington Green

Attractive amenity areas which enhances the character of the village

Attractive open space

Attractive open space

Attractive village focal point

GOTHERINGTON

Shutter Lane

Attractive visual element within the street scene

Daffodil Bank (adj School)

Attractive visual amenity area

Lawrences Meadow

Attractive visual amenity area

HAWLING

East of Hawling Manor

Open space which contributes to the character of the settlement

HIGHNAM

Highnam Green

Attractive open green

Limekiln Grove

Attractive visual amenity area

Oakridge (two sites)

Attractive visual amenity areas

NORTON

Green (Bishops Norton)

Attractive village focal point

SANDHURST

Green

Attractive open area

(Opposite Pennells Farm)

SHURDINGTON

Church Lane

Attractive open area

SNOWSHILL

Green around Church

Focal point in the village which
enhances the character of the area

Opposite Snowhill Manor

Attractive open area

Rear of Manor Cottages

Significant visual amenity value with several
prominent trees

STANTON

Wedgwood Cottages

Attractive open area

Cricket Ground	Visually attractive area which contributes to the character of the settlement
The Knockle	Visually attractive area which contributes to the character of the settlement

STOKE ORCHARD

Orchard opposite Manor Farm	Makes an important visual contribution to the character of the street scene
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TEDDINGTON

Alstone Lawns Paddock	Visually attractive area which contributes to the character of the settlement
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TEWKESBURY

Abbey Grounds	Visually important space in terms of both the setting of the Abbey and the character of the conservation area
Vineyards	Major parkland/recreational area on the edge of the town centre
Friends Burial Ground	Attractive visual amenity area
Bredon Road Amenity Space	Attractive visual amenity area
Howells Road Park	Space important to the open character of the street
Queens Road/Warwick Place Play Area	Focal open space within the built up area
Derek Graham Memorial Gardens	Attractive visual amenity area
Victoria Gardens	

TWYNING

Twyning Green	Visually attractive village focal point
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WINCHCOMBE

Vineyards Street (two areas)	Attractive visual amenity areas adjacent to the River Isbourne
Silk Mill Lane	Visually attractive area important to the street scene

WOODMANCOTE

Recreation Ground	Attractive visual amenity area in the heart of the village
Honeybourne Meadow	Attractive visual amenity area

APPENDIX 3

LOCAL NATURE CONSERVATION SITES

LOCAL WILDLIFE SITES

ALDERTON

Dixton Hill: Identified because of the unusual range of flora found on the upper part of the south-west facing slope of the hill.

Dixton Grove

An ancient semi-natural wood with a varied and diverse flora.

ASHLEWORTH

Meerend Thicket: An area of scrub in which a number of hides have been established to facilitate the viewing of birds on the Ham.

BISHOPS CLEEVE

Wingmoor Farm Meadow: Unimproved species-rich meadow.

BODDINGTON

Priors Grove (part): An area of ancient semi-natural woodland of interest for its wood bank and old coppice.

BROCKWORTH

Cooper's Hill: Dense high forest Beech, open scrub and grassland habitats with a wide range of flora including several rare and local species. (Most of the site is part of the Cotswold Commons and Beechwoods SSSI).

Brockworth Park:

Remnant trees from a mediaeval deer park site. A number of scattered ancient oak pollards with some younger trees. Saproxylic beetle fauna of exceptional interest.

BUCKLAND

Buckland Wood: An ancient semi-natural wood on a north-east facing hillside of particular interest because of its coppice structure in the east and its flora.

Wormington Brake:

A small low-lying damp ancient semi-natural wood of interest because of its flora.

Wynniatt's Brake:

A small semi-natural woodland on a low-lying damp site of interest because of its varied flora.

CHACELEY

Chaceley Meadows:

A neutral unimproved herb-rich meadow, a habitat formerly widespread in the Severn Vale but now scarce.

CHURCHDOWN

Churchdown Hill Meadows:

Two unimproved meadows with uncommon species of flora.

DEERHURST

Coombe Hill Canal:

An area of partially improved flood meadows and drainage channels adjoining the disused Coombe Hill canal.

Walton Hill Meadow:

An unimproved neutral meadow exhibiting a very rich flora.

Haw Bridge Ditch:

A ditch supporting a population of the nationally rare true fox-sedge.

DUMBLETON

Dumbleton Wood:

An ancient woodland of particular interest for its large ash and hazel coppice and its varied ground flora.

GOTHERINGTON

Gotherington Wood:

Unimproved limestone and neutral grassland, with some scrub, on the steep slopes of Nottingham Hill.

GREAT WITCOMBE

Witcombe Reservoirs:

Three reservoirs of particular importance for their breeding and wintering waterfowl.

Witcombe Wood:

A large ancient semi-natural wood of particular importance because it forms an integral part of the internationally important Cotswold Beechwoods complex.

HASFIELD

Corse Grove:

An ancient semi-natural woodland of interest for its coppice stools and flora, its variety of habitats and old coppice trees.

Mixhill Wood:

A mostly semi-natural ancient woodland with a varied flora including wood anemone.

HAWLING

Gazeley Wood:	An ancient semi-natural wood with a species-rich ground flora.
Nettleton Hill Wood:	A mainly semi-natural woodland with some recent plantations.
Hawling Grove:	An ancient and mostly semi-natural wood.
Granham Plantation:	An ancient and mostly semi-natural woodland with a species-rich ground flora.
Bespidge Wood (part):	An ancient wood, part of which retains an ancient semi-natural canopy, and of particular interest for its diverse flora.
Limehill Wood:	An ancient semi-natural wood with a varied flora.

HIGHNAM

Highnam Woods:	A large area of semi-natural woodland and plantation comprising the largest block in the Severn Vale and noted for its nightingales.
Corseleas Brake:	An ancient wood of particular interest for its varied flora, structure and birds.
Piper's Grove:	An ancient wood with a varied flora.
Lassington Wood:	A gently sloping woodland originally planted as a landscape feature, with a good flora and wide range of woodland birds.

LEIGH

Flood Meadow adjacent to the Coombe Hill Canal SSSI:	Area of partially improved flood meadows.
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LONGFORD

Brick-earth Pits:	A number of disused and now flooded brick-earth pits along the river bank.
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MAISEMORE

Walham Ponds:	Two disused brick pits colonised by a rich variety of wetland plants and animals.
Walham Ponds Brickpits:	Two disused brickpits with open water, reed swamp and osier bed habitats.

Maisemore Roughett: Banks of calcareous grassland supporting a rich flora and of a semi improved nature.

NORTON

Priors Grove:

An ancient semi-natural wood of interest for its wood bank and old coppice.

OXENTON

The Knolls, Oxenton Hill:

An area of unimproved limestone grassland on the summit of Oxenton Hill.

PRESSCOTT

Stanley Wood:

An ancient semi-natural and secondary woodland, of particular interest for its old coppice, diversity of habitat and woodland flora.

SANDHURST

Sandhurst Brickpits

Two flooded disused brickpits which now support a variety of habitat types with fine plant, insect and bird populations.

Ashleworth Quay Brickpits:

Flooded brickpits of interest for their aquatic flora and invertebrate populations.

Sandhurst Hay Meadow:

A small hay meadow noted for the presence of meadow saffron.

SHURDINGTON

Shurdington Grove:

An ancient semi-natural woodland of particular interest for its old hazel coppice and open glades which are a good habitat for butterflies.

SNOWSHILL

Littleworth Wood:

An ancient semi-natural wood of particular interest for its varied flora.

Shippy Grove:

A high quality semi-natural woodland with a small area of conifer plantation of particular interest because of the old ash pollards along the northern boundary, and field maple coppice stools in the centre of the wood.

Hornsleasow Roughs SSSI:

A nationally important limestone grassland site which supports a number of nationally and locally rare plant species.

SOUTHAM

Queen's Wood:

An area of ancient woodland.

Prestbury Grasslands :

An area of unimproved limestone grassland to the south of Cleeve Common

Nutterswood Wood}

Three areas of ancient semi-natural woodland on the scarp slope.

Thrift Wood }

Stutfield Wood }

Queenswood Farm

Parkland with a grassland and scrub mosaic containing mature parkland trees which are mainly oak, ash and beech.

STANTON

Shenberrow Hill: Of importance for its herb-rich grasslands.

STANWAY

Lidcombe Wood: An ancient wood, half of which retains a semi-natural canopy with the remainder replanted with conifers, and supporting a varied flora.

Congrove Wood: An ancient semi-natural wood of particular interest for its old coppice and pollard field maple and varied ground flora.

Hailes Wood: An ancient wood of particular interest because of its varied flora and a stand of small leaved lime.

Thrift Wood: An ancient semi-natural wood with a varied flora.

SUDELEY

Humblebee How: Mainly ancient semi-natural woodland on steep east facing slope.

West Wood }

Willis's Coppice }

Bespidge Wood }

Limehill Wood (part) }

Spoonley Wood }

Ancient or semi-natural woodland

TEDDINGTON

Teddington Grove: Replanted ancient woodland, with various flora including the Trailing St John's wort, and an excellent example of an area of heavy clay susceptible to ongoing landslip.

TEWKESBURY

Mythe Lake, Osier Beds and Cliff: A lake, disused osier bed and cliff exceptionally rich in bird, insect and plant species.

Tewkesbury Disused Railway Line: An area of scrub, open grassy areas and secondary woodland. Identified for its glow worm population.

TODDINGTON

Shetcombe Wood }

Dumbleton Hill }

Two areas of ancient woodland.

TWYNING

Brockeridge Common: An intensively grazed area of unimproved acid grassland and gorse scrub which grades gradually into birch, oak and ash wood.

Shuthonger Common: An area of common divided into three areas by roads, including a semi-improved meadow and a pond.

Mythe Railway: A small part of the designated area comprising the disused railway of interest because of its range of plants which are unusual in the Severn Vale, birds and insects.

WALTON CARDIFF

Walton Cardiff Newt Ponds: Unimproved pasture with boundary hedgerows with a number of ponds within the field system which support a significant breeding population of great crested newts.

WINCHCOMBE

Stancombe Wood: An ancient woodland of particular interest because of its varied flora.

Breakheart Plantation: An ancient semi-natural and ancient replanted woodland of special interest because of indications of ancient wood pasture, its wide variety of habitats and diverse ground flora.

WOODMANCOTE

Nottingham Hill: An area of unimproved limestone and neutral grassland.

Bushcombe Wood: An area of ancient semi-natural woodland.

C. LOCAL GEOLOGICAL SITES

TEWKESBURY

Mythe Railway Cutting	Identified because there are few exposures of Mercia Mudstones and Pleistocene Sands and gravels in the area.
The Red Cliff, Mythe Hill:	The exposed rocks are the deepest open section of Mercia Mudstones in the County.
Norton Hill Gravel Pits:	Small former gravel pit.
Sand Mine Quarry Cleeve Hill:	A rare exposure of the Harford Sands, especially valuable in relation to the variety of geology surrounding it on Cleeve Common.
Sandhurst Brick Pits:	The easily accessible pits expose alluvium clays from the Holocene age. Low angled current bedding is occasionally visible.
Shurdington Sand and Gravel Pit:	Recently worked shallow sand pit, c.5m deep. Bottom of pit indicates the base of the Cheltenham Sands in a superficial deposit. A rare example of the generally poorly exposed Cheltenham Sands.
Old Quarries Gretton:	A historical site worked from the C19th for the famous fish, insect and reptile bed of the Whitby Mudstone Formation. (Upper Lias). This is a very important academic site.
Hardstone Quarry, Cleeve Hill:	Contact between Cleeve Cloud and Scottsuar members is clearly exposed and easily and safely accessible.
Cleeve Cloud Fault Section:	The major fault at this location automatically qualifies it as a RIGS. This is important for regional structural analysis and a good educational site.
Grass Grown Quarry, Cleeve Hill:	High value as a regionally important site for scientific and educational reasons.
Pot Quarry and Rolling Bank Quarry:	An excellent site exposing rocks not seen at any other location. Exposes a bored and encrusted hardground, sedimentary structures and a major fault as well as a substantial sequence of rocks.
Roadstone Quarry:	This site exposes regionally important strata with a high educational value, and has local historical significance.
Charlton Kings Quarry:	Although little geology is exposed the site is valuable in demonstrating geomorphological features such as rotational cambering and land slippage.
Maisemore Cliff	Low cliff actively eroding in the west channel of the River Severn where valuable exposures of ice age gravels have become exposed.

APPENDIX 4

STRATEGIC POLICIES AND PROPOSALS IN THE JOINT CORE STRATEGY AND TEWKESBURY BOROUGH PLAN

The Council has used the guidance provided within Paragraph 20 of the National Planning Policy Framework (NPPF) and Paragraph 074 -077 (Ref ID: 41-074-20140306) in the National Planning Practice Guidance (NPPG) to define the strategic policies in the Joint Core Strategy (JCS) and this Tewkesbury Borough Plan (TBP).

