


11 September 2017

Committee	Council
Date	Tuesday, 19 September 2017
Time of Meeting	6:00 pm
Venue	Council Chamber

ALL MEMBERS OF THE COUNCIL ARE REQUESTED TO ATTEND



**for Sara J Freckleton
Borough Solicitor**

Agenda

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**

Pursuant to the adoption by the Council on 26 June 2012 of the Tewkesbury Borough Council Code of Conduct, effective from 1 July 2012, as set out in Minute No. CL.34, Members are invited to declare any interest they may have in the business set out on the Agenda to which the approved Code applies.



	Item	Page(s)
3.	MINUTES	1 - 9
	To approve the Minutes of the meeting held on 26 July 2017.	
4.	ANNOUNCEMENTS	
	1. When the continuous alarm sounds you must evacuate the building by the nearest available fire exit. Members and visitors should proceed to the visitors' car park at the front of the building and await further instructions (during office hours staff should proceed to their usual assembly point; outside of office hours proceed to the visitors' car park). Please do not re-enter the building unless instructed to do so.	
	In the event of a fire any person with a disability should be assisted in leaving the building.	
	2. To receive any announcements from the Chair of the Meeting and/or the Chief Executive.	
5.	ITEMS FROM MEMBERS OF THE PUBLIC	
	a) To receive any questions, deputations or petitions submitted under Council Rule of Procedure.12.	
	<i>(The deadline for public participation submissions for this meeting is 13 September 2017).</i>	
	b) To receive any petitions submitted under the Council's Petitions Scheme.	
6.	MEMBER QUESTIONS PROPERLY SUBMITTED IN ACCORDANCE WITH COUNCIL PROCEDURE RULES	
	To receive any questions submitted under Rule of Procedure 13. Any items received will be circulated on 19 September 2017.	
	<i>(Any questions must be submitted in writing to Democratic Services by, not later than, 10.00am on the working day immediately preceding the date of the meeting).</i>	
7.	PETITION - LAND AT LINCOLN GREEN LANE, TEWKESBURY	10 - 26
	To consider whether to support the action requested in the petition to reverse the decision of Executive Committee to sell land at the corner of Lincoln Green Lane, Tewkesbury to Aldi Stores Ltd; or whether to note the petition and proceed with the sale of land.	
8.	LEAD MEMBER PRESENTATION	
	To receive a presentation from the Lead Member for Economic Development/Promotion – Councillor Rob Bird.	

9. RECOMMENDATIONS FROM EXECUTIVE COMMITTEE

The Council is asked to consider and determine recommendations of a policy nature arising from the Executive Committee as follows:

(a) Growth Hub

27 - 31

At its meeting on 30 August 2017 the Executive Committee considered proposals for the Growth Hub to be based at the Public Services Centre and **RECOMMENDED TO COUNCIL** that authority be delegated to the Deputy Chief Executive, in consultation with the Lead Member for Economic Development/Promotion, the Head of Finance and Asset Management and the Borough Solicitor, to implement the Growth Hub, including entering into appropriate agreements.

10. GOTHERINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

32 - 130

To consider whether the Gotherington Neighbourhood Development Plan should be made part of the Development Plan for Tewkesbury Borough following its recent referendum; and to delegate to the Head of Development Services, in agreement with the Parish Council acting as the Qualifying Body, the correction of any minor errors such as spelling, grammar, typographical or formatting errors that do not affect the substantive content of the plan.

Recording of Meetings

Please be aware that the proceedings of this meeting may be recorded and this may include recording of persons seated in the public gallery or speaking at the meeting. Please notify the Democratic Services Officer if you have any objections to this practice and the Mayor will take reasonable steps to ensure that any request not to be recorded is complied with.

Any recording must take place in such a way as to ensure that the view of Councillors, Officers, the public and press is not obstructed. The use of flash photography and/or additional lighting will not be allowed unless this has been discussed and agreed in advance of the meeting.

TEWKESBURY BOROUGH COUNCIL

Minutes of a Meeting of the Council held at the Council Offices, Gloucester Road, Tewkesbury on Wednesday, 26 July 2017 commencing at 6:00 pm

Present:

The Worshipful the Mayor
Deputy Mayor

Councillor H A E Turbyfield
Councillor T A Spencer

and Councillors:

R E Allen, P W Awford, Mrs K J Berry, Mrs G F Blackwell, G J Bocking, K J Cromwell, D M M Davies, Mrs J E Day, M Dean, A J Evans, J H Evetts, D T Foyle, R Furolo, R E Garnham, Mrs P A Godwin, Mrs M A Gore, Mrs J Greening, Mrs R M Hatton, B C J Hesketh, Mrs S E Hillier-Richardson, Mrs A Hollaway, Mrs E J MacTiernan, Mrs H C McLain, A S Reece, V D Smith, Mrs P E Stokes, P D Surman, M G Sztymiak, R J E Vines, D J Waters and M J Williams

CL.31 APOLOGIES FOR ABSENCE

31.1 Apologies for absence were received from Councillors R A Bird, R D East, J R Mason and P N Workman.

CL.32 DECLARATIONS OF INTEREST

32.1 The Committee's attention was drawn to the Tewkesbury Borough Council Code of Conduct which was adopted by the Council on 26 June 2012 and took effect from 1 July 2012.

32.2 The following declaration was made:

Councillor	Application No./Item	Nature of Interest (where disclosed)	Declared Action in respect of Disclosure
R E Garnham	Item 8(a) – Community Infrastructure Levy – Statement of Modifications.	Councillor had a pecuniary interest in a particular site within the Joint Core Strategy for which he had been engaged by the consortium that was taking development forward.	He would not speak or vote and would leave the Chamber for the consideration of the item.

32.3 There were no further declarations made on this occasion.

CL.33 MINUTES

- 33.1 The Minutes of the meeting held on 27 June 2017, copies of which had been circulated, were approved as a correct record and signed by the Mayor.

CL.34 ANNOUNCEMENTS

- 34.1 The evacuation procedure, as noted on the Agenda, was advised to those present.

CL.35 ITEMS FROM MEMBERS OF THE PUBLIC

- 35.1 There were no items from members of the public on this occasion.

CL.36 MEMBER QUESTIONS PROPERLY SUBMITTED IN ACCORDANCE WITH COUNCIL PROCEDURE RULES

- 36.1 There were no Member questions on this occasion.

CL.37 LEAD MEMBER PRESENTATION

- 37.1 The Mayor invited Councillor Berry, Lead Member for Community, to make her presentation.

- 37.2 The presentation covered the following key points:

- Community Safety Review – Safer Gloucestershire – there is currently a Community Safety Partnership (CSP) for each District; however that means that each CSP works in isolation. The Office of the Police and Crime Commissioner had commissioned a review to look at how community safety was delivered across the County. A Steering Group had been established to look at how a consistent approach could be taken across Gloucestershire to ensure that intelligence was shared between all partners and that Countywide priorities were considered. It was also intended that good practice should be shared, particularly with regard to Domestic Homicide Reviews, but still recognising that individual Districts and Boroughs were responsible for delivering community safety individually within their areas.
- Community Safety Review – Safer Gloucestershire – Structure – the idea was that this would not take a hierarchical approach but there had been general agreement that there were too many small thematic groups so some would be merged (there were some which were statutory and as such those would remain in place). Our CSP had been suspended pending the outcome of the review and also due to a lack of strategic representatives to attend the meetings; there was now a need to consider how community safety was undertaken locally and work on that had already commenced. Safer Gloucestershire would feed into all of the other appropriate bodies and they would feedback through the Local Forums.
- Domestic Homicide Reviews – currently the reviews were overseen by the Borough Council but that caused problems when the crime was in one place, the victim in another and the police in another – it was considered a Countywide approach – led by the County Council – was needed. The Countywide strategic partnership would take over full responsibility for decision-making around establishing a Domestic Homicide Review, appointing a Chair/report author, monitoring the progress of the review and holding agencies to account for their recommendations and actions. Local CSPs would still have considerable input to the process. It would also improve information

sharing and learning from Domestic Homicide Reviews in a more timely fashion.

- Emergency Planning – in the last year, key Officers had undertaken refresher training, or training to a higher level, in emergency planning; a rest centre exercise had been held at Tewkesbury School in February 2017; a flood team leaders meeting chaired by the Chief Executive had been introduced; and the Business Continuity Management Plans had been reviewed, updated and finalised. In the next 12 months the Council would review the emergency response plan; review the Council's flood plan; carry out a Business Continuity Management exercise; and carry out a review of rest centres to ensure the correct level of capacity was available. There was a problem with finding venues to become rest centres and Officers were working on a plan to try and to ensure there were enough available and that they were both flexible and reactive.
- Safeguarding Children and Vulnerable Adults – all staff had undertaken detailed safeguarding training and it had been incorporated into the induction of new staff. The Head of Community Services had taken over as the lead safeguarding officer for the Council and the management team received and considered quarterly safeguarding updates. In addition volunteers were being briefed on safeguarding issues and a safeguarding element was being introduced into all corporate reports. Elected Members needed to fully understand their responsibilities around safeguarding and a session for that was being prepared. The Lead Member emphasised that the Council had strengthened its procedures in this regard but she was of the view that more work needed to be done with Members and Parishes. With this in mind, the Head of Community Services would be developing a short training programme for Borough Members and an item would be placed on the Agenda for the next Town and Parish Council Seminar. She understood that the online training circulated recently had been difficult for Members to access but she was aware that ICT were working to fix the glitch so that all Members could complete it.
- Community Development – there were three Community Development Officers that covered the Borough which was split into the north-west, south and east areas. The aim was to help communities to help themselves. This was done by facilitating, supporting, engaging, empowering, enabling and encouraging as well as helping to unlock the potential, skills and enthusiasm within communities.
- Some Examples of Community Development – bringing key agencies together to learn from each other and share expertise i.e. the Voluntary and Community Sector Forum and Public Service Centre Locality Forum; community led planning e.g. identifying needs and support communities through the planning process / Section 106; getting closer to communities by basing Community Development Officers in Parish Council Offices/community buildings; place approach – understanding our communities better and identifying priorities for the future – this had been a great success so far and needed to carry on as well as feeding into the Community Safety Partnership; understanding local issues e.g. working with the Citizens' Advice Bureau to identify concerns; supporting local networking e.g. bringing key agencies and the Voluntary and Community Sector together; supporting young people e.g. allocating £50,000 in County Council grants and children and young people network; Community Right to Bid – listing assets of community value; supporting community groups e.g. governance, development, facility development; and addressing emerging issues e.g. financial inclusion. The Lead Member indicated that she could provide information on the community right to bid process if any Member needed it – she felt that people did not necessarily understand what it was for and that, if a right to bid was actioned, it suspended development for six

months but the community had to find the funding to purchase the building upon which they had established the right to bid.

- Benefits – a better engaged community; a better place for residents to live; organisations were encouraged to work better together and more efficiently; building resilience in communities; building a rapport with Parish and Town Councils; sharing good practice; getting communities ready to meet the growth agenda; addressing longstanding issues; gaining a positive reputation for the Council in the community; and giving the ‘Better for Customers’ message.
- Community Funding – since the Community Funding Officer had been appointed in July 2015, the Council had supported community groups in Tewkesbury Borough to obtain £760,093 in external grants and, in turn, this had helped lever in additional external funding for the Borough. External funding had been awarded from local and national trust funds, National Lottery and local funding sources – last year 349 community groups in the Borough had been supported with funding advice and the funding process. Organisations that had benefited included charities, community groups, sports groups, schools and churches. In June 2017, a successful funding fair had been held, which over 100 people had attended, and had been a chance for community groups in the Borough to talk face to face with funders. The event had received a lot of positive feedback. Funding support had provided positive media and supported the ‘helping communities to help themselves’ message.

37.3 During the discussion which ensued, a Member thanked the Lead Member for her informative presentation and noted that a number of excellent successes had been achieved; however, she expressed concern about the Community Safety Partnership and how it would work when there was no local organisation. She asked for reassurance that the local priorities would not get lost when the smaller Community Safety Partnerships worked with the larger Countywide group. In response, the Lead Member advised that there had been a problem keeping the Neighbourhood Coordination Groups going due to a lack of police manpower to attend meetings – this meant the discussions had not been as productive as they could be. People were still considering how to deal with it but the current thinking was that the Countywide Group – Safer Gloucestershire – would meet twice a year and that would provide the opportunity for the Neighbourhood Coordination Groups to input their ideas. In addition, the Head of Community Services explained that the priorities would be addressed Countywide but they were not all relevant to all areas so there would also be priorities specific to particular Districts.

37.4 In terms of safeguarding, this was currently an important issue in the County but the Deputy Chief Executive assured Members that the Council did have satisfactory policies and processes in place. There was, of course, always room for improvement and training would be provided as stated in the Lead Member’s presentation. A recent audit of the Council’s safeguarding arrangements had found them to be satisfactory, which in audit terms was fine, but Officers were considering how a rating of ‘good’ could be achieved. A Member indicated that both the County Council and Gloucestershire Constabulary had recently received ‘hard hitting’ reports about how they looked after children and he hoped that lessons were being learnt. The Lead Member went on to indicate that the Council had previously arranged two safeguarding sessions for Councillors but they had been cancelled due to poor attendance; as previously stated, further sessions would be arranged and she urged Members to attend if they could.

37.5 Referring to the emergency plan, a Member indicated that his Parish Council had an emergency plan and an emergency team but it did not cover flooding which seemed strange – he felt it was the responsibility of all Members to make themselves aware of the measures which were in place for their own communities and ensure they knew the procedure and who to call in an emergency. The Lead Member agreed with this view and confirmed that Tewkesbury Borough’s emergency plan covered everything - even a tsunami coming up the River Severn.

37.6 A Member questioned whether the Council undertook suicide reviews as well as domestic homicide reviews. In response, the Head of Community Services explained that there was no duty for the Council to carry out a review of suicides in the same way as homicides but it was good practice to look at cases to see if lessons could be learnt. This had been discussed by the domestic homicide review group, as had the need to review near miss cases. Whilst it would not be possible to look at every one in detail, as the reviews were very time consuming, a selection would be discussed with the results shared Countywide to see where improvements could be made. In terms of suicide, the Lead Member explained that this was a real problem nationally, particularly in younger men, usually under the age of 25 years. The funding had recently stopped but the Council used to get money from the Office of the Police and Crime Commissioner to fund suicide prevention schemes in Winchcombe and Bishop’s Cleeve Schools. The scheme had worked with a number of vulnerable young people and she hoped it had been helpful to them.

37.7 Accordingly, it was

RESOLVED That the presentation from the Lead Member for Community be **NOTED**.