Extract from NPPF

Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

1. the homes and jobs needed in the area;
2. the provision of retail, leisure and other commercial development;
3. the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
4. the provision of health, security, community and cultural infrastructure and other local facilities; and
5. climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

Extract from NPPG

When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- A. whether the policy sets out an overarching direction or objective;
- B. whether the policy seeks to shape the broad characteristics of development;
- C. the scale at which the policy is intended to operate;
- D. whether the policy sets a framework for decisions on how competing priorities should be balanced;
- E. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan;
- F. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan; and
- G. whether the Local Plan identifies the policy as being strategic.

Joint Core Strategy (2011-31)

Policy in JCS	NPPF Guidance	NPPG Definition	Comments
Paragraph 2.2 - Vision		A	Overarching vision
Paragraph 2.35 – Strategic Objectives 1 to 9	1, 2, 3, 4, 5	A	Overarching objectives
Policy SP1 – The Need for New Development	1	A, B, C, E, G	Overarching objective
Policy SP2 - Distribution of New Development	1	A, C, E, F, G	Overarching objective / Essential to delivery of development strategy
Policy SD1 - Employment	1	A, B, F, G	Overarching objective

Policy in JCS	NPPF Guidance	NPPG Definition	Comments
Policy SD2 - Retail and City / Town Centres	1, 2	A, C, E	Overarching objective
Policy SD3 - Sustainable Design and Construction	5	A, B, E, G	Overarching objective
Policy SD4 – Design	3, 4, 5	A, B, E	Overarching objective
Policy SD5 - Green Belt	5	A, C, D, G	Overarching objective / Essential to delivery of development strategy
Policy SD6 - Landscape	5	A, D, E, G	Overarching objective
Policy SD7 - AONB	5	A, D, E, G	Overarching objective
Policy SD8 Historic Environment	5	A, B, D, E	Overarching objective
Policy SD9 – Biodiversity and Geodiversity	5	A, D, E, G	Overarching objective
Policy SD10 – Residential Development	1	A, B, C, E	Overarching objective / Essential to delivery of development strategy
Policy SD11 - Housing Mix and Standards	1	A, B, E,	Overarching objective
Policy SD12 - Affordable Housing	1	A, C, D, E	Overarching objective
Policy SD13: GTTS	1	A, C, E	Overarching objective
Policy SD14 – Health and Environmental Quality	4, 5	A, B, D, E, G	Overarching objective
Policy SA1 - Strategic Allocations	1, 2, 3, 4, 5	A, C, D, F, G	Site Allocations / Essential to delivery of development strategy
Policy INF1 – Transport Network	3	A, B, C, E	Overarching objective
Policy INF2 - Flood Risk Management	3, 5	A, B, D, E, G	Overarching objective
Policy INF3 – Green Infrastructure	4, 5	A, B, D, E	Overarching objective
Policy INF4 - Social and Community Infrastructure	2, 4	A, B, D, E	Overarching objective
Policy INF5 – Renewable Energy and Low Carbon Energy Development	4, 5	A, B, D, E, G	Overarching objective
Policy INF6 – Infrastructure Delivery	3, 4	A, B, C, E, G	Overarching objective
Policy INF7 – Developer contributions	3, 4	A, E	Overarching objective
Policy SA1 - Strategic Allocations	1, 2, 3, 4, 5	A, C, D, F, G	Site Allocations / Essential to delivery of development strategy

Tewkesbury Borough Plan (2011-31)

Policy in TBP	NPPF Guidance	NPPG Definition	Comments
Vision		A	Overarching vision
Objectives	1, 2, 3, 4, 5	A	Overarching objectives

Policy In TBP	NPPF Guidance	NPPG Definition	Comments
Policy RES1 Housing Site Allocations	1	A, B, C, E, F	Site Allocations / Essential to delivery of development strategy
Policy RES2 Settlement Boundaries	1	A, C, E	Overarching objective / Essential to delivery of development strategy
Policy RES3 New Housing Outside Settlement Boundaries	1, 5	A, B, C, E	Overarching objective / Essential to delivery of development strategy
Policy RES4 New housing at other rural settlements	1, 5	A, B, C, D, E	Overarching objective / Essential to delivery of development strategy
Policy RES6 Rural Exception Sites	1	A, B, C, D, E	Overarching objective / Essential to delivery of development strategy
Policy RES12 Affordable housing	1	A, B, C, E	Overarching objective / Essential to delivery of development strategy
Policy RES13 Housing mix	1	A, B, C, E	Overarching objective
Policy RES14 Specialist accommodation for older people	1	A, B, C, D, E	Overarching objective
Policy GTTS1: Site allocations for Gypsies and Travellers	1, 4	A, C, F	Overarching objective / Essential to delivery of development strategy
Policy EMP1 Major Employment Sites	2	A, B, C, E	Overarching objective
Policy EMP2 Rural Business Centres	2	A, B, C, E	Overarching objective
Policy EMP4 Rural Employment Development	2, 5	A, B, C, D, E	Overarching objective
Policy EMP6 Safeguarding of Employment Sites	2	A, B, C, D, E	Overarching objective
Policy GRB1 – Green Belt Review	1, 5	A, C, F	Overarching objective / Essential to delivery of development strategy
Policy GRB2 – Gloucestershire Airport	1, 2, 3	A, B, C, D, E	Overarching objective / Essential to delivery of development strategy
Policy RET1 Maintaining the vitality and viability of the town, borough and local centres	2	A, B, C, D	Overarching objective
Policy RET4 Out of Centre Development	2	A, C, D	Overarching objective
Policy RET9 – Tewkesbury Town Regeneration	1, 2, 5	A, B, C, E, F	Overarching objective / Essential to delivery of development strategy
Policy DES1 Housing Space Standards	1	A, C, E	Overarching objective
Policy HER1 Conservation Areas	5	A, B, C, E	Overarching objective

Policy In TBP	NPPF Guidance	NPPG Definition	Comments
Policy HER2 Listed Buildings	5	A, B, C, E	Overarching objective
Policy HER3 Historic Parks and Gardens	5	A, B, C, E	Overarching objective
Policy HER4 Archaeological Sites and Scheduled Ancient Monuments	5	A, B, C, E	Overarching objective
Policy HER5 Locally Important Heritage Assets	5	A, B, C, E	Overarching objective
Policy HER6 Tewkesbury (1471) Historic Battlefield	5	A, B, C, E	Overarching objective
Policy LAN1 Special Landscape Areas	5	A, B, C, D, E	Overarching objective
Policy NAT1 Biodiversity, Geodiversity and Important Natural Features	5	A, B, C, D, E	Overarching objective
Policy NAT2 The Water Environment	5	A, B, C, D, E	Overarching objective
Policy NAT3 – Green Infrastructure: Building with Nature	5	A, B, C, E	Overarching objective
Policy NAT5 – Cotswolds Beechwoods	5	A, B, C, D, E	Overarching objective
Policy ENV1 Development near sewage treatment works	5	B, C, D	Essential to achieving the wider vision and aspirations of the Local Plan
Policy ENV2 Flood Risk and Water Management	5	A, B, C, D, E	Overarching objective
Policy TRAC1 – Pedestrian Accessibility	3, 5	A, B, C, D, E	Overarching objective
Policy TRAC2 – Cycle Network & Infrastructure	3, 5	A, B, C, D, E	Overarching objective
Policy TRAC3 Bus Infrastructure	3, 5	A, B, C, D, E	Overarching objective
Policy TRAC4 High Frequency Bus Routes	3, 5	A, B, C, D, E	Overarching objective
Policy TRAC 5 Ashchurch for Tewkesbury Rail Station	3, 5	A, B, C, D, E	Overarching objective
Policy TRAC7 M5 Junction 9/A46 Corridor	3, 5	A, B, C, D, E	Overarching objective
Policy TRAC9 Parking Provision	3	A, B, C, D, E	Overarching objective
Policy HEA1 Healthy & Active Communities	4	A, B, C, D, E	Overarching objective
Policy RCN1 Public Outdoor Space, Sports Pitch and Sports Facility Provision	2, 4	A, B, C, D, E	Overarching objective

Policy in TBP	NPPF Guidance	NPPG Definition	Comments
Policy RCN2 New Sports and Recreational Facilities	2, 4	A, B, C, D, E	Overarching objective
Policy COM2 Broadband Provision	3	A,C,E	Overarching objective

APPENDIX 5

ARTICLE 4 DIRECTIONS

BUCKLAND

Covers the Buckland conservation area.

LAVERTON

Covers the Laverton conservation area.

GREENWAY HOTEL, SHURDINGTON

Covers land forming the curtilage of the Grade II Listed building Greenway Hotel and Lodge at Shurdington.

STANTON

Covers Stanton village and surrounding area.

TEWKESBURY

Covers most of the historic town centre in Tewkesbury.

WINCHCOMBE

Covers most of the historic town centre in Winchcombe.

DEERHURST

Covers land adjacent to the disused Coombe Hill Canal.

OXENTON

Covers land at Hill Farm, Oxenton.

AGGS HILL, SOUTHAM

Covers land at Piccadilly Farm and Noverton Farm at Aggs Hill in Southam Parish.

APPENDIX 6

FIVE YEAR HOUSING LAND SUPPLY CALCULATION (AS AT APRIL 2020) INCLUDING RES1 HOUSING SITE ALLOCATIONS

	DWELLINGS	TOTALS
1. Previous Delivery (2011/12 to 2019/20)		
JCS Requirement = 495 dwellings x 9 years	4,455	
Actual Delivery	5,579	
Surplus		1,124
2. Requirement (2020/21 to 2024/25)		
JCS Requirement = 495 dwellings per annum x 5 years	2,475	
Total Requirement (minus previous surplus – 1,124)	1,351	
Total Including 5% NPPF Buffer		1,419
3. Deliverable Supply (2020/21 to 2024/25)		
A - Major Sites with (10+) with a detailed planning permission	474	
B - Non-major sites (5-9) with outline or detailed planning permission	138	
C - Major Sites (10+) with an outline planning permission	375	
D - Dwellings on small sites (0-4) with permission (extant permission incl. 78% implementation rate)	81	
E - Small site windfall allowance	138	
F – Tewkesbury Borough Plan Allocations	822	
Total Deliverable Supply		2,028
4. 5 Year Supply Calculation		

(Deliverable Supply/Total Requirement) x 5 Years

$(2,028 \div 1,419) \times 5$

= 7.15 Years Supply

+609 dwellings

APPENDIX 7

OVERALL HOUSING TRAJECTORY 2011-2031 (AS AT APRIL 2020) INCLUDING RES1 HOUSING SITE ALLOCATIONS

Year	Completions & Commitments	Mitton Delivery	Borough Plan Delivery	Total and Projected Completions	Cumulative Completions	Plan - Annual Housing Requirement	Plan - Cumulative Housing Requirement	Monitor - number of dwellings above or below cumulative requirement
2011-12	319			319	319	495	495	-176
2012-13	463			463	782	495	990	-208
2013-14	517			517	1299	495	1485	-186
2014-15	567			567	1866	495	1980	-114
2015-16	630			630	2496	495	2475	21
2016-17	730			730	3226	495	2970	256
2017-18	933			933	4159	495	3465	694
2018-19	981			981	5140	495	3960	1180
2019-20	439			439	5579	495	4455	1124
2020-21	612			612	6191	495	4950	1241
2021-22	148		140	288	6479	495	5445	1034
2022-23	176		265	441	6920	495	5940	980
2023-24	198	25	291	514	7434	495	6435	999
2024-25	196	50	126	372	7806	495	6930	876
2025-26	196	100	45	341	8147	495	7425	722
2026-27	186	100	50	336	8483	495	7920	563
2027-28	146	100	40	286	8769	495	8415	354
2028-29	146	125	25	296	9065	495	8910	155
2029-30	146		25	171	9236	495	9405	-469
2030-31	146		0	146	9382	495	9900	-518