CL.38 RECOMMENDATIONS FROM EXECUTIVE COMMITTEE

Community Infrastructure Levy - Statement of Modifications

38.1 At its meeting on 12 July 2017, the Executive Committee had considered a report which detailed the need for the Council to undertake public consultation on the proposed Community Infrastructure Levy (CIL) Statement of Modifications and asked for approval to compile and submit responses received to the CIL examiner. The Executive Committee had recommended to Council that the CIL proposed Statement of Modifications be approved for public consultation; that authority be delegated to the Deputy Chief Executive, in consultation with the Lead Member for Built Environment, to prepare any further statements of modification that may be required following the Joint Core Strategy (JCS) hearings and/or any further viability assessments undertaken; that the Deputy Chief Executive be authorised to agree the date of public consultation(s) with Cheltenham Borough and Gloucester City Councils; and that the Deputy Chief Executive, following the conclusion of the public consultation(s), be authorised to compile and submit responses received to the CIL examiner for examination.

38.2 The report which was considered by the Executive Committee had been circulated with the Agenda for the current meeting at Pages No. 6-21. Members had also asked for the CIL charges which had already been agreed to be circulated for information and those were attached to the Agenda at Pages No. 22-34.

- 38.3 The recommendation was proposed by the Chair of the Executive Committee and subsequently seconded. During the discussion which ensued, a Member referred to the resource implications section of the report and queried whether the past consultancy costs could be recovered. In response, the Deputy Chief Executive indicated that the Council should be able to clawback the costs of the administration and collection of CIL as was set out within the report. In addition, the Head of Development Services advised that the original consultancy work which had been undertaken by Peter Brett Associates helped the Council to set up the charging schedule and, as such, could not be recovered. The Council was not being asked to approve those rates at this meeting as that had already been done in April 2016. The Head of Development Services explained that the rates would be examined through the CIL process but that was not the purpose of the current report. Members were being asked to look at the modifications which needed to be made and agree that they be the subject of public consultation.
- 38.4 A Member referred to the resource implications at Page No. 7 of the report and Paragraph 5.1 at Page No. 10. She was of the view that the two paragraphs contradicted each other regarding the funding of the post as the first paragraph indicated that Tewkesbury's contribution would be £30,000 for staffing costs and £30,000 for the IT System; whereas the second paragraph stated that two officers would be required at an estimated cost of £60,000 for each of the JCS authorities. She questioned whether this meant there were two Officers costing £60,000 with ICT costs on top of that. In response, the Head of Development Services explained that the approximate resource implications were £30,000 staffing costs and £30,000 ICT costs so Tewkesbury Borough Council's contribution of £60,000 in total, plus £60,000 from Cheltenham Borough and £60,000 from Gloucester City Councils, would most likely cover two Officers overall. In addition, the Member questioned what was meant by the statement, set out at the fifth bullet point on Page No. 13, that "where Tewkesbury Borough Council as a 'charging authority' has in this schedule applied a £0m² rate, based on viability evidence, therefore not levying a charge on that intended development due to its use, location or size". In response, the Head of Development Services explained that the Council only charged for residential/retail development so there were items that would not be chargeable and as such would be £0m². That would also be the case in areas where relief was applied for exceptional circumstances, like charities, or where viability evidence was provided.
- 38.5 Referring to Page No. 13 bullet point 3, a Member expressed the view that the wording seemed oddly woolly in the statement "where the development is of buildings into which people do not normally go, or which they go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery", and he questioned what this meant. In response, the Head of Development Services explained that this referred to things such as wind turbines, pylons or electricity sub-stations. In response to a view that the Council was premature in asking for CIL for the Twigworth Strategic Allocation, the Head of Development Services explained the importance of CIL reflecting all of the Strategic Allocations. Currently the Council's JCS did include Twigworth and therefore it was important that any development was able to gain vital infrastructure as necessary. The recommendations allowed for any changes to be delegated to the Deputy Chief Executive so, if any Strategic Allocations were put in or taken out, the necessary changes would be made but, in the meantime, it was important that everything that was currently included as a Strategic Allocation was covered by CIL.

38.6 A Member drew attention to Page No. 27 - Paragraph 1.7.2, bullet point eight – and indicated that concerns had been expressed by people that wanted to build a house for themselves on their own piece of land and whether or not they would be subject to CIL. The bullet point referred to seemed to imply that they would not and he questioned whether this could be made clearer. In response, the Deputy Chief Executive explained that this was an exemption and could be publicised as part of the consultation; the relevant paragraph was “the CIL Regulations provide for certain types of development to be exempt from CIL, which include self-built housing, where a dwelling is built by the person who would normally be liable for the charge (including where built following a commission by that person) and occupied by that person as their sole or main residence”. Referring to the £35m² charge, a Member questioned whether this would change if a developer had a lot of land in their ownership. In response, the Head of Development Services explained that the Strategic Allocations were set out in the charging schedule at £35m² – there would be no ‘deals’ or rounding up or down. The CIL was not negotiable in the same way that Section 106 obligations were. Non-strategic sites were different and those charges were set out within the Charging Schedule. A Member indicated that the CIL had been delayed by the JCS and, as such, the Council had already missed out on a lot of funding and she felt that it was extremely important that Members approved the recommendation before them so that the CIL Charging Schedule could be put into place as soon as the JCS allowed.

38.7 Accordingly, it was

RESOLVED

1. That the Community Infrastructure Levy Proposed Statement of Modifications, as attached the report at Appendix 1, be **APPROVED** for public consultation.
2. That authority be delegated to the Deputy Chief Executive, in consultation with the Lead Member for Built Environment, to amend the proposed Statement of Modifications and prepare any further statements of modification that may be required following the JCS hearings and/or any further viability assessments undertaken.
3. That the Deputy Chief Executive be authorised to agree the date of public consultation(s) with Cheltenham Borough and Gloucester City Councils.
4. That the Deputy Chief Executive, following the conclusion of the public consultation(s), be authorised to compile the responses received and submit them to the CIL examiner for examination.

CL.39 LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND'S REVIEW OF THE BOROUGH WARD BOUNDARIES

39.1 The report of the Boundary Review Working Group, circulated at Pages No. 35-42, asked Members to agree the Council's response to the draft recommendations of the Local Government Boundary Commission for England on a revised pattern of warding for Tewkesbury Borough.

- 39.2 The Chair of the Boundary Review Working Group explained that, several months ago, the Boundary Review Working Group had commenced its review of the Borough Ward Boundaries so that the Council could submit a warding pattern for consideration by the Local Government Boundary Commission for England as part of its consultation. The Council's proposals had been submitted and, with the exception of four minor variations, the Commission's draft recommendations reflected that initial submission made by the Council. The Boundary Review Working Group had met to consider the recommendations - specifically the proposed variations to the Council's Scheme - and had commented that it supported the Commission's recommendation that the Ward to include the Parishes of Uckington, Norton, Sandhurst, Boddington and Down Hatherley be named 'Severn Vale South'; that the boundary between Tewkesbury North and South Wards be amended to take account of an existing polling district boundary adjacent to the High Street, behind the houses and roads along Oldbury Road, and that the Tewkesbury North Ward be renamed 'Tewkesbury North and Twyning'. In addition, the Local Government Boundary Commission for England had suggested a change to the boundary of the Cleeve St Michael's and Cleeve West Wards of Bishop's Cleeve so that Huntsmans Close was included within the Cleeve St Michael's Ward to allow for better access. The Working Group was in support of the revised boundary but felt it created an anomaly by leaving six properties in Pecked Lane in the Cleeve West Ward whilst the remaining 65 properties were in the Cleeve St Michael's Ward already, or within the area that the Local Government Boundary Commission for England was proposing to move into Cleeve St Michael's - with this in mind the Working Group had proposed to Council that, in respect of Cleeve St Michael's and Cleeve West Wards, the proposed boundary be further amended to include all of the properties in Pecked Lane in the Cleeve St Michael's Ward.
- 39.3 On behalf of the Boundary Review Working Group, the Chair thanked the Officers who had supported the Working Group for the enormous amount of work they had put in to help the Group formulate its proposals. He felt the fact that the Local Government Boundary Commission for England had proposed only a few changes to the Council's submission was testament to the hard work put in. He proposed, and it was seconded, that the Council support the Local Government Boundary Commission for England's proposals on the revised Borough Wards but that, in respect of the Cleeve St Michael's and Cleeve West Wards, the proposed boundary be further amended to include all of the properties in Pecked Lane in the Cleeve St Michael's Ward.
- 39.4 During the discussion which ensued, a Member questioned whether the map attached to the Council papers in respect of Tewkesbury was correct as it did not seem to match the information on the Boundary Commission's website. In response, the Head of Democratic Services indicated that without access to the Boundary Commission maps she was unable to clarify; however, the proposals from the Boundary Commission were what was being considered so that was the information on which the Council's response was based. The Member indicated that he also had concerns about the criteria the Boundary Commission used to judge electoral equality as he felt the average used for electors per Councillor was wrong - in some cases one Member in a two-Member Wards would represent 4,000 residents whereas some single-Member Wards would represent only 2,000 - he was of the view that all Wards should be single-Member. In addition he felt that Tewkesbury North and Twyning should be two separate Wards as combining the areas was not helpful.

39.5 Another Member thanked the Officers and Members involved in the work to date and indicated that, whilst he understood the Member's concerns about Tewkesbury and Twyning, unfortunately the Local Government Boundary Commission for England had expressed the view that to separate the areas would result in bad electoral equality; as such there would be no point in the Council recommending that as an amendment. Accordingly, it was

RESOLVED That the Council supports the draft recommendation put forward by the Local Government Boundary Commission for England in its consultation on a revised pattern of warding for Tewkesbury Borough but that, in respect of the Cleeve St Michael's and Cleeve West Wards, the proposed boundary be further amended to include all of the properties in Pecked Lane in the Cleeve St Michael's Ward.

The meeting closed at 7:20 pm

TEWKESBURY BOROUGH COUNCIL

Report to:	Council
Date of Meeting:	19 September 2017
Subject:	Petition - Land at Lincoln Green Lane, Tewkesbury
Report of:	Simon Dix, Head of Finance and Asset Management
Corporate Lead:	Robert Weaver, Deputy Chief Executive
Lead Member:	Lead Member for Finance & Asset Management
Number of Appendices:	Four

Executive Summary:

A petition has been received by the Council from Sarah Balsdon-Joy. The petition requests that the Council reverses the decision of the Executive Committee to sell a parcel of land on the corner of Lincoln Green Lane to Aldi Stores Ltd.

The Council has an agreed process for dealing with petitions, the detail of which is set out in Paragraph 1.3 of the Petition Scheme, which is attached as Appendix A.

This report has been produced to enable Members to consider the request of the petitioners.

Recommendation:

The Council is asked to determine:

- **whether it supports the action requested in the petition to reverse the decision of Executive Committee to sell land at the corner of Lincoln Green Lane, Tewkesbury to Aldi Stores Ltd; or**
- **whether to note the petition and proceed with the sale of land.**

Reasons for Recommendation:

To determine an appropriate course of action as required by the Petition Scheme.

Resource Implications:

If the Council proceeds with the sale of land to Aldi Stores Ltd, the Council will receive a capital receipt for the disposal. The value of disposal is significantly in excess of the valuation of the site for its current use. The actual value is subject to commercial and contractual confidentiality and should the Council wish to discuss the detail, the debate will need to move to confidential business.

Legal Implications:

The petition must be considered in accordance with the Council's Petition Scheme. The Scheme sets out a number of options for the Council following consideration of the Petitioner's request.

Risk Management Implications:

None.

Performance Management Follow-up:

None.

Environmental Implications:

As detailed within the report.

1.0 INTRODUCTION/BACKGROUND

1.1 The Council's Petition Scheme; approved 28 September 2010 (based on the national model scheme), is designed to allow the public to have easy access to information about how to petition their local authority and they will know what to expect from their local authority in response. Included within the Scheme is the requirement to have a Council debate should a certain number of signatures be achieved. Tewkesbury Borough Council has set that threshold at 100 signatures. The current petition qualifies for a Council debate.

1.2 The legislation also recommends a 15 minute maximum period for the debate and recognises that the issue may be referred to another Committee where the matter is not one reserved for Council. The purpose of the requirement for Council debate therefore, is not to ensure that the final decision relating to the petition is made at that Council meeting but to increase the transparency of the decision-making process, ensuring that debates on significant petitions are publicised with sufficient notice to enable the Petition organiser and public to attend. It also ensures that local people know their views have been listened to and they have an opportunity to hear their local representative debate their concerns. The outcome of debates will depend on the subject of the petition.

2.0 THE PETITION

2.1 The petition was received on 30 August 2017 from Sarah Balsdon-Joy. It has 767 signatures, which is in excess of the 100 signatures required to trigger a Council debate.

2.2 The Council is therefore required to debate the petition in accordance with the Petitions Scheme. The process for dealing with petitions, agreed by Tewkesbury Borough Council is attached at Appendix A. Paragraph 5.1 of the Petitions Scheme states that the petition organiser will be given five minutes to present the petition at the meeting and the petition will then be discussed by Councillors for a maximum of 15 minutes. The Council's response to a petition will depend on what a petition asks for, and how many people have signed it, but may include one or more of the following:-

- taking the action requested in the petition;
- considering the petition at a Council meeting;
- holding an enquiry into the matter;
- undertaking research into the matter;
- holding a public meeting;
- holding a consultation;
- holding a meeting with petitioners;

- referring the petition for consideration by the Council's Overview and Scrutiny Committee;
- calling a referendum; or
- writing to the petition organiser setting out the Council's views about the request in the petition.

2.3 The petition statement is contained at Appendix B for members' information. In summary, the petition objects to Executive's Committee's decision to sell the land to Aldi Stores Ltd, citing the following reasons for objection:

- Loss of public benefit.
- Increase in air and noise pollution.
- Lack of demand for additional car parking.
- Impact on Tewkesbury Battlefield.
- Impact on the water table.

The petition asks for Council to reverse the decision for the benefit of residents.

3.0 BACKGROUND INFORMATION TO THE SUBJECT OF THE PETITION

3.1 A report on the potential disposal of land at the corner of Lincoln Green Lane, Tewkesbury to Aldi Stores Ltd was presented to Executive Committee on 12 July 2017. As the report contained commercial information it was considered under confidential business.

3.2 The report detailed the extent of the Council's land holding, outlined a draft scheme design, confirmed an independent valuer's opinion and discussed the objections received in response to the public consultation.

3.3 The scope of the site under consideration is detailed for Members on the red line plan contained at Appendix C. Also detailed at Appendix D is an initial feasibility scheme design provided by architects working on behalf of Aldi Stores Ltd. The scheme design details an increase of 15 parking spaces provided for the store (an increase of 23%), taking total provision to 79 spaces. The design also highlights the retention of a number of trees, particularly along the boundary to the residential properties, and the replanting of trees, particularly to the west of the site, to partially offset the loss of mature trees.

3.4 It should be noted that the scheme design is only for feasibility at this stage. The development of the site will require a planning application and therefore a final scheme design, based on the principles highlighted and the requirements of planning regulations, will be required. This requirement also provides a further opportunity for the public to challenge and object to a scheme as proposed by Aldi Stores Ltd. The transfer of land to Aldi would be subject to a successful planning application.

3.5 In accordance with the Council's statutory duty under Section 123(2A) Local Government Act 1972 the proposed disposal of land was advertised in the Gloucestershire Echo and The Citizen on two consecutive occasions in June 2017. As a result of that consultation, 16 objections were received and considered by Executive Committee. The objections focussed on the environmental impact, particularly in light of the works undertaken by Western Power Distribution to the hedge surrounding the sub-station on the opposite corner to Lincoln Green Lane, but also highlighted concerns around the devaluing of property and access to the proposed parking extension.

- 3.6** Having considered the issues and objections raised, the Executive Committee approved the disposal of land subject to confirmation of no additional access from Lincoln Green Lane being granted and that a proportion of the capital receipt be reinvested in community facilities for this neighbourhood. The decision was subject to call in but no call in was made during the available period.
- 3.7** Following the decision at Executive Committee, the Council has received a Community Right to Bid for the parcel of land, a request for tree preservation orders on site, a number of freedom of information requests relating to the sale, a letter from Tewkesbury Civic Society objecting to the sale and the petition presented within this report.
- 3.8** At the time of writing, the Community Right to Bid is under consideration by the Borough Council. If accepted, the nominating group will be invited to make a bid for the parcel of land. The group has six weeks to make the decision that it wishes to bid and a further six months to accumulate the funds and make a bid. The landowner is not under a duty to accept this bid and is free to sell the land to whomever they wish.
- 3.9** The request for tree preservation orders is also being considered. If accepted, this will require anybody wishing to develop the land to submit an enhanced environmental statement as part of the planning application.
- 4.0** **CONSIDERATION OF THE PETITION**
- 4.1** The petition received lists a number of reasons, as detailed at 2.3, objecting to the sale of the land. These reasons are touched upon within the following paragraphs as well as other points of consideration for Council.
- 4.2** In terms of evaluating the loss of public benefit, Members may wish to consider a number of aspects. These include:
- The provision of open space available across the whole of the Battle Estate and neighbouring sites including the fields to the rear of the Council offices.
 - The intended use of the site is for the benefit to the wider community of Tewkesbury and surrounding areas who may wish to shop at Aldi and currently find parking on site an issue.
- 4.3** The intended scheme will retain a number of mature trees and ensure the replanting of a number of felled trees. The increased parking provision will help shoppers find spaces quicker during peak demand and thus avoid the unnecessary running of car engines whilst waiting for spaces.
- 4.4** The Council does not have empirical evidence to support the need or otherwise for additional car parking on site and only has casual visual observations and issues raised regarding parking in the area to support the disposal. From this evidence, it is apparent that demand to use the store can be high. It should also be noted that Tewkesbury and the surrounding area continues to see development of additional residential properties whose residents may wish to shop in Aldi therefore applying additional pressure to the current 64 space provision.
- 4.5** The local management of the Aldi Store has also confirmed that they regularly receive complaints regarding queueing traffic and customers parking outside of the designated store car park. In addition, Aldi has confirmed that its new store strategy requires a minimum car parking provision of 100 spaces, regardless of the size of the store, and it is actively looking across the country for additional land purchases to boost the parking provision at stores not currently meeting this requirement. Whilst this potential sale would increase parking provision to 79 spaces, Aldi is content with that level and is not actively looking for any other locations within the Tewkesbury area.

- 4.6** A review of the Historic England website in regards of the battlefield reveals that the current designated battle site (last updated in March 2017) excludes the site in question. The designation specifically excludes this site along with the developed area of the Battle estate, the Aldi store itself and a number of residential properties along Gloucester Road.
- 4.7** A review of the Environment Agency's flood map tool reveals that this site is situated within flood zone 1. This is the lowest designation and reflects a low probability of flooding. Only residential properties to the rear of the estate fall into flood zone 2. Issues with regards to flooding and water drainage would be picked up during the planning process and would highlight any water attenuation requirements.
- 4.8** The Council has previously been approached regarding the potential for a partial private sale to a local resident for the intended purpose of extending private garden space. These approaches were considered but rejected due to the intended private use. Where officers felt that the offer from Aldi differed to the previous inquiries was that the intended use still benefited the wider community through the parking provision.
- 4.9** Members are asked to consider the petition and the points raised within this report and decide what course of action to take, if any, to reflect the best interests of the Borough Council and Borough residents.
- 5.0 OTHER OPTIONS CONSIDERED**
- 5.1** Options available to the Council following receipt of a petition are detailed at 2.2.
- 6.0 CONSULTATION**
- 6.1** The Council is required to advertise its intended disposal of public open space in line with Section 123 of the 1972 Local Government Act. This requirement has been fulfilled.
- 7.0 RELEVANT COUNCIL POLICIES/STRATEGIES**
- 7.1** Asset Management Plan.
- 8.0 RELEVANT GOVERNMENT POLICIES**
- 8.1** None.
- 9.0 RESOURCE IMPLICATIONS (Human/Property)**
- 9.1** As detailed within the report.
- 10.0 SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)**
- 10.1** As detailed within the report.
- 11.0 IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)**
- 11.1** None.

12.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS

12.1 As set out in Section 3 above.

Background Papers: Land at Lincoln Green Lane report – Executive Committee 12 July 2017.

Contact Officer: Simon Dix, Head of Finance and Asset Management
Tel: 01684 272005 Email: simon.dix@teWKesbury.gov.uk

Appendices:

- A – Petition Scheme.
- B – Petition Details.
- C – Site Plan.
- D – Draft Scheme Design.



TEWKESBURY BOROUGH COUNCIL PETITIONS SCHEME

1. PETITIONS

- 1.1** Tewkesbury Borough Council welcomes petitions and recognises that petitions are one way in which people can let the Council know their concerns. All petitions sent, or presented, to the Council will receive an acknowledgement from the Council within 10 working days of receipt. This acknowledgement will set out what the Council plans to do with the petition. The Council will treat something as a petition if it is identified as being a petition, or if it seems to the Council that it is intended to be a petition.
- 1.2** Paper petitions can be sent to Democratic Services, The Council Offices, Gloucester Road, Tewkesbury, Glos, GL20 5TT.
- 1.3** Petitions can also be presented to a meeting of the Council or Executive Committee. Scheduled meetings of the Council take place 8 times a year and the Executive Committee meets on a regular basis, the dates and times can be found at <http://minutes.tewkesbury.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1> . If you would like to present a petition to the Council, or would like your Councillor, or someone else, to present it on your behalf, please contact Democratic Services on 01684 272021, at least 10 working days before the meeting, for an explanation of the process. If the petition has received 100 signatures or more it will also be scheduled for a Council debate. Should this be the case, the petition organiser will be advised as to whether this will happen at the same meeting, or a later meeting, of the Council.

2.0 WHAT ARE THE GUIDELINES FOR SUBMITTING A PETITION?

2.1 Petitions submitted to the Council must include:

- A clear and concise statement covering the subject of the petition. It should state what action the petitioners wish the Council to take.
- The name and address and signature of any person supporting the petition.

2.2 Petitions should be accompanied by contact details, including an address, for the petition organiser. This is the person that Democratic Services will contact to explain how the Council will respond to the petition. The contact details of the petition organiser will not be placed on the website. If the petition does not identify a petition organiser, Democratic Services will contact signatories to the petition to agree who should act as the petition organiser.

2.3 Petitions which are considered to be vexatious, abusive or otherwise inappropriate will not be accepted. In the period immediately before an election or referendum it may be necessary to deal with petitions differently – if this is the case Democratic Services will explain the reasons and discuss the revised timescale which will apply. If a petition does not follow the guidelines set out above, the Council may decide not to do anything further with it. In this case, Democratic Services will write to the petition organiser to explain the reasons.

3.0 WHAT WILL THE COUNCIL DO WHEN IT RECEIVES MY PETITION?

3.1 An acknowledgement will be sent to the petition organiser within 10 working days of receiving the petition. It will let the organiser know what the Council plans to do with the petition and when the organiser can expect to hear from the Council again. It will also be published on Tewkesbury Borough Council's website.

3.2 If the Council can do what the petition asks for, the acknowledgement may confirm that the action requested has been taken and the petition will be closed. If the petition has enough signatures to trigger a Council debate, or a Senior Officer giving evidence, then the acknowledgement will confirm this and tell the organiser when and where the meeting will take place. If the petition needs more investigation, the organiser will be advised of the planned steps.

3.3 If the petition applies to a planning or licensing application, is a statutory petition (for example requesting a referendum on having an Elected Mayor), or is on a matter where there is already an existing right of appeal, such as Council Tax banding and non-domestic rates, other procedures apply and this scheme will not be relevant.

- 3.4** The Council will not take action on any petition which it considers to be vexatious, abusive or otherwise inappropriate and will explain the reasons for this in the acknowledgement of the petition.
- 3.5** To ensure that people know what the Council is doing in response to the petitions received, the details of all petitions (including names and addresses) submitted to the Council will be published on Tewkesbury Borough Council's website, except in cases where this would be inappropriate. Petitions will remain on the website for a period of at least one year. Whenever possible the Council will also publish all correspondence relating to the petition (all personal details will be removed).

4.0 HOW WILL THE COUNCIL RESPOND TO PETITIONS?

- 4.1** The Council's response to a petition will depend on what a petition asks for and how many people have signed it, but may include one or more of the following:
- taking the action requested in the petition
 - considering the petition at a Council Meeting
 - holding an inquiry into the matter
 - undertaking research into the matter
 - holding a public meeting
 - holding a consultation
 - holding a meeting with petitioners
 - referring the petition for consideration by the Council's Overview & Scrutiny Committee *
 - calling a referendum
 - writing to the petition organiser setting out the Council's views about the request in the petition

* Overview & Scrutiny Committees are Committees of Councillors who are responsible for scrutinising the work of the Council – in other words the Overview & Scrutiny Committee has the power to hold the Council's decision-makers to account. Tewkesbury Borough Council's Overview & Scrutiny Committee consists of 15 Members of the Council who are tasked with scrutinising the work of the Executive Committee and holding the Members of that Committee to account.

4.2 In addition to these steps, the Council will consider all the specific actions it can potentially take on the issues highlighted in a petition. The table below gives some examples:

Petition Subject	Appropriate Steps
Alcohol related crime & disorder	If your petition is about crime or disorder linked to alcohol consumption, the Council may, among other measures, consider the case for placing restrictions on public drinking in the area by establishing a Designated Public Place Order or, as a last resort, imposing an Alcohol Disorder Zone. When an Alcohol Disorder Zone is established the licensed premises in the area where alcohol related trouble is being caused is required to contribute to the costs of extra policing in that area. The Council's response to your petition will set out the steps it intends to take and the reasons for taking this approach.
Anti-Social Behaviour (ASB)	As the elected representatives of the local area, and the Licensing Authority, the Council has a significant role to play in tackling anti-social behaviour. The Council, in conjunction with its partners in the local Community Safety Partnership, has set out minimum service standards for responding to issues of anti-social behaviour. When responding to petitions on ASB, the Council may consider, in consultation with its local partners, all the options available including the powers and mechanisms to intervene as part of its role as Licensing Authority. For example, the Council will work with the Neighbourhood Policing Team in the affected area to identify what action might be taken, including what role CCTV might play, consider identifying a dedicated contact within the Council to liaise with the community and neighbourhood partners on issues of ASB in the area in question and, where appropriate, the Council will alert the Community Safety Partnership and Overview & Scrutiny Committee to the issues highlighted in the petition.

<p>Under Performing Health Services</p>	<p>The Council may work with local health partners to consider the matter raised in the petition including, where appropriate, exploring what role the Local Involvement Network (LINK) might have in reviewing and feeding back on the issue (the LINK is run by local individuals and community groups and independently supported – their role is to find out what people want in terms of local health services, monitor those services and to use their powers to hold them to account). The County Council Health Community & Care Overview & Scrutiny Committee will also be alerted to the petition and, where the matter is sufficiently or potentially serious, the issue will be referred to that Committee for consideration.</p>
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4.3 If the petition is about something over which the Council has no direct control (for example, the local railway or hospital) the Council will consider making representations on behalf of the community to the relevant body. The Council works with a large number of local partners and, where possible, will work with these partners to respond to the petition. If the Council is not able to do this for any reason (for example, if what the petition calls for conflicts with Council Policy), then the petition organiser will be advised accordingly. More information on the services for which the Council is responsible can be found on the Council’s website at www.tewkesbury.gov.uk.

4.4 If the petition is about something that a different Council is responsible for, consideration will be given to what the best method is for responding to it. This might consist of simply forwarding the petition to the other Council, but could involve other steps. In any event the petition organiser will be notified of what action has been taken.

5.0 FULL COUNCIL DEBATES

5.1 If a petition contains more than 100 signatures it will be debated by the Council unless it is a petition asking for a Senior Council Officer to give evidence at a public meeting. This means that the issue raised in the petition will be discussed at a meeting which all Councillors can attend. The Council will endeavour to consider the petition at its next meeting, although on some occasions this may not be possible and consideration will then take place at the following meeting. The petition organiser will be given five minutes to present the petition at the meeting and the petition will then be discussed by Councillors for a maximum of fifteen minutes. The Council will decide how to respond to the petition at this meeting. The Council may decide to take the

action that the petition requests, not to take the action requested for reasons put forward in the debate, or to commission further investigation into the matter, for example by a relevant Committee. Where the issue is one on which the Council's Executive Committee is required to make the final decision, the Council will decide whether to make recommendations to inform that decision. The petition organiser will receive written confirmation of this decision. This confirmation will also be published on the Council's website.

6. OFFICER EVIDENCE

6.1 A petition may ask for a Senior Council Officer to give evidence at a public meeting about something for which the Officer is responsible as part of their job. For example, the petition may ask a Senior Council Officer to explain progress on an issue, or to explain the advice given to Members to enable them to make a particular decision.

6.2 If your petition contains at least 100 signatures, the relevant Senior Officer will give evidence at a public meeting of the Council's Overview & Scrutiny Committee. Members of the Council's Corporate Management Team may be called to give evidence in this respect. The organiser should be aware that the Overview & Scrutiny Committee may decide that it would be more appropriate for another Officer to give evidence instead of any Officer named in the petition – for instance if the named Officer has changed jobs. The Committee may also decide to call the relevant Lead Member to attend the meeting. Members of the Overview & Scrutiny Committee will ask the questions at this meeting, but the petition organiser will be able to suggest questions to the Chairman of the Committee by contacting Democratic Services no later than three working days before the meeting.

7. WHAT CAN I DO IF I FEEL MY PETITION HAS NOT BEEN DEALT WITH PROPERLY?

7.1 Should the petition organiser feel that the Council has not dealt with the petition properly, the petition organiser has the right to request that the Council's Overview & Scrutiny Committee reviews the steps that the Council has taken in response to the petition. It is helpful to everyone, and can improve the prospects for a review, if the petition organiser gives a short explanation of the reasons why the Council's response is not considered to be adequate.

7.2 The Overview & Scrutiny Committee will endeavour to consider the request at its next meeting, although, on some occasions, this may not be possible and consideration will take place at the following meeting. Should the Committee determine that the Council has not dealt with the petition adequately, it may use any of its powers to deal with the matter. These powers include instigating an investigation, making recommendations to the Executive Committee and arranging for the matter to be considered at a meeting of the Council.