Support Village Green Status for Land South of Maidenhall, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
1	Anne Hill	Highnam	England	UK	UK	27/11/2023
2	Jim Horner	Gloucester		GL3	UK	27/11/2023
3	Clare Dando	Highnam	England	GL2 8DJ	UK	27/11/2023
4	Rita Morgan	Warrington		WA1	UK	27/11/2023
5	Shuttleworth Sharon	Milton Keynes	England	MK17	UK	27/11/2023
6	Lily Gidley	Gloucester		GL2	UK	27/11/2023
7	Justin Matravers	Highnam		GL1	UK	27/11/2023
8	Julia Griffin	Gloucester		GL1	UK	27/11/2023
9	Craig Shuttleworth	Gloucester		GL2	UK	27/11/2023
10	Simon Hill	Highnam		GL1	UK	27/11/2023
11	Jordan Prosser	Gloucester		GL1	UK	27/11/2023
12	Steve Jevons	Gloucester		GL2	UK	27/11/2023
13	Paddy Roche	Gloucester		GL1	UK	27/11/2023
14	Kate Trigg-hogarth	Gloucester	England	GL2 8LL	UK	27/11/2023
15	Helen Howe	Gloucester		GL1	UK	27/11/2023
16	Kevin Emmerson	Bristol		BS2	UK	27/11/2023
17	paul hutchinson	Highnam	England	GL28FD	UK	27/11/2023
18	Alex Howard	Gloucester	England	GL2 8LX	UK	27/11/2023
19	Emily Burgess	Gloucester		GL1	UK	27/11/2023
20	Stephen Bottomley	Milton Keynes	England	MK17	UK	27/11/2023
21	Sheila Cook	Gloucester	England	GL2 8DJ	UK	27/11/2023
22	Jane Bottomley	Highnam	England	GL28LW	UK	27/11/2023
23	Rob Burgess	Gloucester		GL1	UK	27/11/2023
24	Keely Ashwell	Gloucester		GL1	UK	27/11/2023
25	Dale Peters	Highnam		GL2	UK	27/11/2023
26	Ed Ashwell	Gloucester		GL1	UK	27/11/2023
27	John Noble	Gloucester		GL4	UK	27/11/2023
28	Karen Julka	Highnam	England	GL2 8LH	UK	27/11/2023
29	Alan Mathieson	Gloucester		GL1	UK	27/11/2023
30	Chantelle Bailey	Cheltenham	England	GL50	UK	27/11/2023
31	Gill Davies	Stroud		GL5	UK	27/11/2023
32	matt griffin	Hereford		HR4	UK	27/11/2023
33	sophia bell	highnam		gl2	UK	27/11/2023
34	Sarah Beale	Highnam	England	GL2 8DQ	UK	27/11/2023
35	Christopher Emmerson	Gloucester		GL4	UK	27/11/2023
36	Adam Walding	Birmingham		B3	UK	27/11/2023
37	Sally Ashwell	Gloucester	England	GL29 3AQ	UK	27/11/2023
38	Keith Roberts	Gloucester		GL1	UK	27/11/2023
39	Wendy Stone	Warrington		WA1	UK	27/11/2023
40	Margy Mayell	Gloucester		GL2	UK	27/11/2023
41	Irene Chadwick	Gloucester		GL1	UK	27/11/2023
42	Neil Albinson	Cardiff	Wales; Cymru	CF37	UK	27/11/2023
43	Pete Fraitolillo	Gloucester		GL1	UK	27/11/2023
44	James Ashwell	Gloucester		GL2	New Zealand	27/11/2023
45	Kirsty Sedgeman	Gloucester	England	GL2 8EE	UK	27/11/2023
46	Lesley Darnall	Gloucester		GL1	UK	27/11/2023
47	Helen Hornby	Warrington		WA1	UK	27/11/2023
48	Claire Allen	Gloucester		GL1	UK	27/11/2023
49	Juliet Seymour	Gloucester		GL1	UK	27/11/2023
50	Helen Matravers	Gloucester		GL1	UK	27/11/2023
51	Laura Gilchrist	Milton Keynes	England	MK17	UK	27/11/2023
52	Mark McGillion	Gloucester		GL1	UK	27/11/2023
53	Ellie Kenia	Gloucestershire		GL2	UK	27/11/2023
54	Samli Holmes	Gloucester	England	GL2 8DQ	UK	27/11/2023
55	Sally Adcock	Gloucester		GL4	UK	27/11/2023
56	Chrissie Mortimer	Highnam		GL2	UK	27/11/2023
57	Hutchinson Samantha	Gloucester		GL1	UK	27/11/2023
58	Christopher Rogoff	Gloucester		GL1	UK	27/11/2023
59	Michael Brook	Gloucester		GL2	UK	27/11/2023
60	Jessica McGillion	Gloucester		GL1	UK	27/11/2023
61	Francesca Preedy	Gloucester		GL1	UK	27/11/2023
62	Ana Campbell	Highnam	England	GL2 8NE	UK	27/11/2023
63	Jayne Rogoff	Ross on Wye		HR9	UK	27/11/2023
64	Sara Brook	Wandsworth	England	SW18	UK	27/11/2023
65	Lucy Lowe	Gloucester		GL1	UK	27/11/2023
66	John Roberts	Gloucester		GL1	UK	27/11/2023
67	Joyce Whitfield	Warrington		WA1	UK	27/11/2023
68	Natalie Broady	Gloucester	England	GL24ry	UK	27/11/2023
69	Hilary Abbott	Warrington		WA1	UK	27/11/2023
70	Rachel Jones	Bristol		BS6	UK	27/11/2023
71	Martyn Corcoran	Gloucester	England	GL2 8DG	UK	27/11/2023
72	Kerry Corcoran	Gloucester	England	GL2 8DG	UK	27/11/2023

Support Village Green Status for Land South of Maldenham, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
73	Dave Whitfield	Gloucester	England	GL2 8LW	UK	27/11/2023
74	Phil Lane	Highnam		GL2	UK	27/11/2023
75	Derek Chilton	Garway		HR2	UK	27/11/2023
76	ILIR Meta	Gloucester		GL1	UK	27/11/2023
77	Joe Christie	Gloucester		GL2	UK	27/11/2023
78	David Hill	Bristol	England	BS66QZ	UK	27/11/2023
79	Olga Panova	Gloucester	England	GL2 8LR	UK	27/11/2023
80	Ian Powell	Highnam	England	GL2 8NH	UK	27/11/2023
81	Mark McGillion	Highnam	England	GL28dj	UK	27/11/2023
82	Hollie Luther	Gloucester		GL2	UK	27/11/2023
83	Ann-Marie Whitfield	Gloucester	England	GL28lw	UK	27/11/2023
84	Helen Carroll	Gloucester		GL4	UK	27/11/2023
85	Emily Wells	Gloucester		GL1	UK	27/11/2023
86	Angela Llewellyn	Gloucester		GL1	UK	27/11/2023
87	Sue Ridge	Gloucester		GL1	UK	27/11/2023
88	Fay Boulton	Gloucester		GL1	UK	27/11/2023
89	Jackie Smith	Highnam	England	GL2 8R	UK	27/11/2023
90	Jayne Darrah	Great Malvern	England	WR14	UK	27/11/2023
91	Vanda Freeman	Gloucester		GL1	UK	27/11/2023
92	Carly Hopson	Highnam	England	GL2 8NA	UK	27/11/2023
93	Byron Blckley	Gloucester	England	GL2 8LZ	UK	27/11/2023
94	Stephen Murray	Highnam	England	GL2 8ND	UK	27/11/2023
95	Jo Ormond	Highnam		GL2	UK	27/11/2023
96	Jane Riddell	Highnam	England	GL2 8dJ	UK	27/11/2023
97	Christine Fatica	Bristol		BS6	UK	27/11/2023
98	Chris Cook	Gloucester		GL4	UK	27/11/2023
99	Wendy Heeley	Maidstone	England	ME15	UK	27/11/2023
100	Chloe Harvey	Gloucester		GL1	UK	27/11/2023
101	Matthew Paine	Gloucester	England	GL2 8LS	UK	27/11/2023
102	paul matinson	Abbeymead	England	g14 5uz	UK	27/11/2023
103	Jonathan Berry	Gloucester	England	GL2 8EW	UK	27/11/2023
104	Rachel Berry	Wlney	England	OX29	UK	27/11/2023
105	Lydia Mills	Halifax		HX1	UK	27/11/2023
106	Perri Trenter	Gloucester		GL2	UK	27/11/2023
107	Mrs Sam Ladd	Birmingham	England	B24	UK	27/11/2023
108	Naomi Marangon	Gloucester		GL1	UK	27/11/2023
109	George Heeley	Maidstone	England	ME15	UK	27/11/2023
110	Jenny Olson	Gloucester	England	GL2 8Dw	UK	27/11/2023
111	Patricia Bayliss	Gloucester		GL1	UK	27/11/2023
112	Michael Bayliss	Gloucester		GL1	UK	27/11/2023
113	William Adcock	Gloucester		GL4	UK	27/11/2023
114	Lisa Dando	Gloucester		GL4	UK	27/11/2023
115	Martin Trigg-Hogarth	Gloucester	England	GL2 8LL	UK	27/11/2023
116	Bill Taylor	Highnam	England	g12 8lh	UK	27/11/2023
117	Alexis Ewing	Gloucester	England	GL2 9FL	UK	27/11/2023
118	Audrey Webber	Gloucester		GL1	UK	27/11/2023
119	Ian Seymour	Gloucester		GL1	UK	27/11/2023
120	Terry Jenkins	Warrington		WA1	UK	27/11/2023
121	Sarah Bayliss	Gloucester		GL2	UK	27/11/2023
122	Rebecca Evans	Gloucester		GL2	UK	27/11/2023
123	Heather Kerr	London		EC4R	UK	27/11/2023
124	Anna and David Ball	Bristol		BS1	UK	27/11/2023
125	Caroline Wood	Gloucester		GL1	UK	27/11/2023
126	Jane Pepperell	Highnam	England	GL2 8DW	UK	27/11/2023
127	Laura Holton	Gloucester		GL2	UK	27/11/2023
128	Karen W	Gloucester	England	GL2 8NG	UK	27/11/2023
129	penny humble	Stroud	England	GL5 8TG	UK	27/11/2023
130	Sarah Dowds	Gloucester		GL1	UK	27/11/2023
131	Frances Morgan	Gloucester		GL1	UK	27/11/2023
132	John Dowds	Gloucester		GL1	UK	27/11/2023
133	Nicola Bird	Gloucester		12	UK	27/11/2023
134	Jacki Rossiter	Gloucester	England	GL28DJ	UK	27/11/2023
135	Christopher Makey	Saint Leonards-on-Sea	England	TN38	UK	27/11/2023
136	Helen Murray	Gloucester	England	GL2 8 NL	UK	27/11/2023
137	LEE FINCH	Highnam	England	GL2 8EL	UK	27/11/2023
138	Sarah Workman	Gloucester		GL4	UK	27/11/2023
139	Liz Wassall	Cardiff	Wales; Cymru	CF14	UK	27/11/2023
140	Alan Hoskins	Gloucester		GL1	UK	27/11/2023
141	Lisa Jevons	Gloucester		GL1	UK	27/11/2023
142	Matthew Williams	Highnam		GL2	UK	27/11/2023
143	Wendy Dickie-Clark	Gloucester	England	GL2 8LS	UK	27/11/2023
144	David Manley	Gloucester	England	g12 8lu	UK	27/11/2023

Support Village Green Status for Land South of Maidenhead, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
145	Janet Hogg	Gloucester		GL1	UK	27/11/2023
146	Sam Hill	Warrington		WA1	UK	27/11/2023
147	Linda Ray	Highnam	England	GL2 0EL	UK	27/11/2023
148	Hayley Farr	Newport	Wales; Cymru	NP10	UK	27/11/2023
149	Rosemary Cotterill	Gloucester	England	GL2 0LR	UK	27/11/2023
150	Lynsey Hobday-Canale	Buxton	England	SK17	UK	27/11/2023
151	Karen longman	Highnam	England	gl20ly	UK	27/11/2023
152	Dave Ginman	Gloucester	England	GL20rb	UK	27/11/2023
153	John Welsh	Kettering	England	NN15	UK	27/11/2023
154	Jamie Mcgilvray	Milton Keynes	England	MK17	UK	27/11/2023
155	David Elliott	Warrington		WA1	UK	28/11/2023
156	Simon Griffin	Gloucester		GL1	UK	28/11/2023
157	Rebecca Timmins	Wiltshire	England	SN11 9th	UK	28/11/2023
158	Molly Riddell	London		EC4R	UK	28/11/2023
159	Richard Hoskins	Oxford	England	OX11 7xJ	UK	28/11/2023
160	Leah Meadows Thompson	Gloucester		GL1	UK	28/11/2023
161	Marj Nicolaou	Gloucester		GL1	UK	28/11/2023
162	Jo Storey	Highnam, Gloucester	England	GL2 0Dj	UK	28/11/2023
163	Graham Green	Ballintoy Harbour	Northern Ireland	BT54	UK	28/11/2023
164	Laura Centomino	Gloucester		GL1	UK	28/11/2023
165	Sue whalley	Gloucester		GL1	UK	28/11/2023
166	Jennifer Williams	Gloucester		GL1	UK	28/11/2023
167	Lisa Hargreaves	Milton Keynes	England	MK17	UK	28/11/2023
168	Helen Ginman	Gloucester		GL1	UK	28/11/2023
169	Wendy Ciliaxold	Gloucester		GL1	UK	28/11/2023
170	Matthew Longman	Milton Keynes	England	MK17	UK	28/11/2023
171	Barry Swan	Peterborough		PE4	UK	28/11/2023
172	Debbie Colridge	Gloucester		GL2	UK	28/11/2023
173	Mark Manton	Gloucester		GL1	UK	28/11/2023
174	Lucy Murray	Gloucester		GL1	UK	28/11/2023
175	Jill Smith	Gloucester		GL1	UK	28/11/2023
176	Coggan Hester	Gloucester		GL2	UK	28/11/2023
177	Adam Smith	Gloucester		GL1	UK	28/11/2023
178	Kate Houlday	Gloucester	England	GL15EL	UK	28/11/2023
179	Millie Hazell	Milton Keynes	England	MK17	UK	28/11/2023
180	Sue Chilton	Highnam		GL2	UK	28/11/2023
181	Peter Winkley	Gloucester		GL1	UK	28/11/2023
182	Melodie Pritchard	Milton Keynes	England	MK17	UK	28/11/2023
183	Kathryn Skyrme	Gloucester	England	GL19 3EB	UK	28/11/2023
184	Robert Holmes	Kings Lynn	England	PE30	UK	28/11/2023
185	Geoff Gidley	Milton Keynes	England	MK17	UK	28/11/2023
186	Oliver Wassall	Bristol		BS2	UK	28/11/2023
187	Scott Lawrence	Gloucester	England	GL2 8LL	UK	28/11/2023
188	Jackie Armstrong	Birmingham		B5	UK	28/11/2023
189	Kevin Broadhurst	Milton Keynes	England	MK17	UK	28/11/2023
190	Sue Corrie	Hull	England	HU13 9DS	UK	28/11/2023
191	Ivan Adey	Gloucester		GL1	UK	28/11/2023
192	Adam Weeks	Bristol		BS2	UK	28/11/2023
193	Sam mackenzie	Gloucester		GL2	UK	28/11/2023
194	Kay Roberts	London		SE18 2BS	UK	28/11/2023
195	Jenny Prosser	Warrington		WA1	UK	28/11/2023
196	Carolyn Hathaway	Birmingham	England	B13	UK	28/11/2023
197	Maureen Peplow	Gloucester	England	GL2 8LW	UK	28/11/2023
198	Tim Crow	Gloucester		GL1	UK	28/11/2023
199	Faisal Miah	London		E1 1JR	UK	28/11/2023
200	Adrienne McMeeken	Highnam	England	GL20NE	UK	28/11/2023
201	michael smith	Gloucester		GL1	UK	28/11/2023
202	Paul Foliard	Manchester	England	M61	UK	28/11/2023
203	Susana Muñoz	Madrid		28019 Spain	Spain	28/11/2023
204	Anna Mcdae	Gloucester	England	GL28ne	UK	28/11/2023
205	Alan Tidder	Gloucester		GL1	UK	28/11/2023
206	Gill Nunn	Bristol		BS1	UK	28/11/2023
207	Vikki Gardiner	Cheltenham	England	GL50	UK	28/11/2023
208	Gama Leong	George Town		11060 Malaysia	Malaysia	28/11/2023
209	Ashley Hathaway	Glos	England	GL2 8LX	UK	28/11/2023
210	angelika+ thomas wegner			51398 Germany	Germany	28/11/2023
211	Julian Brand	Birmingham	England	B19	UK	28/11/2023
212	Mirjam Talma	Buitenzorg		9265VZ	Netherlands	28/11/2023
213	Graham edward Ingledow	San Roque cadiz		11380 Spain	Spain	28/11/2023
214	Tom Riddell	Oxford		OX1	UK	28/11/2023
215	Peter Tranter	Slough		SL1	UK	28/11/2023
216	Mark Hazell	Gloucester	England	GL28BY	UK	28/11/2023