7.3 Once the appeal has been considered, the petition organiser will be informed of the results within five working days. The results of the review will also be published on the Council's website.

8.0 E-PETITIONS

8.1 The Council welcomes e-petitions which are created and submitted through the website www.tewkesbury.gov.uk . E-petitions must follow the same guidelines as paper petitions. The petition organiser will need to provide the Council with their name, postal address and email address.

8.2 Once registered, the organiser will be asked for the title of the petition. The system will automatically search to see if there is already a petition in operation that deals with the same issues. If there is, the organiser will be asked to review that petition or to decide if their petition covers a new area. After this has been ascertained, the organiser of the petition will be asked to provide further details, including the options for signatories i.e. agree, agree/disagree or agree/disagree/don't know. The organiser will also need to decide how long the petition should be open for signatures. The system will default to allow for a period of 2 months but this can be overridden and extended for up to 12 months in line with the requirements of the organiser.

8.3 When an e-petition is created, it will take up to five working days before it is published online as the suitability of the content must be checked before it is made available for signature.

8.4 If for some reason the Council is unable to publish the petition, the organiser will be contacted within the 5 day period.

8.5 When an e-petition has closed for signature, it will automatically be submitted to Democratic Services. In the same way as a paper petition, an acknowledgement will be sent within 10 working days.

HOW DO I 'SIGN' AN E-PETITION?

- 8.6**
- Go to the Council's website at www.tewkesbury.gov.uk.
 - Click on Council and Democracy
 - Click on Committee Agenda, Minutes and Reports and then e-petitions
 - A list of the e-petitions that are currently active will be displayed
 - Click on the appropriate petition and then "sign a petition".
 - Contact details will need to be provided (name, address and email address) but only the name will be displayed on the website.
- 8.7** A petition may gather names and addresses both in electronic and paper form, although repeat names will be removed. Both petitions must run for the same period of time and must be submitted together.
- 8.8** The Council accepts no liability for the petitions published on the website and the views expressed in the petitions do not necessarily reflect those of the Council.
- 8.9** For further information, help and advice on how to submit an e-petition, contact Democratic Services on 01684 272021 or email democraticservices@tewkesbury.gov.uk.

Statement on behalf of the residents of Tewkesbury to The Council of Tewkesbury BC regarding proposed sale of Public Open Space Lincoln Green Lane/ Gloucester Rd, Tewkesbury

We wish to express, in the strongest possible terms how much we object to the recent decision by the Council's Executive Committee to sell our public open space at the entrance to the Battle Estate to enable extension of the Aldi Supermarket car park. We do not believe it is in the best interests of the community or is consistent with the Council's stated aim of ensuring Tewkesbury is "A place where a good quality of life is available for all".

If implemented, this decision will adversely affect our quality of life. Our reasons for objecting to the proposed sale of our public open space, against our previously expressed wishes, are set out below.

1 Loss of a public benefit. - When the estate was first built, this public open space was designed and intended to be for the benefit of those living on the estate. To replace it with a supermarket car park would significantly encroach on the open, green nature of the entrance to Lincoln Green Lane and deprive everyone who live on the Battle Estate and Gloucester Rd of a valued public benefit.

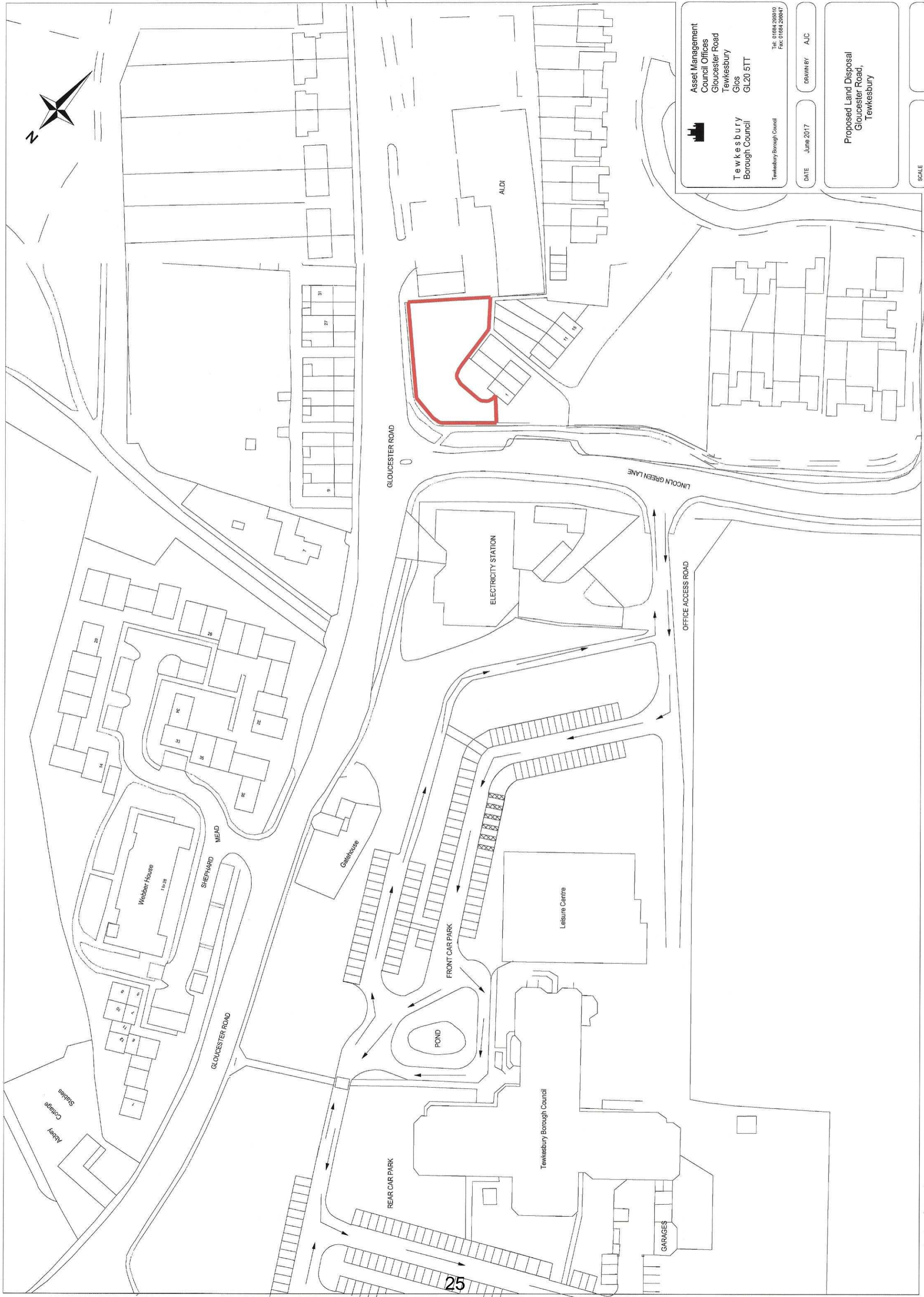
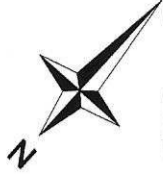
2 Increase in Air and Noise pollution. - Since the Supermarket was built we have noticed a definite increase in air and noise pollution locally, from cars visiting the supermarket. The trees and green space currently mitigates the effect of this for residents. If the mature trees are cut down and replaced with more car parking it will exacerbate the current nuisance and adversely affect residents with asthma living on the estate. We believe it is totally inappropriate for any Council to put a greater value on 15 car parking spaces than the health and wellbeing of hundreds of its residents.

3 Demand for Car parking. Residents do not agree that additional car parking for the Supermarket is required. We use this supermarket and live closest to it. The car park is not operating at full capacity. If overspill parking is now taking place in Lincoln Green Lane it is not causing nuisance to residents. We are currently conducting our own car park usage survey to prove our point and believe it will demonstrate an extension to the current car park is not essential as claimed.

4 Impact on Tewkesbury Battlefield. This open space was originally part of the Gastons Fields, which played an important role during the Battle of Tewkesbury. The Council recently decided to protect the "whole Battlefield" from the threat of future development and do more to promote Battlefield related tourism, – a move we fully support. Why is the Executive Committee deviating from this policy and selling off green space which is part of the original Battlefield? We do not think the Council should permit them to do so.

5 Impact on the water table. The Battle Estate has a high- water table and located in a flood risk zone. The replacement of 18 mature trees at the top of the estate with a tarmac car park will adversely affect the water table. Residents in Lincoln Close legitimately fear that in the event of heavy rains water run- off from the proposed car park will put houses in Lincoln Close at future risk of flash flooding. We agree.

We deplore this decision and entreat the Council to reverse it for the benefit of residents. We appreciate doing so may have financial consequences and if required are willing to explore ways in which we can purchase this open space from the Council if it is the only way of saving it for the public benefit.



Asset Management
 Council Offices
 Gloucester Road
 Tewkesbury
 Glos
 GL20 5TT

Tewkesbury
 Borough Council

Tel: 01684 265010
 Fax: 01684 260047

DATE June 2017

DRAWN BY AJC







Proposed Land Disposal
 Gloucester Road,
 Tewkesbury

SCALE

Total Site Area (approx)
 5389 sq m
 1.33 Acres
 0.53 Hectares

Additional Site Area (approx)
 666 sq m
 0.16 Acres
 0.066 Hectares

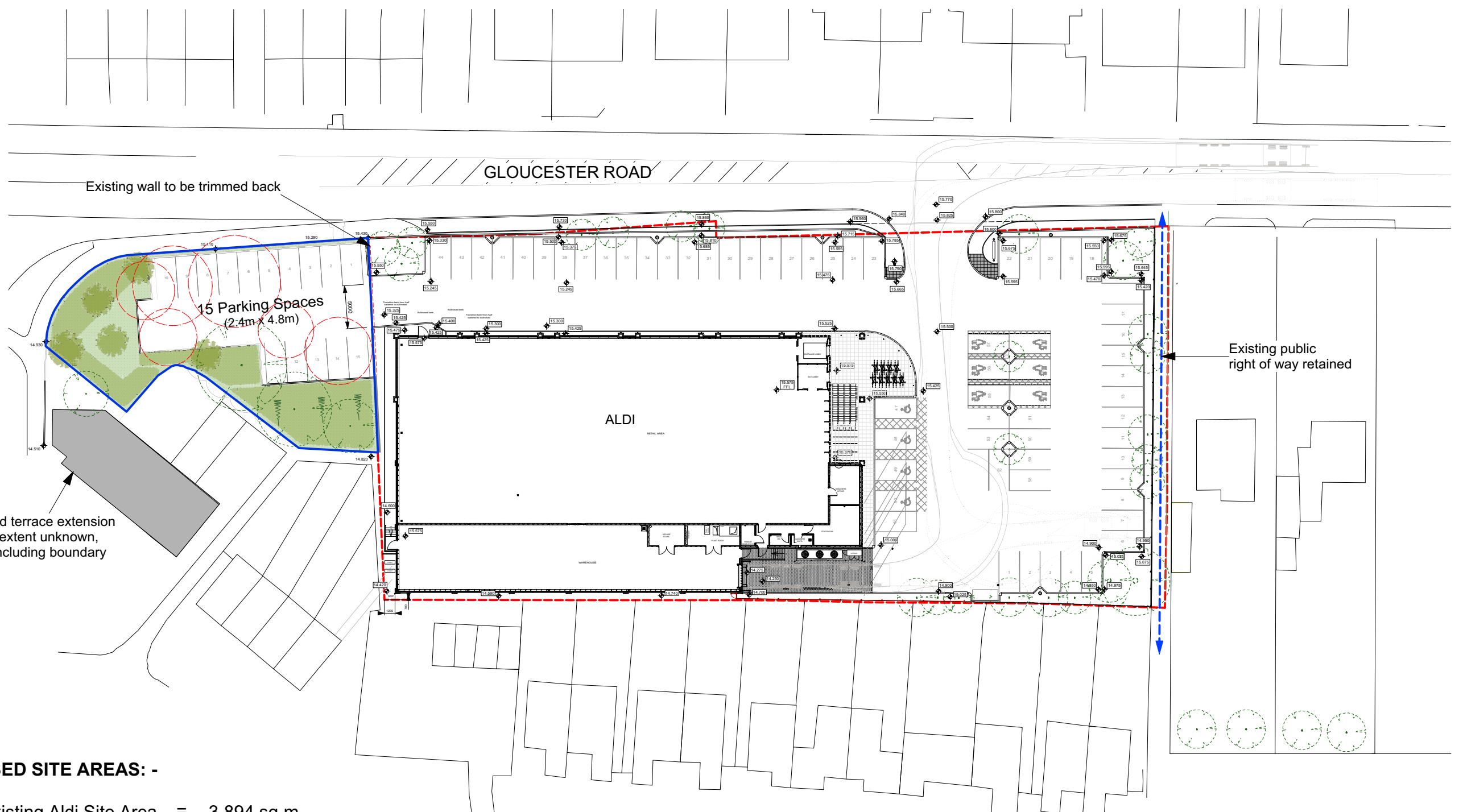
Key:

-  Proposed Trees
-  Removed Trees
-  Retained Trees
-  Extent Of ALDI Ownership
-  Additional Land Required
-  +5.22 Existing Levels

End terrace extension
 extent unknown,
 including boundary

PROPOSED SITE AREAS: -

Existing Aldi Site Area	=	3,894 sq m
Additional Site Area	=	666 sq m
Total Site Area	=	4,560 sq m
Gross Building Area	=	1,510 sq m
Parking, Loading Bay, Landscaping Area	=	3,050 sq m
Existing Parking Numbers	=	64
Additional Parking Numbers	=	15
Total Parking Numbers	=	79



26



0 15 30 M
 Scale = 1:500



Chartered Architects
 Chartered Building Surveyors
 Interior Designers
 CDM Services

Glentworth Court, Lime Kiln Close
 Stoke Gifford, Bristol BS34 8SR
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 www.kendallkingscott.co.uk

Project
**Aldi Stores, Gloucester Road,
 Tewkesbury, Car Park Extension**
 Client
Aldi Stores Ltd

Scale	Paper Size	Filename
1:500	A3	160758carparkextension.vwx

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A 31/5/17 MWGS Car park extension amended in line with planner comments. Tree positions adjusted in line with street view.

Rev Date By Ap Note

Drawing Title
**Site Feasibility
 Option 3**

Project Number Drawing Number - Revision

160758 P(0)08 A

Date	Drawn	Checked	Status
20/3/17	AS	MW	Feasibility

Check all dimensions and levels on site

Only to be used on the site for which designed. The electronic transmission of designs/information contained in this drawing is carried out entirely at the User's risk and Kendall Kingscott Ltd. will have no liability for any errors or inaccuracies arising therefrom. The production of amended or updated information from the said designs/information by the User is entirely the responsibility of the User and Kendall Kingscott Ltd. shall have no responsibility in respect thereof whatsoever.