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Support Village Green Status for Land South of Maldenham, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
217	Elizabeth Charles	Gloucester		GL1	UK	28/11/2023
218	Eve Allinger	Columbia	South Carolina	29209	US	28/11/2023
219	Catherine Williams Williams	Gloucester		GL1	UK	28/11/2023
220	Matt Roberts	Gloucester	England	GL2 8LS	UK	28/11/2023
221	Lyndsey Evans	Birmingham		B7	UK	28/11/2023
222	Francis Hunt	Gloucester		GL1	UK	28/11/2023
223	Paul Matarazzo	Stonehouse	England	GL10 2JN	UK	28/11/2023
224	Pypy Pypy	Georgetown			Malaysia	28/11/2023
225	Lorraine O'Connell	Gloucester		GL1	UK	28/11/2023
226	Hicks Hicks	Ferndale	Wales; Cymru	CF43	UK	28/11/2023
227	joyce alexander	Edinburgh	Scotland	eh151le	UK	28/11/2023
228	Lesley Soane	Gloucester		GL1	UK	28/11/2023
229	Jane Warner	Harlbury	England	GL19 3BP	UK	28/11/2023
230	Henneke Mol	Poorvital	Nebraska	4893EG	US	28/11/2023
231	William Badham	Gloucester		GL1	UK	28/11/2023
232	Catherine Dawson	Gloucester		GL1	UK	28/11/2023
233	Carol Taylor	Gloucester		GL1	UK	28/11/2023
234	Yolanda Schultes	Wittenbach		9300	Spain	28/11/2023
235	Bob Fortune	Manchester	England	M32	UK	28/11/2023
236	Ken Meek	Gloucester		GL1	UK	28/11/2023
237	Catherine McGilvray	Harlbury	England	GL19	UK	28/11/2023
238	Christine Dorrington	Warrington		WA1	UK	28/11/2023
239	Angela Hart	Skelmersdale		WN89sep	UK	28/11/2023
240	Jonathan Leech	Milton Keynes	England	MK17	UK	28/11/2023
241	Brian Newton	Gloucester		GL2	UK	28/11/2023
242	Sylvia Breuer	Hamburg		20144	Germany	28/11/2023
243	Naomi Riley	Gloucester	England	GL4 6PD	UK	28/11/2023
244	Allister Bickley	Gloucester	England	GL2 8LZ	UK	28/11/2023
245	Christopher Collins	Telgnmouth	England	TQ14	UK	28/11/2023
246	Ian Morlimer	Crawley		RH10	UK	28/11/2023
247	Pat Poyzer	Gloucester		GL1	UK	28/11/2023
248	Tara Peters	Highnam	England	GL2 8DJ	UK	28/11/2023
249	Susan Jones	Gloucester	England	GL2 8 DL	UK	28/11/2023
250	Laurie Bergmann	Gloucester		GL2	UK	28/11/2023
251	Eric Nunn	Gloucester		GL2	UK	28/11/2023
252	Susan A	Stonehouse	England	GL10	UK	28/11/2023
253	Vanessa Payne	Gloucester		GL1	UK	28/11/2023
254	Laura Buckland	Milton Keynes	England	MK17	UK	28/11/2023
255	Adele Beaumont	Bristol		BS3	UK	28/11/2023
256	Beverley Gray	Gloucester		GL4	Isle of Man	28/11/2023
257	S B	Derby		-	UK	28/11/2023
258	Viv Hargreeves	Wellingborough		NN8	UK	28/11/2023
259	Louise Evans	Worcester		WR5	UK	28/11/2023
260	Heather Harness	Rotherham		S61	UK	28/11/2023
261	sarah cousins	Ormskirk		L39 2EX	UK	28/11/2023
262	Sarah Townsend	Gloucester	England	GL3 3UL	UK	28/11/2023
263	Stephen Jones	Gloucester		GL2	UK	28/11/2023
264	Stephanie Lockhart	Dumfries		DG20DH	UK	28/11/2023
265	Sallianne Rushby	Gloucester		GL3	UK	28/11/2023
266	Gill Smith	Bristol		BS2	UK	28/11/2023
267	Wendy Fernley	Gloucester	England	GL19	UK	28/11/2023
268	Paul Adams	Stonehouse	England	GL10	UK	29/11/2023
269	rolf wheeler	Johannesburg		2041	South Africa	29/11/2023
270	Tony Aldridge	Warrington		WA1	UK	29/11/2023
271	Pam Miller	Tolar	Texas	76046	US	29/11/2023
272	Jayne Watson	Gloucester		GL1	UK	29/11/2023
273	Caroline Bain	Gloucester	England	GL2 8DJ	UK	29/11/2023
274	Edward Resuggan	Gloucester	England	GL2 8DL	UK	29/11/2023
275	Zowie Dale	GLOUCESTER	England	GL2 8LW	UK	29/11/2023
276	Nick Dale	Gloucester	England	GL2 8LW	UK	29/11/2023
277	Carol Powell	Heathfield	England	TN21	UK	29/11/2023
278	Kathryn Wolfe	Tonbridge		TN9	UK	29/11/2023
279	Paul Stroud	Gloucester		GL1	UK	29/11/2023
280	Ann Ford	Hartlepool	England	TS24	UK	29/11/2023
281	emmer teufel reger	Nurnberg		90443	Germany	29/11/2023
282	Bettina McCue	Royal Tunbridge Wells		TN2	UK	29/11/2023
283	Adam Chilton	Redhill		RH1	UK	29/11/2023
284	Nicola Mulley	Tonbridge	England	TN10 3ql	UK	29/11/2023
285	Damien Winterburn	Newquay		TR7 3HJ	UK	29/11/2023
286	shirley swan	Birmingham		b14 7sr	UK	29/11/2023
287	Tracey Mc keever	london		sw3 5ay	UK	29/11/2023
288	ammer leufel reger	Nürnberg		90443	Germany	29/11/2023

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Support Village Green Status for Land South of Maldenhall, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
289	HOWARD WILLIAMS	RUSCOMBE,STROUD		UK	UK	29/11/2023
290	Brian Moir	Gloucester		GL1	UK	29/11/2023
291	Tyler Nicholson	Gainsborough	England	DN212UR	UK	29/11/2023
292	Jeff Steers	Cardiff	Wales; Cymru	CF14	UK	29/11/2023
293	Sussie Hall	Pontypridd	Wales; Cymru	CF38	UK	29/11/2023
294	Pat Michell	Gloucester		GL1	UK	29/11/2023
295	Miriam Camington	Bradford		BD9	UK	29/11/2023
296	Michael Knighton	Tonbridge		TN9	UK	29/11/2023
297	Madani Kial	Chiswick		W4 3HR	UK	29/11/2023
298	Terry Shakespeare	Gloucester	England	GL19 3hw	UK	29/11/2023
299	Kalarina Olivier	Gloucester		GL1	UK	29/11/2023
300	Gemma Carter	Milton Keynes	England	MK17	UK	29/11/2023
301	Jane Dando	Gloucester		GL1	UK	29/11/2023
302	Jemma Hill	Bristol	England	BS6 5PR	UK	29/11/2023
303	Marilyn Jeal	Barking	England	IG11	UK	29/11/2023
304	Anca Bercea	Aberdeen		AB24	UK	29/11/2023
305	Julian Greenhill	Birmingham		B4	UK	29/11/2023
306	Naseem Khan	Rotherhithe		E1	UK	29/11/2023
307	mishika pearson	Stourbridge		DY9	UK	29/11/2023
308	Dayyaan Monammed	Oldham		OL9	UK	29/11/2023
309	Michelle Natty	Herefordshire	England	HR13RE	UK	29/11/2023
310	Lynda Taylor	Tunbridge Wells		TN3	UK	29/11/2023
311	Ghazala Fatima	Manchester		M20	UK	29/11/2023
312	Sarah Jane Moir	Highnam		GL2	UK	29/11/2023
313	Nick Powell	Heathfield	England	TN21	UK	29/11/2023
314	ammara Kiran	Manchester		GL7 0la	UK	29/11/2023
315	William Ormond	Highnam	England	GB28nq	UK	29/11/2023
316	Zoe Riley	Milton Keynes	England	MK17	UK	29/11/2023
317	Denise Powell	Highnam	England	GL2 8NH	UK	29/11/2023
318	Alana Willett	Leighton Buzzard		LUT	UK	29/11/2023
319	Nick Kempster	Gloucester		GL4	UK	29/11/2023
320	Kerry Green	Leighton Buzzard		LUT	UK	29/11/2023
321	Linda Cross	Gloucester		GL4	UK	29/11/2023
322	Roz Green	Gt Yarmouth	England	NR319HE	UK	29/11/2023
323	Helen Weaver	Caerphilly	Wales; Cymru	CF83	UK	29/11/2023
324	Patricia Tibbitts	Gloucester		GL4	UK	29/11/2023
325	Hannah Hulcup	Gloucester		GL2	UK	29/11/2023
326	Tim McIntyre	Gloucester		GL4	UK	29/11/2023
327	Zeni Vajushi	Croydon		CR0	UK	29/11/2023
328	Maggie Atkinson	Gloucester		GL4	UK	29/11/2023
329	Helen Watkins	Gloucester		GL1	UK	30/11/2023
330	Muhammad Kaleem	Camberwell		SE5	UK	30/11/2023
331	Elle Bate	Gloucester		GL2	UK	30/11/2023
332	Alastair Moir	Cheltenham	England	GL52	UK	30/11/2023
333	Juliette Davenport	Ceredigion	Wales; Cymru	SA44 5LA	UK	30/11/2023
334	Pete Dyche	Gloucester		GL2	UK	30/11/2023
335	Kathy Borthwick	Gloucester		GL1	UK	30/11/2023
336	Laura Foliard	Birmingham		B2	UK	30/11/2023
337	Rachael Banfield	Cheltenham	England	GL51	UK	30/11/2023
338	Nick Chapman	Warrington		WA1	UK	30/11/2023
339	Robert Harding	Gloucester	England	GL2 8NG	UK	30/11/2023
340	Kyle Tranter	Stoke-on-Trent	England	ST8 8BD	UK	30/11/2023
341	Neil Banfield	Cheltenham	England	GL51	UK	30/11/2023
342	roger buckley	Gloucester		GL1	UK	30/11/2023
343	Chris DeBonis	Cheltenham	Wales; Cymru	CF24 3jn	UK	30/11/2023
344	Jane Mutton	Gloucester		GL4	UK	30/11/2023
345	Marian Moir	Gloucester	England	GL2 8LH	UK	30/11/2023
346	Rhonda Dodge	Gloucester		GL4	UK	30/11/2023
347	Imdad Mohammed	Manchester		M16 9GS	UK	30/11/2023
348	Gill Bardsley-Taylor	Gloucester		GL1	UK	30/11/2023
349	Matt Dodge	Gloucester		GL2	UK	30/11/2023
350	Owen Bew	Wokingham	England	GU2 8LY	UK	30/11/2023
351	Helen Esfandiarinia	Gloucester		GL1	UK	30/11/2023
352	Graham Scott	Warrington		WA1	UK	30/11/2023
353	Ilz Smith	Hucclecote	England	GL3 3hp	UK	30/11/2023
354	Alex Cossey	Norwich		NR3	UK	30/11/2023
355	Katalin Kónya-Jakus	Szétymez			Hungary	30/11/2023
356	Gevin Abbott	Warrington		WA1	UK	30/11/2023
357	Jonathan Taylor	Newent	England	GL18	UK	30/11/2023
358	Abigail Dodge	Gloucester	England	GL2 8lj	UK	30/11/2023
359	Peter Sargent	Gloucester		GL1	UK	30/11/2023
360	Chris Sargent	Stroud		GL5	UK	30/11/2023

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Support Village Green Status for Land South of Maldenham, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
361	Lee Bardsley-Taylor	Gloucester		GL1	UK	30/11/2023
362	Patrick Prosser	Warrington		WA1	UK	30/11/2023
363	Barney Congdon	Camden		NW1	UK	30/11/2023
364	Brian Hayter	Huddersfield	England	HD3 3QX	UK	30/11/2023
365	Hannah Cheasley	Gloucester		GL1	UK	30/11/2023
366	Iain Fergusson	Pelton	England	DH2 1NA	UK	30/11/2023
367	Cathy McIntyre				UK	30/11/2023
368	J Bell	Gloucester		GL1	UK	30/11/2023
369	Sarah Moore	Reading		RG8	UK	30/11/2023
370	Elizabeth Tyrie	Tavistock		PL19	UK	30/11/2023
371	Cameron Dodge	Highnam	England	GL2 8LJ	UK	30/11/2023
372	Maureen Utting	Chatham		ME4	UK	30/11/2023
373	Philip Sherratt	Gloucester		GL2	UK	30/11/2023
374	Mohammed Youaaf	Leicester		Le5 5hl	UK	30/11/2023
375	Tom Scharf	Highnam	England	GL2 8LJ	UK	30/11/2023
376	Simon Wilson	Highnam		GL2	UK	30/11/2023
377	Sheila Bearham	Hailstead	England	CO9 1QX	UK	30/11/2023
378	Ann Sugden	Keighley		bd21 1lq	UK	30/11/2023
379	Miss McCarthy	Chatham		me5 0jn	UK	30/11/2023
380	Katie Coldridge	Gloucester		GL1	UK	30/11/2023
381	Emma Lineham	Newport		NP10	UK	30/11/2023
382	Rachael Orchard	Gloucester		GL1	UK	30/11/2023
383	Suhail Bux	Blackburn		BB26hw	UK	30/11/2023
384	Emma Benning	Gloucester		GL1	UK	30/11/2023
385	Liz Whitfield	Gloucester		GL2	UK	30/11/2023
386	Natalsha Broady	Gloucester		GL1	UK	30/11/2023
387	Martin Hayward	Gloucester		GL1	UK	30/11/2023
388	Emily Robins	Macclesfield	England	SK10 4xj	UK	30/11/2023
389	Lynda Sick	Gloucester		GL4	UK	30/11/2023
390	Patricia Hamilton	Dairy	Scotland	KA24 5EH	UK	30/11/2023
391	RUSSELL DANDO	Gloucester		GL1	UK	30/11/2023
392	Tony Bergmann	Gloucester		GL2	UK	01/12/2023
393	Jo Harvey	Bath		BA1	UK	01/12/2023
394	Davoll Kathryn	Rochester		ME1	UK	01/12/2023
395	Ian Coggan	Bristol		BS2	UK	01/12/2023
396	Graham Jordan	Stanley		SW3	UK	01/12/2023
397	Brenda McAuliffe	London	England	SE10	UK	01/12/2023
398	Patrick Roche	Gloucester		GL4	UK	01/12/2023
399	Korban Moore	Londonderry		BT48	UK	01/12/2023
400	Callum L	Gloucester		GL1	UK	01/12/2023
401	Julie Munday	Welwyn Garden City		AL7	UK	01/12/2023
402	David Kempton	Cheltenham	England	GL52	UK	01/12/2023
403	Dayle McQueen	AMn	Texas	77511	US	01/12/2023
404	Caroline Davies	Cardiff		SA31 1TA	UK	01/12/2023
405	Rod Wiltshire	Gloucester		CV1	UK	01/12/2023
406	Julie Davies	Gloucester		GL1	UK	01/12/2023
407	Catherine Swift	Gloucester		GL1	UK	01/12/2023
408	Lisa Golledge	Gloucester		GL4	UK	01/12/2023
409	Em McKenzie	Gloucester	England	GL2 6fj	UK	01/12/2023
410	Paul Harness				UK	01/12/2023
411	Timothy Knight	Brockham		RH3 7HY	UK	02/12/2023
412	Simon Clarke	Gloucester		GL4	UK	02/12/2023
413	Aalsha Akram	Blackburn		BB1 8HH	UK	02/12/2023
414	Victoria Louise Marie Cullen	HEYWOOD		OL103EJ	UK	02/12/2023
415	Suvi Salonen	Frodsham		WA6 6AH	UK	02/12/2023
416	Aynsley Mann	Gloucester		GL2	UK	02/12/2023
417	Cara D			BH9	UK	02/12/2023
418	Laura Vennard	Edinburgh		EH16	UK	02/12/2023
419	Di Howard	Gloucester	England	G28LX	UK	02/12/2023
420	Angela King	Cardiff		cf24 1pd	UK	02/12/2023
421	Alan Burns	London		EC4R	UK	02/12/2023
422	Andrea Peck	Gloucester		GL2	UK	02/12/2023
423	Allen Peck	Gloucester		GL1	UK	02/12/2023
424	UK Citizen	Nuneaton		CV116BE	UK	02/12/2023
425	Emily Makey	London		EC4R	UK	03/12/2023
426	Alison Osborn	Chipstead		Tn13 2rz	UK	03/12/2023
427	Ivonne Allen	Southwark		SE1P	UK	03/12/2023
428	Elaine Sherratt	Gloucester		GL1	UK	03/12/2023
429	Linda Hanbury	Highnam	England	GL2 8DG	UK	03/12/2023
430	Hannah Baldock	Maidstone	England	ME15	UK	03/12/2023
431	Kathleen Cudby	Gloucester		GL2	UK	03/12/2023
432	Luke Coldridge	Gloucester		GL2	UK	03/12/2023

Support Village Green Status for Land South of Maldenhall, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
433	Jon Coldridge	Gloucester		GL4	UK	03/12/2023
434	Stephen Cox	Newark	England	NG24 3FF	UK	03/12/2023
435	Michelle Lawless	Woodbridge		IP12	UK	03/12/2023
436	Linda Randall	Gloucester		GL2	UK	03/12/2023
437	Beverley Biggin	Gloucester		GL4	UK	03/12/2023
438	Helen Stephens	Gloucester		GL4	UK	03/12/2023
439	Sarah Rodrigues	London		W5	UK	03/12/2023
440	Cheryl Gavin	London		NW10	UK	03/12/2023
441	Olivia Clarke	Gloucester		GL4	UK	03/12/2023
442	Lesley Wilshire	Covenlry		CV1	UK	03/12/2023
443	James Hicks	Brackley		NN13 6PQ	UK	03/12/2023
444	Zainab Ahmed	Hounslow		TW3 2dp	UK	03/12/2023
445	Melanie Newton	Wantington		WA1	UK	03/12/2023
446	Sharon Papapetrou	London		NW89ya	UK	03/12/2023
447	Andrew Williams	Cleethorpes		DN35	UK	03/12/2023
448	Indrajith Karunaratne	Gloucester	England	GL2 8DJ	UK	03/12/2023
449	Tony Hyland	Andover		SP10	UK	04/12/2023
450	Daniel Smale	Gloucester	England	GL2 8DJ	UK	04/12/2023
451	Forbes Cunningham	Gloucester	England	GL2 8DJ	UK	04/12/2023
452	Matt Heeley	London	England	SE15 3DE	UK	04/12/2023
453	Claire Wilkinson	Wixams		mk42 6bz	UK	04/12/2023
454	Chris Hutchence	Bristol	England	BS37	UK	04/12/2023
455	Julia FARLEIGH	Leyton		E10	UK	04/12/2023
456	keira cole	hartlepool		ts27	UK	04/12/2023
457	Richard Peppard	Bristol		BS6	UK	04/12/2023
458	michale astley	Warrington		WA1	UK	04/12/2023
459	Christopher Gardner	Warrington		WA1	UK	04/12/2023
460	Gary Hollins				UK	04/12/2023
461	Peter Darnell	Gloucester		GL1	UK	04/12/2023
462	MOHAMED IQBAL MANJI	Peterborough		PE1 2NP	UK	04/12/2023
463	Paul Mitchell	Accr		SL5	UK	04/12/2023
464	Victoria Morton				UK	04/12/2023
465	Lynne Allen	Middlesex		UB3 2DS	UK	04/12/2023
466	Samuel Molley	Bristol	England	BS148DG	UK	04/12/2023
467	Carol Garton	Kemsing	England	Tn156pd	UK	04/12/2023
468	Jude Gilroy-millet	Glasgow		G5	UK	04/12/2023
469	Jessica Makey	Sevenoaks	England	TN13	UK	04/12/2023
470	Alan Williams	Great Tewington	England	EX38	UK	04/12/2023
471	Jane Gardner	Warrington		WA1	UK	04/12/2023
472	Mira Kattob	Manchester		M9	UK	04/12/2023
473	PETER Lloyd	Leighton Buzzard		LUT	UK	04/12/2023
474	Siobhan Hill	Gloucester		GL1	UK	04/12/2023
475	Angela Kelly	Hull		HU106HE	UK	04/12/2023
476	Amelia Hall	Gloucester		GL1	UK	04/12/2023
477	Elaine Presdee	Bristol		BS2	UK	04/12/2023
478	Hannah Laroche	London		EC4N	UK	04/12/2023
479	Katrina Ahmed	Bradford		BD3	UK	04/12/2023
480	Mahar Waheed	West End		GU24 9LS	UK	05/12/2023
481	Sophie Ledd	Gloucester		WC2N	Thailand	05/12/2023
482	Maria Paecharalambous	Winchmore Hill		N21	UK	05/12/2023
483	Cath Makey	Tonbridge	England	Tn10 4nt	UK	05/12/2023
484	Richard Sevier	London		SW6 7NB	UK	05/12/2023
485	SAGHEER AHMAD	Rainham		RM13 9QU	UK	05/12/2023
486	Paul Jenkins	Maldstone	England	ME15	UK	05/12/2023
487	Sharon Jenkins	London		EC4R	UK	05/12/2023
488	Joe Eckersley	Hampstead		NW3	UK	05/12/2023
489	Nicola Collins	West Yorkshire		HD6 3JQ	UK	05/12/2023
490	Safaa Khalife	Harlesden		NW10	UK	05/12/2023
491	Katie Preston	Gloucester		GL4	UK	05/12/2023
492	Marilyn Etheridge	Gloucester		GL4	UK	05/12/2023
493	Gary O'Connell	Gloucester	England	GL2 8LY	UK	05/12/2023
494	Scott Harris	Cardiff		CF398yh	UK	05/12/2023
495	Adriana Rosu	London		N14	UK	06/12/2023
496	Lesley Gardner	Hull		HU9 1TL	UK	06/12/2023
497	Susanne Wilson-Goeb	London		N69Lb	UK	06/12/2023
498	Ekow Mantock	Harrow		HA2	UK	06/12/2023
499	Malise Hogan	Gillingham		SP8	UK	06/12/2023
500	Gareth Arrowsmith	Cheltenham	England	GL50	UK	06/12/2023
501	Kelly Sculley	Covenlry		CV58LG	UK	06/12/2023
502	Denis Wilson	Highnam	England	GL2 8nb	UK	06/12/2023
503	Gwynant Ellis	Aberystwyth		SY23	UK	06/12/2023
504	Margaret Wilson	Leighton Buzzard		LU7	UK	06/12/2023