TEWKESBURY BOROUGH COUNCIL

Report to:	Executive Committee
Date of Meeting:	30 August 2017
Subject:	Growth Hub
Report of:	Katie Power, Economic Development Officer
Corporate Lead:	Annette Roberts, Head of Development Services
Lead Member:	Lead Member for Economic Development and Promotion
Number of Appendices:	None

Executive Summary:

In Autumn 2016 a successful funding bid was made to GFirst Local Enterprise Partnership (LEP) to establish a Business Growth Hub in the Tewkesbury Borough Public Service Centre (PSC).

This report provides further information on the Growth Hub and asks the Executive Committee to provide delegated powers to the Deputy Chief Executive to approve and sign any agreements relevant to the expedient delivery of the hub.

Recommendation:

- 1. That the information and updates within the report be NOTED.**
- 2. That it be RECOMMENDED TO COUNCIL that authority be delegated to the Deputy Chief Executive, in consultation with the Lead Member for Economic Development/Promotion, the Head of Finance and Asset Management and the Borough Solicitor, to implement the Growth Hub, including entering into appropriate agreements.**

Reasons for Recommendation:

The Growth Hub will form part of the Council's Economic Development Service delivery, supporting business growth across the Borough. It is also a key aim within the Borough Council's Economic Development and Tourism Strategy 2017 – 2021.

The reasons for this recommendation are:

1. To provide Executive Committee with an update on the Growth Hub and its delivery.
2. To seek delegated authority for the Deputy Chief Executive to take the necessary steps to implement a Growth Hub and enter into any appropriate agreements.

Resource Implications:

It is not anticipated that extra resources will be required for this project.

Due to technological changes and external factors, we are able to absorb the navigator business support role within the current establishment. We have opted to use existing internal resources, which will be equivalent to one full-time equivalent (FTE) and provide flexibility for service delivery. This may need to be reviewed at a later date.

A marketing budget of £5,000pa has been allocated to promote the project. This will come from existing economic development budgets.

Legal Implications:

In respect of the agreements in Paragraph 5.3, the Council will need to comply with the Council's Contract Procedure Rules and its obligations under the Data Protection Act 1998.

Risk Management Implications:

A full risk register will be in place and is to be carefully monitored throughout the project. This risk register will interlink with that of the wider Public Service Centre refurbishment project. Risks will also be mitigated via consultation with appropriate bodies and partners.

Performance Management Follow-up:

The Growth Hub will have a clear delivery plan and outputs, linked to the capital funding. A full monitoring and evaluation programme will also be in place. This will be reported to GFirst LEP and internally through the quarterly Performance Tracker.

Environmental Implications:

None directly associated with this report.

1.0 INTRODUCTION/BACKGROUND

- 1.1** In Autumn 2016 applications were invited from GFirst LEP to create a network of Business Growth Hubs across the County. These will be linked to the main Growth Hub, based at the University of Gloucestershire's Oxstalls Campus in Gloucester.
- 1.2** The Council made a successful bid for funding to create a Business Growth Hub within the Tewkesbury Borough Public Services Centre, which will offer business support services to enterprises across the area. The Council will be one of the first partners to provide location specific support to businesses as part of the Gloucestershire Growth Hub rollout across the County. The main hub at Oxstalls, is currently the only hub in Gloucestershire.
- 1.3** The project forms part of the wider Council office refurbishment which will create a new integrated reception area and transform the offices into a full Public Service Centre.
- 1.4** The hub is a dedicated space for business support and will be located on the ground floor, forming part of the refurbished reception area. The project will also upgrade the technology available within the Committee Room suite and enable these areas to be more business friendly.

2.0 GROWTH HUB SERVICE

- 2.1** The hub will be a place where businesses can meet, network, get access to important resources and secure grant funding. Promoting entrepreneurship and innovation in the area, it is hoped the hub will drive economic success right in the heart of Tewkesbury borough - the fastest growing part of Gloucestershire.
- 2.2** The service within the hub will provide:
- A full business navigator service, offering: impartial advice, signposting and brokerage support to enterprises. This will be available via telephone, face to face and online.
 - A meeting and training space for businesses.
 - A focus for more integrated delivery from other Council services and agencies within the building for the business community e.g. Planning, Business Rates, Licencing, Environmental Health, DWP Jobcentre, Police, GCC and Citizens Advice Bureau.
 - Added value to the Council's existing Economic Development Service and Business Support Programme, including training/grant schemes.
- 2.3** This space will include:
- Three business incubator units – providing office space for start-up enterprises.
 - A dedicated meeting room within hub.
- An open resource centre with pods/'touch down' areas for businesses.
- 2.4** Capita funding from Growth Funds is required to develop the project in this area. The addition of the hub in Tewkesbury Borough will also ensure consistency of offer across the Growth Hub Network and help maximise the impact of the M5 Growth Zone, as highlighted in Gloucestershire's Strategic Economic Plan.
- 2.5** A business hub located within the Public Services Centre will provide the perfect place to reach and support growing businesses in the area, acting as a conduit for the relevant council service areas. The Economic Development Team already has established relationships within the business community which will support hub development. There is also natural footfall from businesses to other services, within the building, such as business rates and planning.

3.0 FUNDING BID

- 3.1** The original funding bid was approved by both the LEP and Growth Hub Boards for £385,000. Since approval the Borough Council has developed a brief and commissioned architects to look at the whole refurbishment project, including the Growth Hub
- 3.2** The concept plans developed by the architects indicate an area of 84.5m² is required within Tewkesbury Borough Council's PSC for the development of a Growth Hub. The original bid proposed an area of 46.45m².
- 3.3** It is felt that the larger area will allow flexibility of space and incorporation of all elements proposed in the original brief (a meeting room, 3 incubators and wider touch down/resource centre area). This increased space will provide improved flexibility for the delivery of Growth Hub Services, achievement of proposed outputs in the original bid and encourage business engagement.

3.4 To facilitate the refurbishment of this extra space, and ensure consistency of look and feel, an increased funding request has been proposed to GFirst LEP for consideration. This results in an additional investment request of £80,068.50. This takes the new total overall funding request to £465,068.50. This revised amount has received approval in principle from the LEP Sub Group Board but will need to be confirmed by the Board in due course.

4.0 PUBLIC SERVICES CENTRE REFURBISHMENT PROJECT

4.1 The hub is a linked workstream within the wider Public Service Centre (PSC) refurbishment project and the refurbishment and construction side of the hub development will be carried out using the SCAPE framework.

This project has a clear timetable and the hub will need to meet the timeframes, so extra costs are not incurred.

5.0 PROJECT DELIVERY TIMETABLE

5.1 The Council is working closely with GFirst LEP on delivery and implementation of the Network Business Growth Hub within Tewkesbury Borough PSC. This includes a due diligence process and agreement of relevant documentation and is following this timeline:

- Growth Hub Network Centre Proposal submitted - September 2016.
- Proposal approved by LEP Board – October 2016.
- Full business case submitted and due diligence - June 2017.
- All hub agreements signed/approved by Tewkesbury Borough Council for signature - September/October 2017.
- Growth Hub Board agreement/approval Mid-September 2017.
- LEP Board agreement/approval– 10 October 2017.
- Draw down first allocation of funding - December 2017.
- Growth Hub opens spring 2018.

5.2 A final review regarding the operation and delivery of the Growth Hub is currently being undertaken with GFirst LEP to finalise the funding agreement and this is crucial to achieving the project timetable. It will also allow for the funds to be awarded and drawn down on the proposed claim dates. Completion of this process will enable the Council to finalise and approve all relevant documents appropriate to hub delivery.

5.3 This will include the approval and signature (where relevant) of the following documentation:

- Network Growth Hub Funding Agreement. (Capital funding contract and delivery)
- Growth Hub Data Sharing Agreement. (Data protection responsibilities)
- Growth Hub Brand and Marketing Guide.(Guidance on use of the growth hub brand and marketing, to ensure consistency across the network)
- Growth Hub Partner Code of Conduct. (Code of Conduct for all growth hub network partners)
- Growth Hub IT Delivery Guide and Digital Infrastructure Manual. (Guidance on IT infrastructure and operation)
- Growth Hub Navigator Form. (The form which the Navigator will complete with businesses when visiting the hub)

- University of Gloucestershire Service Level Agreement (SLA). (The Growth Hub delivery is a collaboration between GFirst LEP and University of Gloucestershire). The funding agreement with GFirst LEP covers the capital funding and an SLA will be required with the University of Gloucestershire regarding some elements of service delivery, such as marketing.

5.4 This report provides an update of Tewkesbury Borough growth hub progress and delivery to date. The hub is a great opportunity to support development of the local economy and enterprise. Having a hub located within the Public Services Centre will also provide the perfect place to reach growing businesses in the area.

6.0 OTHER OPTIONS CONSIDERED

6.1 Not applicable.

7.0 CONSULTATION

7.1 Consultation has taken place with the local business community and relevant partner organisations through a business survey.

This demonstrated clear support for the hub and also helped shape the bid.

7.2 The hub is supported by key local partners and organisations.

8.0 RELEVANT COUNCIL POLICIES/STRATEGIES

8.1 Council Plan.

Tourism and Economic Development Strategy 2017 – 2021.

9.0 RELEVANT GOVERNMENT POLICIES

9.1 Government's National Growth Policy.

10.0 RESOURCE IMPLICATIONS (Human/Property)

10.1 None directly associated with this report.

11.0 SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)

11.1 None directly associated with this report.

12.0 IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)

12.1 None directly associated with this report.

13.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS

13.1 None.

Background Papers: None.

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Appendices: None.

TEWKESBURY BOROUGH COUNCIL

Report to:	Council
Date of Meeting:	19 September 2017
Subject:	To decide whether the 'Gotherington Neighbourhood Development Plan' should be made part of the Development Plan for Tewkesbury Borough following the positive outcome in the Referendum held on Thursday 20 July 2017.
Report of:	Paul Hardiman, Planning Policy Officer
Corporate Lead:	Annette Roberts, Head of Development Services
Lead Member:	Lead Member for Built Environment
Number of Appendices:	Two

Executive Summary:

Following the resolution of Executive Committee on 26 April 2017 a referendum relating to the adoption of the 'Gotherington Neighbourhood Development Plan' was held on Thursday 20 July 2017. The question, as required by Regulation 3 of the Neighbourhood Planning (Referendums) Regulations 2012 (as amended) which was asked in the Referendum was:

"Do you want Tewkesbury Borough Council to use the Neighbourhood Plan for [Name of Town or Parish Neighbourhood Planning Area] to help it decide planning applications in the neighbourhood area?"

The results were as follows:

Neighbourhood Plan Referendum for Gotherington

Yes = 499 (93.10%)

No = 37 (6.9%)

Turnout = 63.20%

All Neighbourhood Development Plans are required to gain a simple majority of those voting in favour at referendum in order to be 'made' (adopted) by the Local Planning Authority. If the plan receives a positive result then the Local Planning Authority has a legal duty to bring the plan into force unless they/we believe it would breach, or be otherwise incompatible with, EU or human rights obligations.

Recommendation:

- 1. That the Council resolves that the 'Gotherington Neighbourhood Development Plan' is made part of the Development Plan for Tewkesbury Borough; and**
- 2. To delegate to the Head of Development Services, in agreement with the Parish Council acting as the Qualifying Body, the correction of any minor errors such as spelling, grammar, typographical or formatting errors that do not affect the substantive content of the plans.**

Reasons for Recommendation:

1. The Gotherington Neighbourhood Development Plan exceeded the required majority of 50% plus one vote cast in the referendum held on 20 November 2017.
2. The Gotherington Neighbourhood Development Plan is considered compatible with European Union obligations and Human Rights conventions as required by section 38A (6) of the Planning and Compulsory Purchase Act 2004 (as amended).
3. Under Section 38A (4) of the Planning and Compulsory Purchase Act 2004 (as amended) we therefore have a legal duty to 'make' the Gotherington Neighbourhood Development Plan.
4. The proposed delegation to the Head of Development Services, in agreement with the Qualifying Body, to undertake the correction of minor errors that do not affect the substantive content of the plan will allow any final corrections in production to be made to the policy document.

Resource Implications:

There are no additional resource implications arising from the adoption of the Gotherington Neighbourhood Development Plan.

Legal Implications:

Whilst Neighbourhood Planning is not a legal requirement for Towns, Parishes and other communities, it is a right which they can choose to exercise. Once exercised Local Planning Authorities have a duty to support them and undertake elements of the work under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 as amended (2015) and associated legislation.

In this case, following a positive referendum result there is a legal duty, under Section 38A (4) of the Planning and Compulsory Purchase Act 2004 (as amended), to 'make' a Neighbourhood Development Plan, providing we do not consider it incompatible with any European Union obligations or Human Rights conventions (within the meaning of the Human Rights Act 1998). In this regard the resolution to send the Gotherington Neighbourhood Development Plan to referendum on 20 July 2017 determined that this was not the case and therefore there is a duty, under The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, to 'make the plan within eight weeks from the date of the referendum.

Risk Management Implications:

As a legal requirement to bring the Gotherington Neighbourhood Development Plan into force, within the eight week timescale required by The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, failure to adopt it would lead to costs associated with any legal challenge.

Performance Management Follow-up:

The Gotherington Neighbourhood Development Plan, once adopted, will form part of the Development Plan for the Borough and will be used when determining planning applications within the respective designated Neighbourhood Planning Area of Gotherington Parish. The implementation of the plan will be monitored by the Parish Council in its role of Qualifying Body, in this case Gotherington Parish Council. It is the intention that by monitoring the plan the Qualifying Body will be able to identify where changes may need to be made in a future plan.

Environmental Implications:

The implications for biodiversity, habitats, energy usage, waste and recycling or protected species have been considered by the Qualifying Body as required by the Environmental Assessment of Plans and Programmes Regulations 2004 and the Conservation of Habitats and Species Regulations 2010.

1.0 INTRODUCTION/BACKGROUND

- 1.1** The Gotherington Neighbourhood Area was designated by resolution of the Council's Executive Committee on 4 September 2014.
- 1.2** A submission version of the Gotherington Neighbourhood Development Plan (GNDP) was accepted by the Council on 27 July 2016, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.3** Following submission of the GNDP to the local authority, Tewkesbury Borough Council publicised the Plan and supporting documents and invited representations during the consultation period 12 September 2016 to 21 October 2016.
- 1.4** The Council, with the agreement of the Qualifying Body, appointed Ms Liz Beth BA (Hons) MA Dip Design in the Built Environment MRTPI as independent examiner of the Gotherington Neighbourhood Development Plan.
- 1.5** The Examination concluded on 6 April 2017 with the submission of the Examiner's Report recommending that the GNDP, once modified, should proceed to a referendum.
- 1.6** The examiner also recommended that the area for the referendum should not extend beyond the Neighbourhood Area to which the plan relates.
- 1.7** Having considered the examiner's recommendations and reasons for them, Tewkesbury Borough Council, in consultation with the Qualifying Body, decided on 26 April 2017, at Executive Committee:
1. To accept all of the Examiners recommended modifications;
 2. that 'the plan', as modified, meets the basic conditions, is compatible with the Convention rights, complies with the definition of a Neighbourhood Development Plan (NDP) and the provisions that can be made by a NDP; and
 3. to take all appropriate actions to progress the plan to referendum on 20 July 2017.
- 1.8** On 20 July 2017 the Gotherington Neighbourhood Development Plan exceeded the required majority of 50% plus one vote cast in the referendum.