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Support Village Green Status for Land South of Maidenhead, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
505	Mark Whitfield	Warrington		WA1	UK	06/12/2023
506	Muneer Abdul Rahim Sabeena	United kingdom		BB9	UK	06/12/2023
507	William Chivers	Leeds		LS12	UK	06/12/2023
508	Chrissie Mortimer	Bristol		BS7	UK	06/12/2023
509	Alex Wilson	Exeter		EX6	UK	06/12/2023
510	Catherine Sargent	Gloucester		GL4	UK	06/12/2023
511	Alice Saunders	Lewes		Bn7 2ed	UK	06/12/2023
512	Oluwafemi Akinleye	Sunderland		SR4	UK	06/12/2023
513	Klaus-Juergen Kessel	Winnersh	England	RG41	UK	06/12/2023
514	Julie Baker	Bristol		Bs16 7he	UK	07/12/2023
515	Eve Huxley	Huddersfield		HD9 3JU	UK	07/12/2023
516	Arfan Qureshi	Wembley		Ha0	UK	07/12/2023
517	Chrissie Norville	Gloucester		GL1	UK	07/12/2023
518	Stian Hudson	Ellicott City	Maryland	21043	US	07/12/2023
519	Valerie Emmott	Bridlington		YO16 4NR	UK	07/12/2023
520	Louise Carhart	Manchester		M40	UK	07/12/2023
521	Jithin James	Belfast		BT4	UK	07/12/2023
522	Matt Gardner	Worcester		WR5	UK	07/12/2023
523	Ian Wolton	Bristol		BS3	UK	07/12/2023
524	Richard Keyse	Leighton Buzzard		LU7	UK	07/12/2023
525	Mohamed Diaa	Salford		M6	UK	07/12/2023
526	Minehil Shaukat	Leeds		Le8 3ig	UK	07/12/2023
527	Milimoi Babu	Croydon		CR0	UK	07/12/2023
528	Kathryn Edwards	Hove		BN3 3WZ	UK	07/12/2023
529	natalie ford	Brighton		BN2	UK	08/12/2023
530	Louise Breton	Wrexham		LL14	UK	08/12/2023
531	Deborah Treacher	Gloucester		GL1	UK	08/12/2023
532	mohammad sardar	Nelson		BB9	UK	08/12/2023
533	Rebecca McEleavey	Birkenhead		CH43	UK	08/12/2023
534	marie bury	Blackburn		BB2	UK	08/12/2023
535	Angela Bicknell	Gloucester	England	GL28NJ	UK	08/12/2023
536	rehana vahone	Ilford		Ig3 9hr	UK	08/12/2023
537	Hayley Walker	Linlithgow		EH49 6LW	UK	08/12/2023
538	Janine Macdonald	Scunthorpe		DN16	UK	06/12/2023
539	Luke Davy	Bristol		Ba16dn	UK	08/12/2023
540	marie wilson	Basingstoke		rg224lw	UK	08/12/2023
541	Irene Leggett	Great Yarmouth		NR31 8HJ	UK	09/12/2023
542	Kaitlin Smith	London		IV2 4PB	UK	09/12/2023
543	Allison Walker	Bournemouth		BH2 5AT	UK	09/12/2023
544	Ann Andrews	Devon	England	EX38	UK	09/12/2023
545	Julian Smith	Bristol		BS16	UK	09/12/2023
546	Elinor Spencer	Edinburgh		EH5 2GD	UK	09/12/2023
547	Gemma Barnes	Blackburn		BB2	UK	09/12/2023
548	Mark E				UK	08/12/2023
549	D Fullerton	London SE		SE	UK	09/12/2023
550	Lynn Morley	Blackpool		FY8 7LT	UK	08/12/2023
551	Elizabeth Bardin	Chelsea		SW10 0TT	UK	09/12/2023
552	Ben Read	Colchester		C02	UK	09/12/2023
553	Lauren Cobbold	Leeds		LS2	UK	10/12/2023
554	Holly Gray	Bradford		BD5	UK	10/12/2023
555	Christine Davis	Birmingham sutton coldfield		B736ry	UK	10/12/2023
556	Ana Baptista	Southall		UB1	UK	10/12/2023
557	Emily Conly	Craigavon		BT63	UK	10/12/2023
558	Alexa Nasr	Beaconsfield		HP9	UK	10/12/2023
559	Barrie North	Waltham Abbey		En93nb	UK	10/12/2023
560	Stephanie Thomson-Duncan	Aldershot		Gu11 2qw	UK	10/12/2023
561	Sonia Barnes	Norwich		NR6 6TT	UK	10/12/2023
562	Zane Vitenberga	Rochdale		OL16	UK	10/12/2023
563	Christopher Garside	Manchester		M35	UK	10/12/2023
564	Jake Clarke	Abbey Wood		SE2	UK	10/12/2023
565	Steve Smith	Peckham		SE15	UK	10/12/2023
566	Tas B	East Ham		E6	UK	10/12/2023
567	Leah St John	Aberdeen		AB11 9LY	UK	11/12/2023
568	Ariana Ballie	Fife	Scotland	KY30XP	UK	11/12/2023
569	A M H	Kingston upon Thames		KT1	UK	11/12/2023
570	Tracy Richardson	Bourtreehill North		Ka11 1lp	UK	11/12/2023
571	Eve Cross	Bushey		WD23	UK	11/12/2023
572	D A Gammon	Hastings		TN34	UK	12/12/2023
573	Helen Carter				UK	12/12/2023
574	Alisha Keyse	Highnam	England	GI26lp	UK	12/12/2023
575	Fraser Stokes	Little Witley		WR6	UK	12/12/2023
576	Safia Zaman	Burnley		BB10	UK	12/12/2023

Support Village Green Status for Land South of Maidenhead, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
577	Hope Clyburn	Houghton Le Spring		DH4	UK	12/12/2023
578	Jacqueline Walker	Islington		N7	UK	12/12/2023
579	Sheila Dartnell	Bromley		BR2	UK	12/12/2023
580	Jedd Cullinan	Henel Hempstead		HP2	UK	12/12/2023
581	Ben Dale	Stockport		SK8	UK	12/12/2023
582	Hann Regan	Bury		BB1	UK	12/12/2023
583	Sufi Usman	Edinburgh		Eh6 5ll	UK	12/12/2023
584	Lisa Faris	Liskeard		PL14	UK	12/12/2023
585	Umar Choudhury	Sheffield		S2 4QE	UK	12/12/2023
586	Georgina Mangan Mangan	Wallsend		NE28	UK	12/12/2023
587	Mohammed Khan	Northolt		UB5 5tg	UK	13/12/2023
588	Jan Anholt	Whitstable		CT5 1QD	UK	13/12/2023
589	Maria Hinds	Ormeagh		BT79	UK	13/12/2023
590	Lucy Williamson	Tyne & Wear		NE17 7HE	UK	13/12/2023
591	Gohar Saira	Glasgow		G42	UK	13/12/2023
592	Tobias Davidson	Barrow in Furness		LA13	UK	13/12/2023
593	VANESSA MEADOWS	Banbury		OX160hn	UK	13/12/2023
594	Nina Wallis	Gloucester		GL4	UK	13/12/2023
595	Annabell Lancaster	Newcastle Upon Tyne		NE15	UK	14/12/2023
596	Denise Frampton	Morpeth		NE61 6SG	UK	14/12/2023
597	Julie Davey	Stowmarket		IP14 2jj	UK	14/12/2023
598	Marie Heaton	Bradford		BD226NP	UK	14/12/2023
599	Gareth Sully	Newport		NP20 4DW	UK	14/12/2023
600	Vivian Coomer	Sheffield		S11	UK	14/12/2023
601	Shirley Lodge	Chippingham	England	SN15	UK	14/12/2023
602	caysha whitaker	Nottingham		NG9	UK	14/12/2023
603	Ben Durrant	Wisbech		PE13	UK	14/12/2023
604	Duri tee	Baxleyheath		DA7	UK	14/12/2023
605	Celina Schutte	Wymondham		NR18	UK	14/12/2023
606	Harrison Wrighter-Wilkinson	Romford		RM5	UK	14/12/2023
607	Rosina Khan	Oldham		OL8	UK	15/12/2023
608	sarah-jane Pearce	Amesbury		SP47sb	UK	15/12/2023
609	John Graham	Woking		GU22	UK	15/12/2023
610	anita moes	Droylsden		M43 7ER	UK	15/12/2023
611	Dawn Polzat	Milton Keynes		MK3 5ej	UK	15/12/2023
612	Jean-Anne Kelly	Ormskirk		L39	UK	15/12/2023
613	Bartosz Dembowaki	Leeds	England	LS9 8PD	UK	15/12/2023
614	Mark Tucker	Highnam		GL2	UK	18/12/2023
615	Thomas Riley	Gloucester		GL2 BNA	UK	18/12/2023
616	Peter Cartwright	Highnam		GL2 BLZ	UK	18/12/2023
617	MELISSA BRIGGS	Banbury		OX15 6HT	UK	18/12/2023
618	Allison-Jayne Smith	Gloucester		GL4	UK	18/12/2023
619	Shirley Waln	Spalding		PE11	UK	18/12/2023
620	Lynne Wilson	Milton Keynes	England	MK17	UK	18/12/2023
621	Susan Boulton	Waltham Abbey		EN9 3JU	UK	18/12/2023
622	Teresa Mann	Tarbes		65000 France		18/12/2023
623	Peter Boulton	Highnam		GI28ND	UK	18/12/2023
624	Michael Hale	Ross on Wye		HR9	UK	18/12/2023
625	Casey Tranter	Cheltenham		GL50	UK	18/12/2023
626	Kirsty Ridge	Gloucester		GL1	UK	18/12/2023
627	Elaine Shears	Gloucester		GL4	UK	18/12/2023
628	Derek Morton	Royal Tunbridge Wells	England	TN4 0qy	UK	19/12/2023
629	BRIAN MAYELL	London		EC4R	UK	19/12/2023
630	Samantha Fabian	Gloucester		GL4	UK	19/12/2023
631	Willow Yvonne	Grimsby		DN32	UK	19/12/2023
632	Carol Townsend	Gloucester		GL4	UK	19/12/2023
633	Shahid Hussein	Oldbury		B69	UK	19/12/2023
634	Michael Whiteway	Gloucester		GL3	UK	20/12/2023
635	Elisha Chakwizire				UK	20/12/2023
636	Maire Rakimbayeva				UK	20/12/2023
637	Abbey Smith	Gloucester	England	GL2 6DN	UK	20/12/2023
638	Kevin Ashby	Gloucester		GL2 8LH	UK	20/12/2023
639	Jane Ashby	Gloucester		GL2 8LH	UK	20/12/2023
640	Robert Rawlins	Gloucester		GL2 8EW	UK	20/12/2023
641	NATALIE KIRMAN	Lincoln			UK	20/12/2023
642	Jennie Williams	Gloucester		GL1	UK	20/12/2023
643	NATALIE ADAMS	Tadworth		KT20 6qz	UK	20/12/2023
644	Debbie Huddleston	Milton Keynes		Mk178HU	UK	20/12/2023
645	Kevin Harris	Cardiff	Wales; Cymru	CF23	UK	21/12/2023
646	Janet moffat	Gloucester		GL2	UK	21/12/2023
647	J Hunt	Swindon		SN3	UK	22/12/2023
648	Helen Hopkins	Oldham		OL8 4NX	UK	22/12/2023

Support Village Green Status for Land South of Maldenham, Highnam

No.	Name	City	State	Postal Code	Country	Signed On
649	Jane Davidson			UK	UK	22/12/2023
650	Meera Merdono	Manchester		M8	UK	22/12/2023
651	Ken Dennis	Brecknell		RG12	UK	22/12/2023
652	Ingrid G Price	Manchester		SK4	UK	23/12/2023
653	Jade Alzway	Birmingham		B901BZ	UK	24/12/2023
654	Camella Tubb	Warrington		WA1	UK	25/12/2023
655	Kenneth Williams	Gloucester		GL1	UK	30/12/2023
656	Andrew Chaplin	Birmingham	England	B23 5np	UK	03/01/2024
657	Lesley Brain	Gloucester		GL2	UK	14/01/2024
658	Hayley Bullock	Gloucester		GL4	UK	28/01/2024
659	Sharon McIlveen	Cheltenham	England	GL51	UK	30/01/2024
660	Marlin Sandaver	Hay-On-Wye	England	HR3 5RQ	UK	02/02/2024
661	john robinson	Swindon	England	SN25	UK	15/02/2024
662	Lesley Robinson	Gloucester	England	GL1	UK	15/02/2024
663	Jane Newman	Gloucester	England	GL2 0ND	UK	15/02/2024
664	Shannon Griffin	Gloucester		GL1	UK	18/02/2024
665	Carolyn Meddings	Cheltenham	England	GL50	UK	11/03/2024
666	Susan Lahr	Gloucester	England	GL2	UK	07/04/2024
667	Katy Ford	Tunbridge Wells		TN9	UK	08/04/2024
668	shelley thomas	Swansea			UK	08/04/2024
669	Francesca Emma J	Croydon	England	CR0 6XL	UK	08/04/2024
670	Paul Gillwt	Sittingbourne	England	ME10	UK	08/04/2024
671	Rid Kerk	Birmingham	England	B21 8ju	UK	08/04/2024
672	maria rollason	Good Easter	England	cm1 4sj	UK	08/04/2024
673	Sarah Evans	Scunthorpe	England	DN16	UK	08/04/2024
674	Vin Lane	Peterborough		CO1	UK	08/04/2024
675	David Lowndes	Chipping Norton	England	OX7	UK	20/04/2024
676	Roy Judd	Upavon		SN9	UK	15/06/2024
677	Robyn bay	Edmonton		T6T 6C0MS	Canada	18/07/2024

THOMPSON, Gill

From: M & C Coats [REDACTED] >
Sent: 06 December 2023 15:53
To: BROWN, Jemma
Subject: FW: Village Green Status - Triangle of Land Highnam
Attachments: image0.jpeg; image0.jpeg; image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg; image4.jpeg; image5.jpeg; image6.jpeg; image7.jpeg; image8.jpeg; image9.jpeg; image10.jpeg; image11.jpeg; image12.jpeg

Dear Jemma

Ref my earlier email, photos attached.,

Kind regards

Cllr Charlie Coats
Chair: Highnam Parish Council

-----Original Message-----

From: M & C Coats [REDACTED]
Sent: 06 December 2023 15:26
To: 'David Ballard' [REDACTED]; 'Will Cole'
[REDACTED]; 'Chris' [REDACTED]; 'Gaynor Baldwin'
[REDACTED]; 'Mark' [REDACTED]; 'Jill'
[REDACTED]; 'Mike Welch'
[REDACTED]; 'Bill Nicol' [REDACTED]; 'Bill Badham'
[REDACTED]; 'Phil Sherratt'
[REDACTED] >
Subject: FW: Village Green Status - Triangle of Land Highnam

Dear Mr Ballard

Further to my earlier email, I now attached as previously indicated the set of photos taken of the site which very clearly show the pollinator patch on it and the wide range of wild flowers growing there.

Kind regards

Cllr Charlie Coats
Chair: Highnam Parish Council

HIGH-NAM PARISH COUNCIL Environmental Working Group
I AM A POLLINATOR PATCH

- Our wildlife, including insects, is in decline.
- By letting me grow a little bit wilder, I will provide insects and other wildlife with food and improve my value to nature.
- I won't be mown until Autumn.



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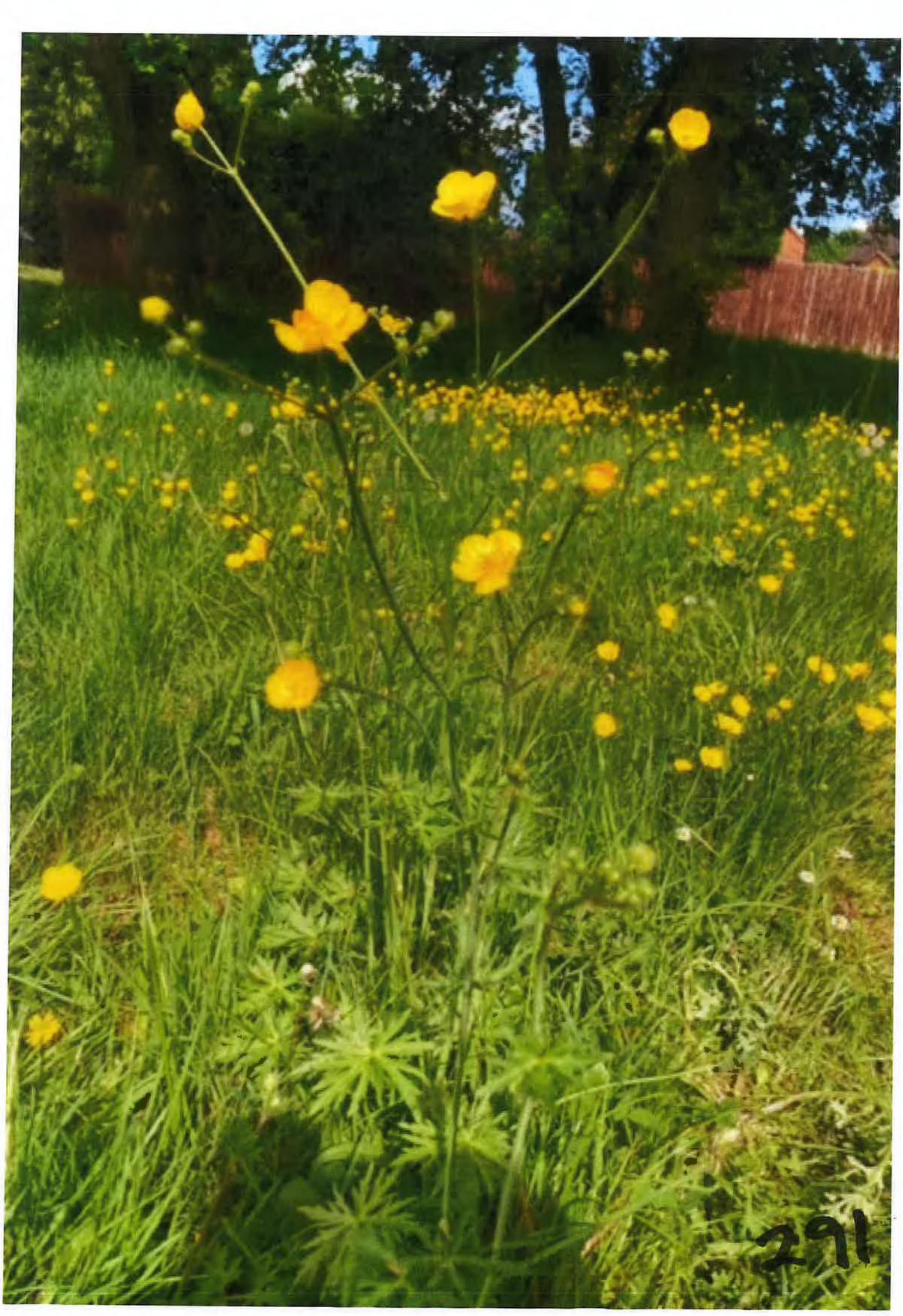