2.0 NEXT STEPS

- 2.1** The Council is required to publish a statement setting out its decision and the reason for making it.
- 2.2** Once 'made' the Gotherington Neighbourhood Development Plan will form part of the statutory Development Plan for the Borough and will be used to assist in determining planning applications within the relevant designated Neighbourhood Area. The National Planning Policy Framework (NPPF), in Paragraph 198, states that: "Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted."

2.3 As soon as possible after the Council has resolved to make the plan the Council must publish the plan, details of when and where it can be inspected and notify any person who has asked to be notified that it has been made and where and when it can be inspected.

3.0 OTHER OPTIONS CONSIDERED

3.1 No other options have been considered as the development of Neighbourhood Development Plans is a statutory process.

4.0 CONSULTATION

4.1 Consultation has been undertaken in order to legally comply with the requirements of the Neighbourhood Planning (General) Regulations 2012 (as amended). In addition to public engagement throughout the process of preparing a Neighbourhood Development Plan the Regulations require two statutory six week periods of consultation:

Under Regulation 14 the Qualifying Body is required to consult on the proposed Plan prior to submission to the LPA.

Under Regulation 16 the LPA is required to consult on Plan proposals submitted prior to Independent Examination.

5.0 RELEVANT COUNCIL POLICIES/STRATEGIES

5.1 Tewkesbury Borough Council Plan 2016 – 2020

Priority: Housing.

Objective – Increase the supply of housing across the Borough to support growth and meet the needs of our communities.

Priority: Economic development.

Objective – Identify and deliver employment land within the Borough.

6.0 RELEVANT GOVERNMENT POLICIES

6.1 The National Planning Policy Framework (2012) Paragraphs 183 – 185.

7.0 RESOURCE IMPLICATIONS (Human/Property)

7.1 See above.

8.0 SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)

8.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and, in non-parished authority areas, neighbourhood forums, can use neighbourhood planning to set planning policies to ensure that communities get the right types of development for their area within the overarching framework set by the local plan.

9.0 IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)

9.1 The neighbourhood planning process requires evidence of involvement by hard to reach groups. This is a matter that the relevant, qualifying body preparing the Plan has addressed and reported on to the Independent Examiner in their 'Consultation Statement', which is a requirement for examination alongside a 'Basic Conditions Statement' and 'Plan Proposal' which is submitted to us, as LPA, according to Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, as amended.

10.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS

10.1 Decision to delegate to the Executive Committee the defining of a Neighbourhood Area – 29 January 2013.

10.2 Decision to delegate to the Executive Committee the authorisation for Neighbourhood Development Plans to go to Community Referendum – 20 September 2016.

Background Papers: None.

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Appendices: A. Gotherington Neighbourhood Development Plan.

B. Gotherington Neighbourhood Development Plan Referendum – Declaration of Result of Poll.

GOTHERINGTON

NEIGHBOURHOOD PLAN 2011 - 2031



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

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

Acknowledgements

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

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

Steering Group and Action Teams

Iain Angus	Phil Aplin	Paul Hughes
Caroline Ryman	Howard Samuels	Simon Tarling
David Ward (Chairman)		

Consultants

Michael Wellock and Louise Kirkup of Kirkwells

Tewkesbury Borough Council Planning

Gotherington residents

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

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Figure 1 - Gotherington Neighbourhood Development Plan Area (OS Licence Number: 10005181)



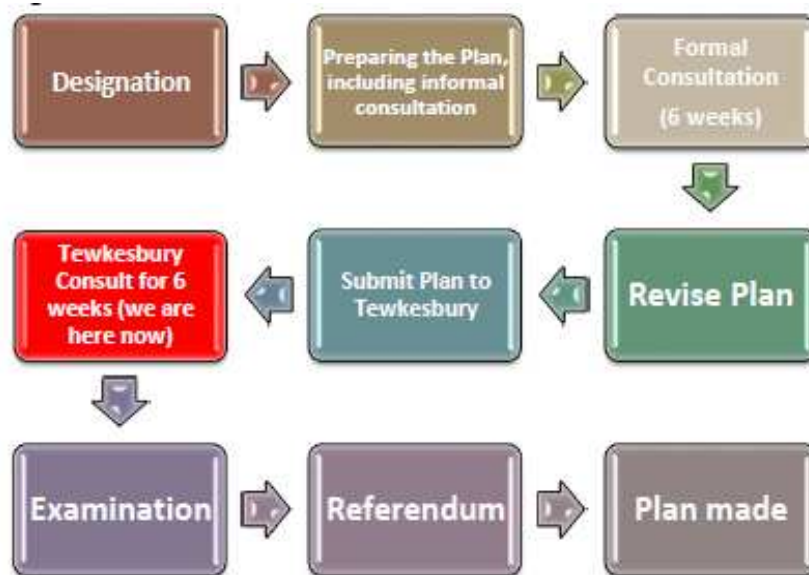
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Chapter 1 - What is a Neighbourhood Development Plan and why do we need one for Gotherington?

- 1.1. The Localism Act 2011 introduced significant reforms to the planning system in England to give local communities more say in shaping future development in their area. The most significant reform gave local parish councils the power to prepare a neighbourhood development plan for their area.
- 1.2. Gotherington Parish Council decided it was essential to use this new power. Planning policy at a strategic level is changing and Gotherington will go from being considered a village where only infilling will be acceptable to a Local Service Village where a more significant level of development will be required. Given the significance of this change, Gotherington Parish Council decided the local community were best placed to shape this future development through a neighbourhood development plan rather than Tewkesbury Borough Council using their planning powers, or developers and landowners through speculative planning applications.
- 1.3. The Parish Council, therefore, applied for the parish to be designated a neighbourhood area. Gotherington was approved as a neighbourhood planning area by Tewkesbury Borough Council on the 4th of September 2014. This designation has allowed the local community to come together, through the preparation of this neighbourhood development plan, to set out how the future development of the area should be shaped up to 2031.
- 1.4. The neighbourhood plan area covers the whole of the Parish of Gotherington including Gotherington Fields, see Figure 1 above.

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

Figure 2 - The Neighbourhood Development Plan Preparation Process



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

1.8. The Plan is for the Parish as a whole and looks at a wide range of issues, including:

- Achieving high quality development which fits well with the location
- Protecting open space within the village as well as the surrounding countryside including the landscape, views and habitats
- Meeting local housing needs and future growth
- Facilitating the retention and enhancement of community assets and ensuring the right infrastructure is in place to meet future needs

What Period Does the Gotherington Neighbourhood Development Plan Cover?

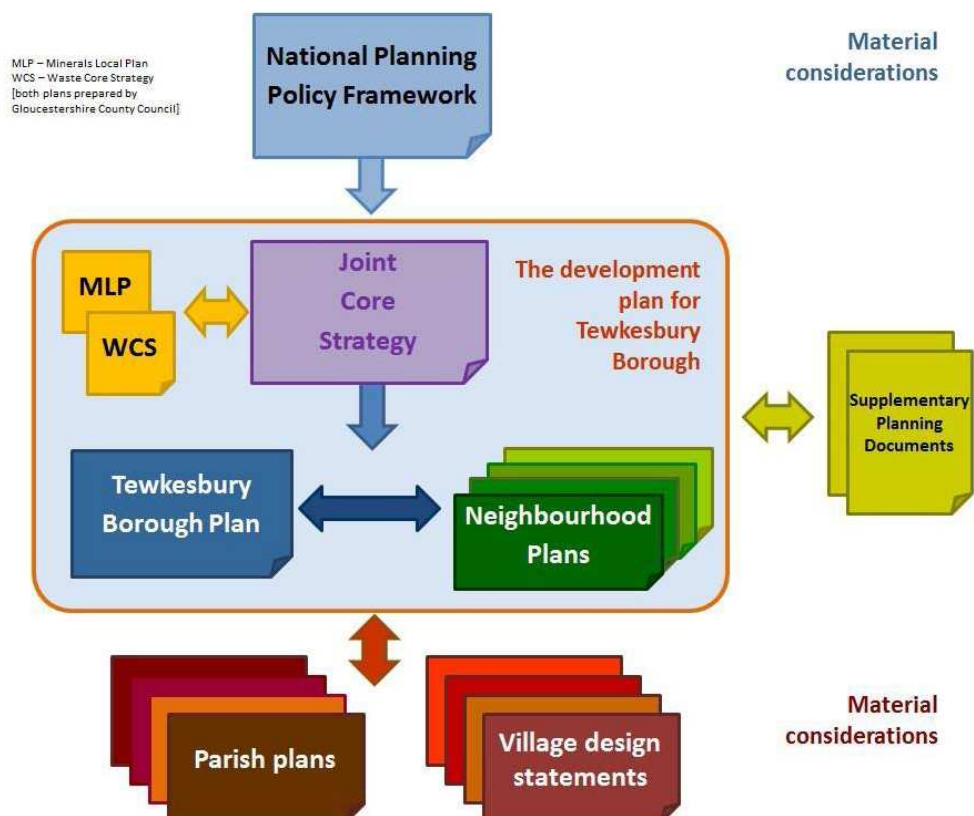
1.9. The adopted development plan policy for the area is contained in the saved policies of the Tewkesbury Borough Local Plan to 2011. The GNDP needs to be in general conformity with these strategic planning policies. However, some of them are not up-to-date, and they were prepared before publication of the new national planning policy in the NPPF in 2012. Therefore, we have had regard to the emerging planning policy for the area contained in the Joint Core Strategy and Tewkesbury Borough Plan. This

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

What other things do we have to take account of?

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

Figure 3 - The Gotherington Neighbourhood Development Plan in relation to other plans



Chapter 2 - Preparing the Gotherington Neighbourhood Development Plan

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

Figure 4 - Timeline for the preparation of the Gotherington Neighbourhood Plan



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

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

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

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

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

2.7. The tasks were as follows:

Future Gotherington

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

Development and Housing:

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

Travel and Transport

16. Produce a Travel Plan to cover transport and access to shops, businesses, schools, entertainment facilities, village hall, garages, etc.

Keep Informed

17. We must keep everyone informed on our intentions and progress. Discuss and decide how to achieve this - meetings, events, leaflets, posters, workshops, questionnaires, Facebook, Topics, email, website, etc.
18. Project Manage the actions with dates and times. Keep people informed on progress.
- 2.8. To add to the data collected for the Parish Plan and other documents, the Action List produced much useful information on what Gotherington residents felt passionate about.
- 2.9. Gotherington residents wished to protect their rural environment and lifestyle with its friendly and caring community spirit. They wished to protect the excellent facilities in the village and within easy reach via public transport. Key to the appeal of Gotherington is the maintenance of its own distinct and separate identity, avoiding coalescence with its neighbours and keeping building and development proportionate to the size of the village.
- 2.10. Things that people generally wanted to change included:

Provision of more activities for young people (particularly teenagers) and traffic management at Malleson Road / A435 junction.
- 2.11. People were asked to list any landmarks they wished to protect, and these included: the war memorial, the phone box and all wells. Also the Roman site north of The Folly, the Navvies Field, east of the Railway Cottages, Granna Lane and the Bridle Path up Nottingham Hill and several others. Several other buildings were also identified.
- 2.12. Finally, on the subject of keeping people informed, many ideas were proposed and implemented including: Posters/banners, flyers, communication at societies and clubs and coffee mornings, Gotherington website, Facebook, Twitter and Topics magazine.

Chapter 3 - Gotherington Profile

Introduction

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

Prestbury Park Racecourse with an intermediate stop at the recently revived Gotherington Station.

- 3.7. A number of footpaths cross the village providing access to nearby villages and to the countryside beyond. Within the village, most houses have sizeable gardens that, together with the established green spaces and playing fields, enhance the rural nature and greenness of the whole area.
- 3.8. There is a 220-pupil primary school providing for approximately 80 children from Gotherington, Woolstone and Oxenton, and the rest from further afield. Within the parish boundary, there is a Village Hall, shop and post office, one public house - The Shutter Inn, a garden centre and a few working farms.
- 3.9. Local churches are situated in nearby Woolstone and Oxenton and there is a Church Centre in Gotherington. Gotherington is blessed with 22 listed buildings which set the ambience and feel of the village because of their beauty or their historical significance, as well as being indicators of the development of the village.
- 3.10. The village is well-kept, clean, quiet and relatively safe and pollution free. There is a very strong sense of community with some 20 clubs and societies based in the village, including: Brownies, Beavers, Cubs and Scouts, Bridge Club, Cricket Club, Football Club, Gardening Club, Gotherington Singers, Local History Society, Petanque Club, Tennis Club, Wine Club and the W.I. These groups meet regularly, either in the Village Hall or elsewhere in the village. The village also boasts its own neighbourhood scheme Gotherington, Oxenton and Woolstone Neighbourhood Scheme (GOWNS) an initiative that supports vulnerable villagers who need help with transport or odd jobs.
- 3.11. Gotherington is also fortunate to have a large playing field, which is host to regular meetings of the Petanque group, Tennis Club, footballers (including training sessions and games for several groups of youngsters from the age of about 5 years) and Cricket Club (again including a team of young people). It also has a tarmac path for runners and cyclists and two play areas for the children. Indeed, Sunday mornings, in particular, are a joy to behold with the variety of activities taking place in idyllic surroundings with magnificent views. There are a number of local businesses, including Gotherington Cross Garage, with a petrol station and shop. This is within reasonable walking distance and valuable to residents.

3.12. All the above activities make it clear why Gotherington was nominated the Gloucestershire Rural Community Council (GRCC) Vibrant Village of the Year in 2012.

Preservation of the Environment

3.13. The GNDP has been developed with the help of a series of community consultations.

During these, it is clear, that there is a very strong desire within the community to preserve all aspects of the rural, Cotswold nature and appearance of the Parish. In doing this, a number of the principles that informed the existing Village Design Statement and Parish Plan influenced the preparation of the Draft GNDP, including:

- Preference shall be given to development that can also be demonstrated to be an environmental asset.
- New development shall preserve aspects of rural character by maintaining the open spaces and the playing fields in Gotherington.
- New development shall ensure that Gotherington remains a low light pollution area with no street lighting.
- The location of new building needs to be planned sensitively in order to respect the character, and individuality of Gotherington. For this reason, it is important to ensure that dwellings are not crowded too close together.
- Views out of the village to the surrounding hills and the views to the escarpment shall be protected and continue to show the close relationship between the village and the open countryside.
- Any sizeable development shall include designated open spaces, and where appropriate, the visual impact of any new housing shall be reduced by planting of appropriate hedges and trees.
- All footpaths within the Village, and interlinking other villages, shall be preserved and maintained.
- Future new development shall not encroach upon the land that separates Gotherington from Bishop's Cleeve and Woolstone.
- Hedges and trees shall not be at a height which restricts the views of the surrounding countryside and hills. In the case of significant landscape developments or changes, a professional design scheme shall be prepared for consultation.

Housing

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

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

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

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

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

3.16. It was established through the questionnaires survey that respondents felt the size of the village should largely stay the same, because of the limitations of the school, road system, sewerage facilities and unique nature of our rural, vibrant village. From our

February 2015 questionnaire survey the majority of respondents agreed that the size of Gotherington should not be increased by more than 10%.

- 3.17. Overall there is a strong desire to minimise further house-building within the Parish and certainly to prevent building outside the current development boundary. In recent years the principle of infill within the current boundaries has been pursued and as a result there is now only a limited opportunity for further building within Gotherington village.
- 3.18. Planning for future housing in Gotherington also has to be consistent with strategic planning policy. The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy identifies Gotherington as one of a number of "Service Villages". The Service Villages will, in total, accommodate over 880 new homes to 2031. The proportion of new homes to be accommodated in each village will be decided through either the emerging Tewkesbury Borough Plan, or neighbourhood development plans such as this one, and will be proportional to their size and function, and also reflecting their proximity and accessibility to Cheltenham and Gloucester and taking into account the environmental, economic and social impacts.
- 3.19. In Gotherington we have decided that local people, through this neighbourhood development plan, should help shape and direct future development in the village up to 2031.

Local Economy

- 3.20. Local services, businesses and public transport are major factors in maintaining the desirability of living in the parish and of preserving a distinct community spirit. As, in the past decade, we have lost several facilities, such as the village bakery and hairdressing shop, it is imperative that existing services are maintained. However most of these are provided on a commercial basis and in many cases operate in competition with services provided in surrounding towns and villages. Thus, in order to ensure their continued provision substantial, regular "support" from the community is essential.

Getting Around

- 3.21. The interlinking network of paths within the village and into the countryside is an important asset for non-car users and for informal leisure.

3.22. The Pulham Bus Company service, identified in the 2014 Parish Plan, has been replaced by the Marchants' W1 and W2 services. These run hourly on the same circular route but in opposite directions, between Cheltenham and Winchcombe, incorporating Gotherington, from Monday to Saturday between 7.15am and 7.30pm. There is no bus service during the evenings and on Sundays. A morning hourly service from 10.21 to 13.21 is provided to Tewkesbury Monday to Saturday.

3.23. The 2014 Parish Plan Objectives were:

- To ensure the continuation of current bus services and improved frequency.
- Provision of bus shelters.
- Provision of cycle/footpaths.

3.24. The 2014 Parish Plan Questionnaire evidence showed:

- 26% of households use the bus service at least once a week
- 77% of households use the bus service.
- 65% of households stated the village bus service is either essential (21%) or important (44%).
- To encourage increased use: 40% stated improved frequency, 26% stated improved routes.

3.25. The 2014 Parish Plan Actions for the Homelands 2 development, in Bishop's Cleeve, show the provision of a cycleway alongside Gotherington Lane. The installation of this should be pursued. The proposed cycleway would not reach the village and the Coffin Trail, an historic path that leads from Shutter Lane to Bishop's Cleeve, should be considered for this purpose.

Well-being and Leisure

3.26. Gotherington is blessed by a strong community spirit reflected in the number of groups and activities taking place. There are a number of excellent facilities within the village where groups can meet, including the Village hall, the Church Centre and the Rex Rhodes Building. There is a good provision of open space serving the village whether in terms of local amenity areas, formal play areas and sports pitches, or informal recreation through the extensive footpath network and access to woodlands and countryside.

3.27. Gotherington is within the Tewkesbury local policing area. The village is a low crime area but does suffer some vandalism and petty crime. Local residents can meet and discuss issues with Police Community Support Officers each month in Gotherington Stores and there is an active Neighbourhood Watch team.

Engaging Residents and Land Owners

3.28. From 13th to 15th of February 2015 a public exhibition was held to look at the various options for the future development of Gotherington.

3.29. A series of boards were prepared by the Steering Group and arranged in the Village Hall to display information on the following:

- 1) Gotherington Today
- 2) What is an NDP
- 3) Gotherington Vision Statements
- 4) Principles, Criteria and weightings to be applied to site selection
- 5) Possible development areas (see map above)
- 6) Housing needs
- 7) Principles of Village Design Statement
- 8) Environment
- 9) The Way Forward

3.30. In addition to these boards, a large map of Gotherington was displayed to give residents the opportunity to select any site around the settlement. To avoid confusion, eight possible sites were labelled A to H, but it was stressed that these were only suggested areas.

3.31. Booklets were handed to all attendees with a repetition of the questions displayed on the boards and space for their answers. These were collected for assessment and data entered into a database.

3.32. There was a very good response to the GNDP Public Exhibition in February with 189 signing in over the three days. In total, 128 forms were completed by 107 single entries and 21 couples, totalling 149 people. 32 forms were completed with no name provided.

3.33. Residents indicated that they wanted Gotherington to remain a village with a strong sense of community, with Vision Statement version 1 being the preferred option:

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

Other comments included maintaining the separation between Gotherington and Bishop's Cleeve, and wanting little change.

3.34. Most respondents to this consultation wanted small developments, phased over 16 years and over several sites. Many preferred bungalows, mixed housing (3 or 4 bed houses) or retirement accommodation. Affordable housing was only mentioned by a few residents, although this will be developed when it meets the requirements of the Joint Core Strategy. Concern over traffic, particularly the junction to the A435, was expressed by most people.

3.35. When asked to state what new community facilities they would like to see in the future, a significant number would like to see changes to the village hall, mainly expansion. More sports facilities were requested and expansion of the school to accommodate the likely increase in children due to the new developments was a favourite topic. Increased doctor's surgeries were a concern shown by some, as were parking problems.

3.36. The most popular preferred site for development was Site A (along Malleson Road opposite existing houses). Second choice was Site B (along Gretton Road on the left looking east). 85% of respondents preferred to retain the linear nature of the village, preferring development on the eastern or western edges to maintain the separation between Gotherington and Bishop's Cleeve. People expressed their wishes for type of houses as mainly bungalows, a mix of houses and 3, 4 or 5 bed houses. Low height was important to people. 43% of forms indicated that they would consider downsizing.

3.37. Few people felt it important that new development should be near to the shop, school or pub, but preferred development to have a minimal effect on existing neighbours. The majority of residents thought development should not be allowed on Freeman's Field, Moat Farm or in the centre of the village.

- 3.38. The Playing Fields and The Meadow (Cook’s Field) were specified as areas people would most like to protect and Crane Hill, Cleeve Hill, Woolstone Hill and Nottingham Hill were the views most worth protecting. The majority of residents would like to have more trees in the village, particularly around any new developments.
- 3.39. For detail of the percentage selection for each question posed on the display boards, please refer to Appendix 1.
- 3.40. The data collected from the Public Exhibition proved very useful with many of the questions on the Display Boards aimed at testing the GNDP Steering Group’s opinions on the principles and criteria. This data was entered into the Site Assessment Criteria, which were then applied to each of the suggested areas marked on the exhibition main map as Sites A, B, C, D, E, F, G and H by the Steering Group. Site E was later discarded since it was deemed too far from the main settlement.
- 3.41. Based on the feedback received the following ranked scores were produced showing the preferred acceptability of the sites for development, Figure 5.

Figure 5 - Public Exhibition Preferred Ranking of Sites for Housing

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

- 3.42. The Display Boards used at the Public Exhibition, the resultant bar-charts, details of the calculation of criteria averages, criteria applied to sites and minutes of Steering Group meetings are all shown on the Gotherington website: www.Gotherington.org.uk under the heading NDP.

Call for Sites

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

Chapter 4 - Vision and Objectives

Vision:

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

- 4.1. Gotherington has continued to thrive by adapting and evolving over the centuries. The Neighbourhood Development Plan is looking to ensure that development needed to sustain the Parish is well located and designed to respond to the distinctive local character. Following a careful assessment of the evidence and responses from public consultation, the planning strategy is to focus well designed development to meet identified needs within Gotherington whilst protecting and enhancing the character of the village and the attractive countryside beyond.
- 4.2. The Vision Statement was the preferred option of three that emerged during the initial consultation on the GNDP. This consultation also highlighted the following:
- A preference for small housing developments over several sites
 - Development to be phased over the plan period
 - Development not to be in the existing Special Landscape Area, Area of Outstanding Natural Beauty, or areas at risk of flooding
 - Development should not affect existing neighbours

- A mix of housing, including bungalows was preferred. 43% of residents say they would like an opportunity to downsize if the opportunity arose
- Retain the separation between Gotherington and Bishop's Cleeve

Objectives

4.3. The following objectives have been identified for the GNDP:

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

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

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

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

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

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

OBJECTIVE 7 - To protect and enhance biodiversity.

Chapter 5 - Policies and Proposals

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

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

POLICY GNDP01 – NEW HOUSING DEVELOPMENT WITHIN GOTHERINGTON SERVICE VILLAGE

Within the settlement boundary of Gotherington village as defined in Figure 6 “The Proposals Map”, small infill housing development will be supported within existing built-up frontages when it is consistent with the scale and proportion of existing houses and gardens in the adjacent area.

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

- a) Unacceptable loss of garden space(s) for the existing property (ies); or**
- b) Significant adverse impact on the residential amenity of existing neighbouring property.**

Background/Justification

- 5.2. Gotherington is identified in the saved policies of the Tewkesbury Borough Local Plan to 2011 as an area where new housing will be restricted to infilling development. Infilling is defined as generally no more than two dwellings in an otherwise built-up frontage, such a restriction is no longer considered to be in line with national planning policy's presumption in favour of sustainable development. A key tool in the implementation of this policy was a residential development boundary where such infill development would be acceptable.
- 5.3. The residential development boundary, from the Tewkesbury Borough Local Plan 2011, was used as a starting point for identifying a new boundary. The development boundary was amended by applying a clear criteria that included: Including the allocated sites identified in GNDP02; Including residential development completed since the boundary was originally drawn, or is in the process of being built: and Including current planning permissions.
- 5.4 Outside of this residential development boundary new dwellings will only be permitted where such dwellings: Are allocated in the emerging development plan; are essential to the efficient operation of forestry or agriculture; involve the acceptable conversion of an existing building, or the provision of affordable housing.

POLICY GNDP02 – MEETING STRATEGIC DEVELOPMENT NEEDS IN GOTHERINGTON AS A SERVICE VILLAGE

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

GNDP02/1 – Land to the north of Malleson Road (0.95 hectares). This site is suitable for a small frontage development of about six units. Development only along the frontage will maintain the linear form of the village.

GNDP02/2 - Land to the south of Malleson Road (3.74 hectares). About 50 dwellings.

GNDP02/3 – Land to the north of Gretton Road (1.22 hectares).

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

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

Background/Justification

5.5. The saved policies of the Tewkesbury Borough Local Plan to 2011 are in the process of being replaced by the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and a new Tewkesbury Borough Plan. When complete these two documents will form the new Local Plan for the area. In line with national planning practice guidance we have had regard to this emerging strategic planning policy. In the Joint Core Strategy,

Gotherington is no longer identified as an “infill village”; it is proposed that Gotherington, based on a 2013 Settlement Audit, become a “Service Village”.

- 5.6. Service villages across the Gloucester, Cheltenham and Tewkesbury area will accommodate approximately 880 homes up to 2031¹. The exact number of homes will be decided through the Joint Core Strategy and the new Tewkesbury Borough Plan.
- 5.7. In developing the new Borough Plan, Tewkesbury Borough Council have produced an “Approach to Rural Sites” (February 2015). This includes a detailed methodology for “disaggregating the quantum of development between rural service centres and service villages”. Applying this methodology results in Gotherington being identified as needing to provide approximately 86 homes 2011-2031.
- 5.8. The Parish Council and Neighbourhood Plan Steering Group have decided that the most appropriate way to identify the level and location of housing growth in Gotherington is through this Neighbourhood Development Plan. That is why we asked for potential sites through a “call for sites” exercise and given local residents, landowners and developers a number of opportunities to input in to the development of the neighbourhood plan and the site allocation process. By doing this, we have given local people more say in the future of where they live and will support the strategic development needs of the wider area. All of this work has been informed by our extensive consultation work, see Appendix 1.
- 5.9. The Parish Council view is that local people should be given the opportunity to help shape and direct future housing development in the village up to 2031.
- 5.10. As part of the final round of consultations at the “open weekend” three options for future housing were put forward as part of POLICY GNDP02 – New Housing Development in Gotherington Service Village. Following the final round of consultations this policy was finalised and re-named and as a result of the Independent Examination

¹ “Approach to Rural Sites” (February 2015) figure of 752 increased to 880 through the Examination of the Joint Core Strategy.

of the NDP it now allocates three sites for future development that would accommodate a minimum of 66 new dwellings. In making these site allocations the GNDP Steering Group undertook a “call for sites” exercise; had the sites independently assessed; and took in to account all other relevant evidence base material e.g. Tewkesbury’s Landscape Sensitivity Analysis. Sites GNDP02/1 and GNDP02/3 (see Figure 6) were also identified and assessed as part of the Tewkesbury Borough Plan Draft Policies and Site Options consultation. The assessment of these two sites was also used to inform the site selection in the GNDP.

5.11. It should also be noted that as well as the three allocated sites included in the GNDP there have also been 26 house completions since 2011. With the three allocated sites the GNDP will deliver a minimum of 92 new dwellings exceeding the indicative requirement of 86 new dwellings. This approach is consistent with government guidance published in the National Planning Practice Guidance, in that whilst the draft GNDP is not tested against the policies in the emerging Joint Core Strategy and Borough Plan, the emerging “Local Plan”, the reasoning and evidence informing the “Local Plan” is relevant to the GNDP and the consideration of the basic conditions against which the GNDP will be tested.