228

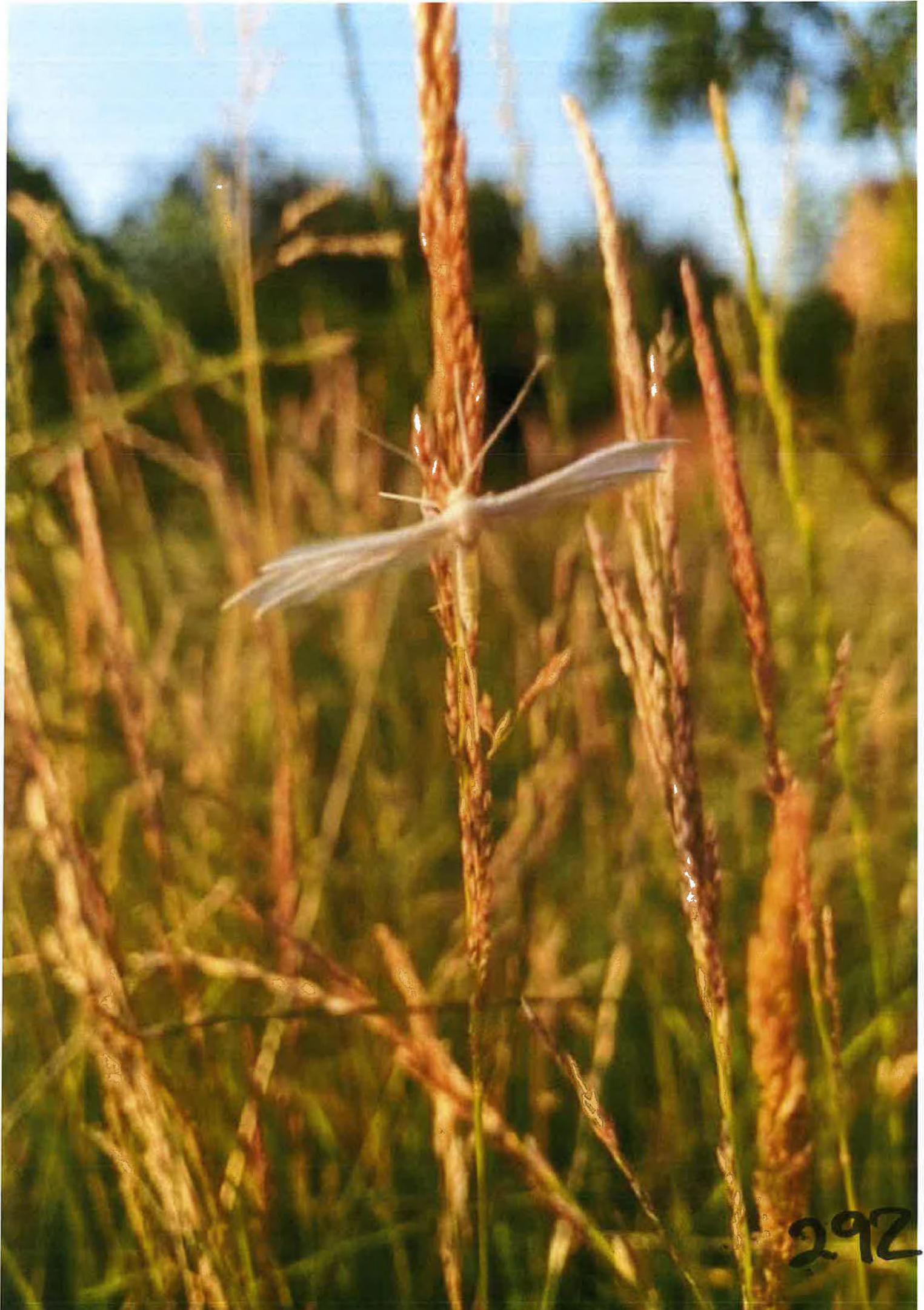


289

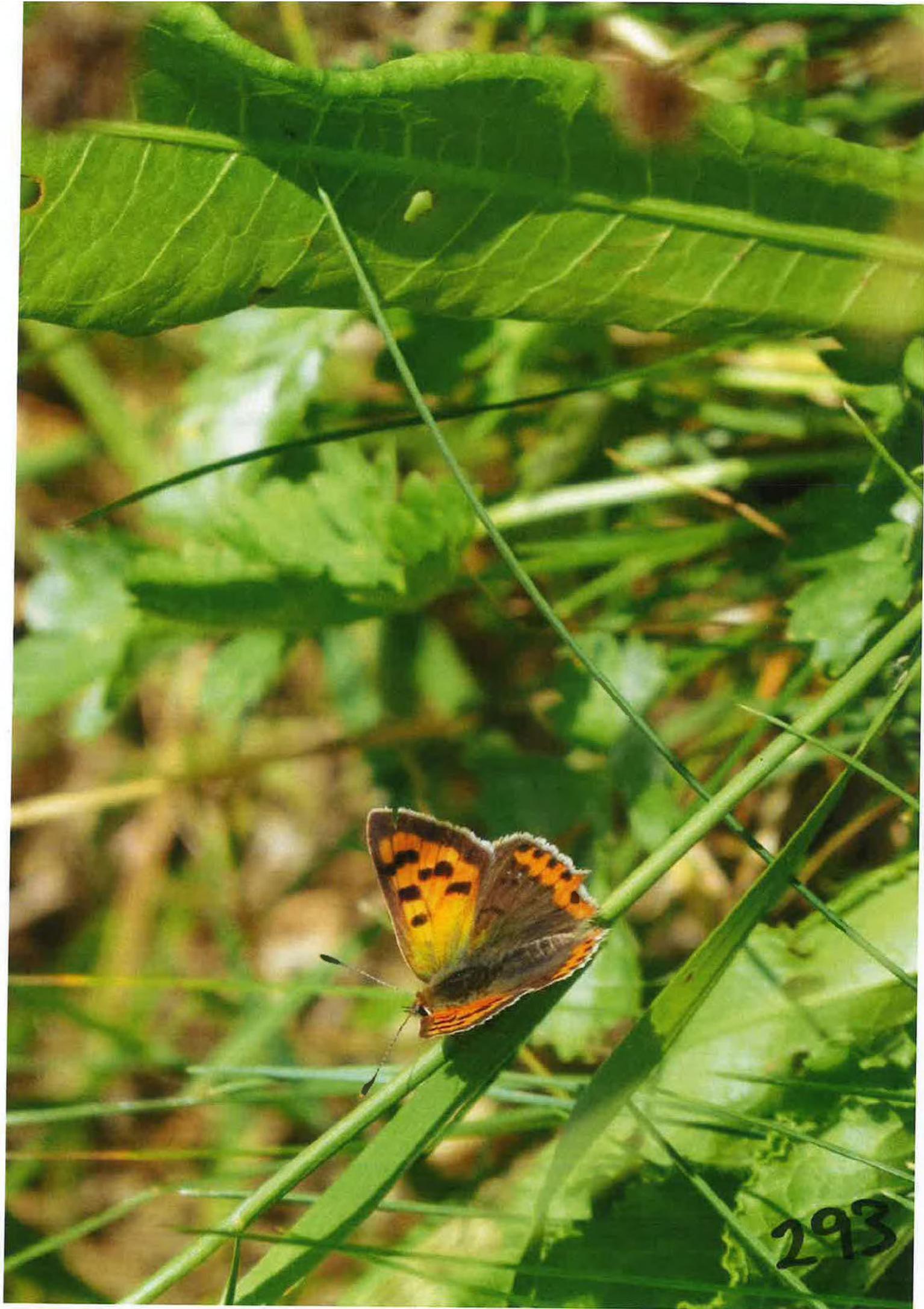




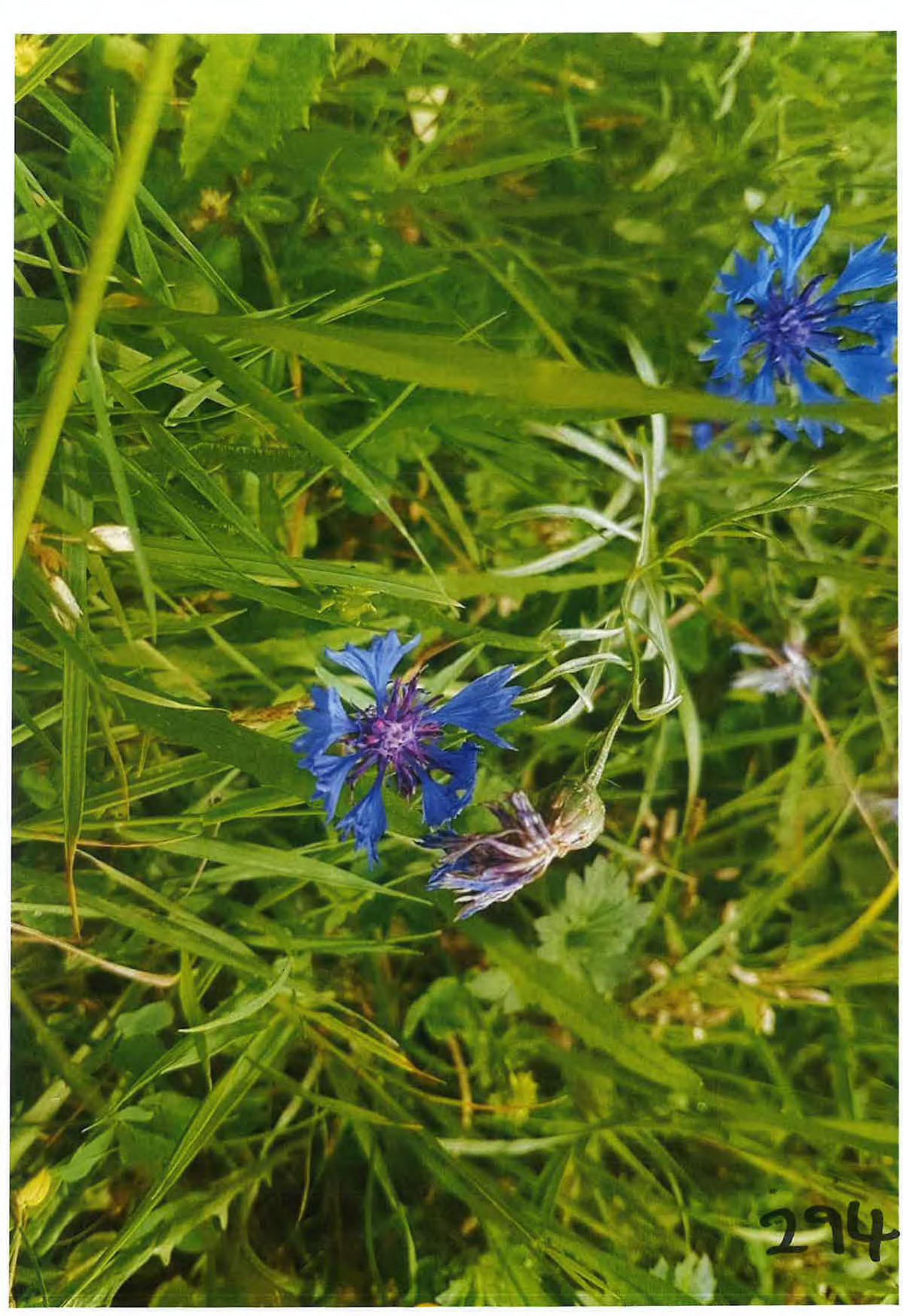
291



292

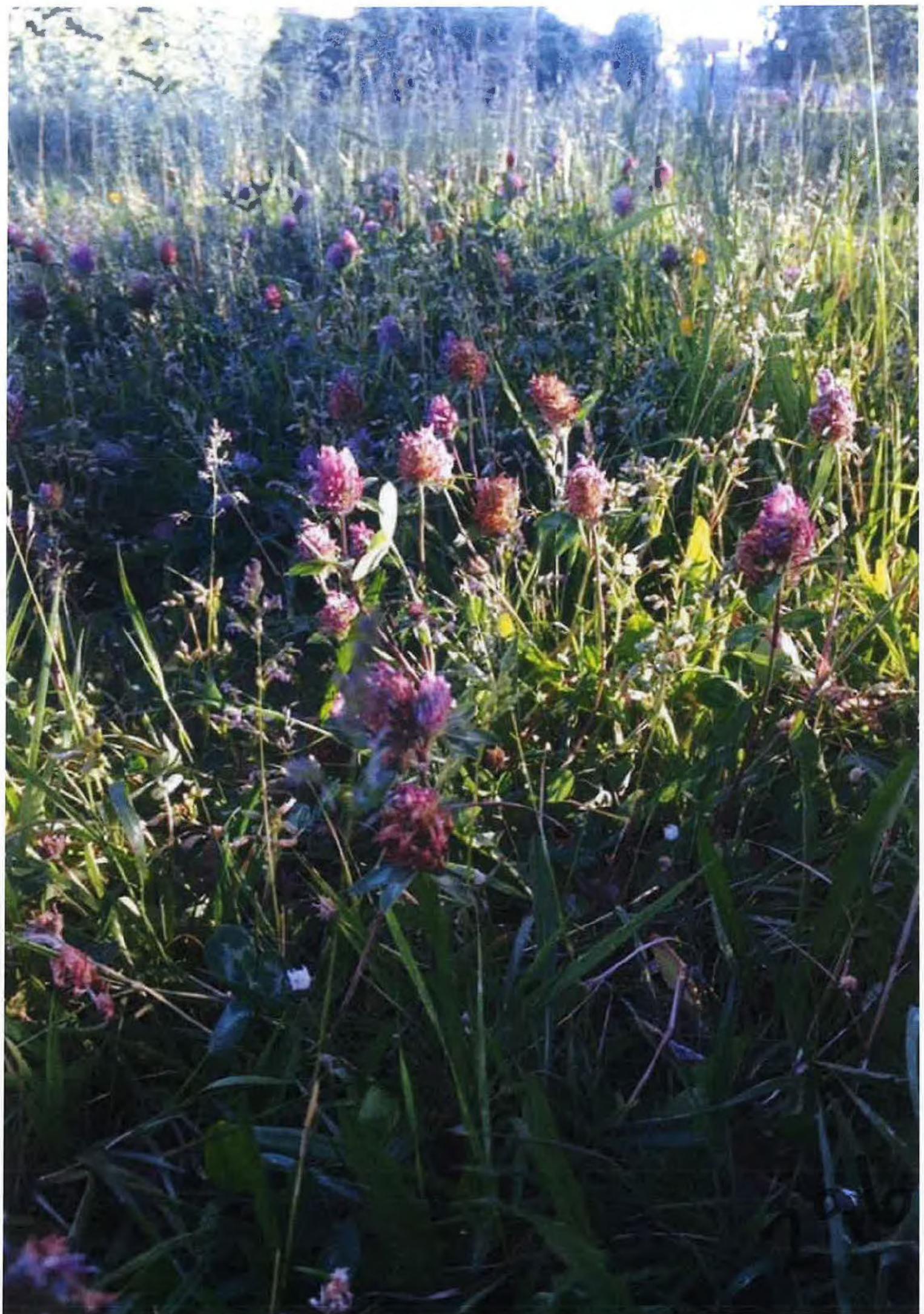


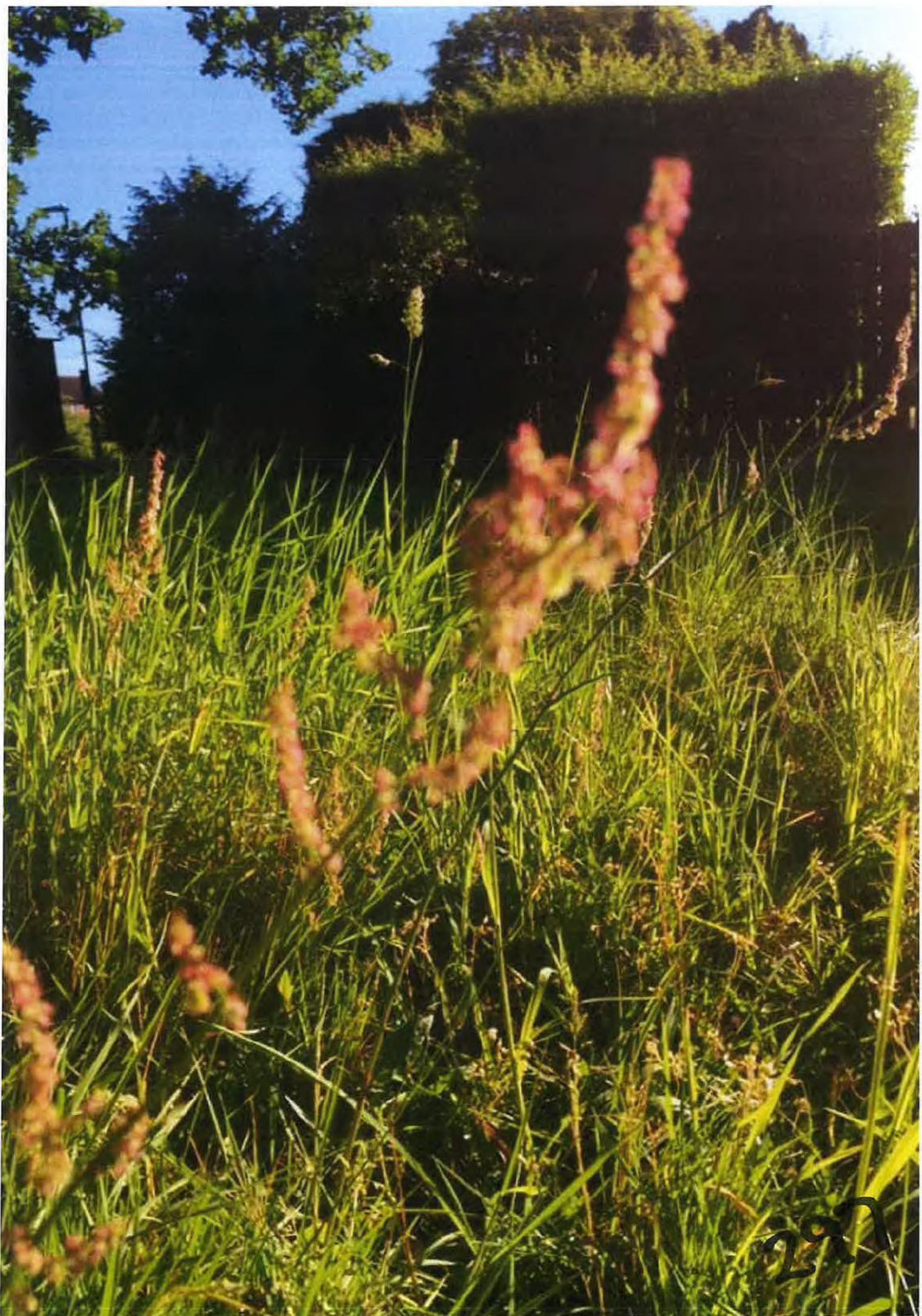
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Petition to support application for Village Green Status for Land South of Maidenhall, Highnam

Residents of Highnam are deeply concerned about a protected plot of green open space in the centre of the village that has for 40+ years been an open green space for all to use and enjoy, which has been 'land-grabbed' by a 'developer' who has erected a 120ft long 6' 6" high close boarded fence on it WITHOUT planning permission, which totally encloses this once open space and prevents anyone accessing it. We fear this is to potentially fell the trees and sell the plot on as a 'clear open site' for a profit, as is happening in many parts of the county and country. This could be the thin end of the wedge with other open green spaces around Highnam being targeted next, and is an unacceptable loss for both biodiversity and the local community.

The plot is protected by a Covenant and Deed dating back to 1983 requiring it to be kept as an open public space, and residents that have lived in the village all their lives can testify to the fact that it has been used as such throughout this time, and plays a significant role in the village. Our green spaces offer a multitude of benefits to the community not just environmentally, but also socially and economically. The recent COVID-19 pandemic has shown us how important access to nature is for our health and well-being.

The plot has three large mature trees on it, all of which have Tree Preservation Orders (TPOs); two of these have Heritage Asset value dating back to when the village was just farmland. The open area is one of a number of Highnam's 'pollinator patches' that are planted annually around the village to promote biodiversity and encourage more wildlife. People walk their dogs on this land, stop and chat to neighbours, children play on it, people admire the pollinator patch and mature trees and use it generally as one of the open green spaces we all enjoy and are what gives the village the character it has today. It is next to a much-used public footpath leading to and from the village school, village shop and doctors' surgery and so is an area passed by residents continually on a daily basis.

We are calling on all residents, wildlife enthusiasts, and community leaders to sign this petition without delay to get the fence removed, ensure the trees are retained as they are, and support Highnam Parish Council in its application that the land be assigned Village Green Status, ensuring it has protection to continue to be used and enjoyed by all in the village in the future, as it has been for the past 40 years.