5.12. The GNDP has been prepared taking into account the latest figures² for the objectively assessed housing need for the wider local area (Tewkesbury borough), which sits within the context of the Gloucestershire housing market area. The objectively assessed need for the Tewkesbury borough area, as set out in the evidence base for the emerging Joint Core Strategy, indicates 10,100 homes need to be provided during the Joint Core Strategy plan period 2011-2031. It is against this figure that the 5-year housing land supply is calculated. Consequently, it is on that basis that the neighbourhood plan’s

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

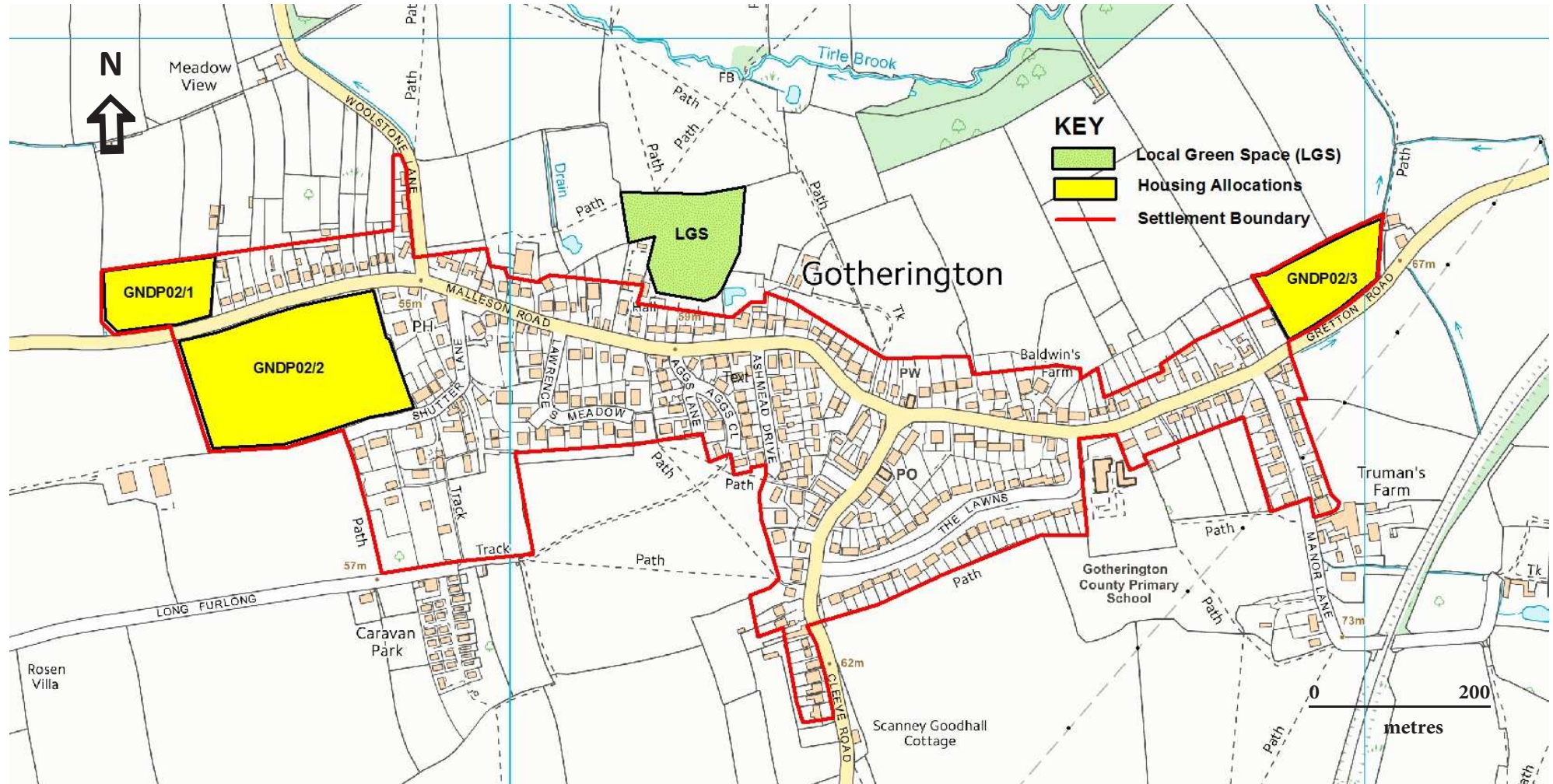
housing needs have been considered. At the strategic level Tewkesbury Borough has agreed to contribute to fulfilling unmet need from Cheltenham and Gloucester under the duty to cooperate as set out in Joint Core Strategy Policy SP2.

- 5.13. For the purposes of providing sufficient homes, the Joint Core Strategy Policy SP2 sets out a spatial strategy for delivering housing and primarily seeks to concentrate new development in, and around, the existing urban areas of Cheltenham and Gloucester and elsewhere in Tewkesbury borough following a hierarchical approach to allocating housing by identifying Tewkesbury town, Rural Service Centres and Service Villages as locations for lower levels of housing development. Gotherington is a village which has been identified in the Joint Core Strategy as a Service Village. Together these Service Village settlements are expected to accommodate 880 homes over the 20-year plan period 2011-2031. This figure has been derived through a consideration of historic housing delivery across the rural parts of the borough along with an uplift to provide flexibility and a boost to housing supply.
- 5.14. As a Service Village, Gotherington village needs to provide for a share of the need for new homes that the draft Joint Core Strategy and emerging Tewkesbury Borough Plan are likely to identify. These lower levels of development for Tewkesbury borough are to be determined through the Tewkesbury Borough Plan and neighbourhood plans. An indicative housing disaggregation process was undertaken for the Tewkesbury Borough Plan Draft-Policies and Site Options document (February 2015). The methodology followed the requirements in the emerging Joint Core Strategy (Policy SP2) and derived figures for each Service Village proportional to their size and function, and also reflecting their proximity and accessibility to Cheltenham and Gloucester. The further requirement under Policy SP2 to take into account the environmental, economic and social impacts are matters that preparation of this neighbourhood plan have subsequently taken into account.
- 5.15. However, as of April 2017, there had already been 787 units committed between the Service Villages leaving a balance of 93 to be found up to 2031, which equates to 2 years' housing requirement remaining. This figure is based on an annual requirement of

44 units. Consequently, it was noted that housing requirements for the majority of the plan period have already been permitted or committed across the Service Villages.

5.16. The approach set out in the GNDP, therefore, will help to contribute significantly to meeting this emerging need. A minimum of 66 units are allocated through the GNDP on sites GNDP02/1 to GNDP02/3, with 6 yet to be committed. This equates to 6 % of the remaining balance to be found in these areas up to 2031. On top of this, there will be scope for further infill development within the settlement boundary, as set out in Policy GNDP01, and a small number of conversions of existing building in the open countryside. Policy GNDP02 also acknowledges that there may be an additional need for housing to meet needs arising from the Joint Core Strategy.

Figure 6- Gotherington Neighbourhood Plan Proposals Map (OS Licence Number: 100055181)



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POLICY GNDP03 – NEW HOUSING DEVELOPMENT IN THE OPEN COUNTRYSIDE

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

- a) Retention, repair and refurbishment of existing dwellings;**
- b) Replacement dwellings;**
- c) Domestic extensions;**
- d) Rural exception housing to meet an identified local need in accordance with Tewkesbury Borough Council policy;**
- e) Agricultural and forestry dwellings; and**
- f) Where evidenced need for additional housing in Gotherington has been established through the development plan and cannot be met within the defined settlement boundary.**

Background/Justification

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

POLICY GNDP04 – SECURING A SUITABLE MIX OF HOUSE TYPES AND SIZES IN NEW DEVELOPMENT

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

- a) **On sites of 5 or more dwellings a range of tenures, house types and sizes of dwellings will be required, including, where the viability of development allows, a proportion of affordable homes as defined in the NPPF 2012 Glossary to meet the housing needs of households with a connection to Gotherington parish; and**
- b) **On sites of less than 5 dwellings proposals will be permitted where they are in accordance with other policies and proposals in this plan.**

Background/Justification

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

POLICY GNDP05 – PROTECTING EXISTING AND DEVELOPING NEW COMMUNITY

ASSETS

The community assets listed below will be protected:

- **Shops (including Gotherington Stores)**
- **Pub – The Shutters Inn**
- **Place of Worship and Meeting Places (including The Village Hall, Rex Rhodes Building and Church Centre)**

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

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

Background/Justification

- 5.19. As well as seeking to support housing growth proportionate to the size and function of Gotherington, and the right mix of new homes, the GNDP seeks to ensure that existing and future residents have access to a suitable range and level of services and infrastructure.
- 5.20. If housing growth outstrips existing and future planned levels of services and infrastructure Gotherington will become a less sustainable place. Equally, if there is no new growth existing local services, such as the pub and shop, may suffer. Some new development will help to maintain vitality in the village. The key is striking the right balance, between not enough development and too much.
- 5.21. To ensure we get the right balance, Policies GNDP01, GNDP02 and GNDP03 seek to promote and control new housing development to a proportionate level. Policy GNDP05 seeks to protect existing community assets and encourage development of new community assets.

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

POLICY GNDP06 – PROTECTING AND ENHANCING LOCAL GREEN SPACE

Freeman Field is designated as local green space as shown on Figure 6, “The Proposals Map”. Development considered inappropriate in such areas, as set out in paragraphs 89 to 92 of the National Planning Policy Framework, will only be permitted in very special circumstances: when the harm to the local green space and any other harm are clearly outweighed by other material considerations.

Background/Justification

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

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

POLICY GNDP07 – GOTHERINGTON DESIGN PRINCIPLES

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

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

Background/Justification

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

houses, was to preserve the character and integrity of Gotherington whilst sympathetically and realistically guiding Gotherington's "evolution" in the 21st Century.

5.27. The Gotherington Village Design Statement included 18 design principles. These were not intended to be prohibitive or prescriptive, but to be a guide to progress and development in a modern context. However, our consultations on the GNDP have revealed strong continued support for the design principles and we have reached the conclusion that some of the 18 design principles should be worked in to a planning policy (Policy GNDP07) for Gotherington. This means they would no longer be advisory but would be used to help reach decisions on planning applications.

POLICY GNDP08 – DEVELOPMENT AFFECTING NON-DESIGNATED HERITAGE ASSETS

Development proposals affecting buildings and other historic features on the emerging Local List of non-designated heritage assets and their setting, including the one identified below, will be expected to preserve and enhance such assets and their setting.

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

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

Background/Justification

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

of either their beauty, historical significance, or the way in that they act as waymarks in the development of the village over time. They also contribute to the distinctiveness and character of the area.

5.29. These designated heritage assets have statutory protection and do not need further protection in the GNDP. But as well as these listed buildings the area has a number of non-designated heritage assets, including Moat Farm.

5.30. National planning policy allows for the effects of planning applications on such non-designated heritage assets to be assessed.

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

POLICY GNDP09 – PROTECTING AND ENHANCING THE LOCAL LANDSCAPE

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

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

- d) Archaeological features in the landscape including ancient field systems are not disturbed or are appropriately considered in relation to their significance; and
- e) Existing settlement patterns are preserved, including the strong east-west form of Gotherington, particularly by avoiding: encroachment in to open countryside, ridgeline development, or development that intrudes in to the foreground of surrounding features such as hills, and the Area of Outstanding Natural Beauty.

Background/Justification

5.31. The Landscape and Visual Sensitivity Study prepared to support work on the new Tewkesbury Borough Plan concluded:

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

5.32. This study highlights the key features in the local landscape, including:

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

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

5.33. Taking these elements from the study policy GNDP09 has been developed to ensure that the local landscape is protected.

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

POLICY GNDP10 – PROTECTING LOCALLY SIGNIFICANT VIEWS

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

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

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

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

Background/Justification

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

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

POLICY GNDP11 – DEVELOPMENT OUTSIDE OF THE DEFINED SETTLEMENT BOUNDARY

Outside of the defined settlement boundary (Figure 6) land should remain predominantly open countryside. New development that preserves and enhances this openness, and the countryside setting of Gotherington, will be permitted for the following uses:

- a) Agriculture;**
- b) Forestry;**

- c) Outdoor recreation, including small buildings for such uses;**
- d) Development that supports the growth and diversification of an existing rural enterprise;**
- e) Outdoor and other forms of tourist related development considered suitable in the countryside;**
- f) Conversion of existing buildings;**
- g) Replacement buildings that are not disproportionately larger than the original footprint; and**
- h) Where evidenced need for additional housing has been established through the development plan and cannot be met within the defined settlement boundary as set out in Policy GNDP02 of this Plan.**

Background/Justification

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

OBJECTIVE 7 - To protect and enhance biodiversity.

POLICY GNDP12 – BIODIVERSITY

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

Background/Justification

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

Chapter 6 - Monitoring and Review

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

APPENDIX 1

Survey Results

What is a Neighbourhood Development Plan?

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

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

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

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

What is a Neighbourhood Development Plan?

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

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

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

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

Gotherington Vision Statement

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

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

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

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

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

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

Principles and Criteria

• Principles

1. Should development cause the village outline to draw nearer to Bishop's Cleeve?	3%
2. Should Gotherington remain a linear village?	85%
3. Should development be phased over 16 years until 2031?	99%
4. Should development be built as soon as possible?	7%
5. Should development be spread over several sites?	93%
6. Should development be in one broad area?	9%
7. Should the development be made to follow the Gotherington Village Design Statement?	96%
8. Should we ensure that our green areas, Important Open Spaces and views are preserved as stated in our VDS?	95%
9. Should our Neighbourhood Development Plan clearly state that the impact of development on village road traffic should be minimised?	96%

• Criteria

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

Environment

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

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

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

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

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

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

Housing

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

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

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

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

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

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

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

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

APPENDIX 2 - Local Green Spaces

Gotherington Parish Council Statement on Green Spaces in Gotherington

The submission version of the GNDP originally identified two spaces within Gotherington as worthy of protection as local green spaces that could only be developed in very special circumstances. These were; Freeman Field and “The Meadow”. The reason for identifying these two local green spaces is provided in summary form below. This summary is followed by a more detailed assessment using the methodology provided by Gloucestershire Rural Community Council. However, following the hearing held by the Independent Examiner on the 23rd March 2017, the Examiner’s Report recommended removal of the designation of ‘The Meadow’ as Local Green Space resulting in Policy GNDP06 only giving ‘Freeman Field’ this designation.

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

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

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

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

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

Freeman Field

Freeman Field is the main playing field in the village situated to the rear of the Village Hall.

Within this area are facilities for

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

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

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

The Meadow

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

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

David Hearn

Chair, Gotherington Parish Council

Methodology to Identify Proposed Local Green Spaces

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


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

Gotherington Neighbourhood Development Plan

An Enduring Vision


Environment

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



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

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



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

Please give us your views

Gotherington Environment

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

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

Where would you like to see additional trees planted?



February 2015 consultation boards

Environment

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

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

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

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

Appendix 1 extract

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

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

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

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

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

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

Gotherington Neighbourhood Development Plan

An Enduring Vision

NEIGHBOURHOOD DEVELOPMENT PLAN LOCAL GREEN SPACE

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

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

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

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



July 2015 consultation board

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

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

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

Stage 4: August, September and October 2015

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

Stage 5: September 2015

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

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

Gotherington Neighbourhood Development Plan Local Green Space Designations

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

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

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



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


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

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

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

Local Green Space: The Meadow

Question/Aspect	Response
1. Site location and address	Land on the south side of Aggs Close, Gotherington (Co-ordinates 51,96 - 2.05)
2. Map of site showing location, boundaries and scale used	See Figure 4.
3. Photograph of site	 <p data-bbox="533 1585 914 1653">Nottingham Hill from behind Lawrence's Meadow across site</p>  <p data-bbox="533 1962 919 2029">Cobblers Close from Lawrence's Meadow across site F</p>

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

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

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

Additional Evidence

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

Hi David,

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

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

Best wishes,

Caroline

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



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

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

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

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

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

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

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

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

Local Green Space: Freeman Field

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

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

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

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

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

Additional Evidence

a) Kirsten Stillman - Rainbow and Brownie Guider

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

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

b) Gotherington Cricket Club

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

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

c) Gotherington Wine Club

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

d) Gotherington Playgroup

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

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

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

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

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

e) Gotherington Petanque Club

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

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

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

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

f) Gotherington Juniors football club

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

g) Beavers, Cubs and Scouts of 1st Gotherington

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

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

Group Scout Leader, 1st Gotherington

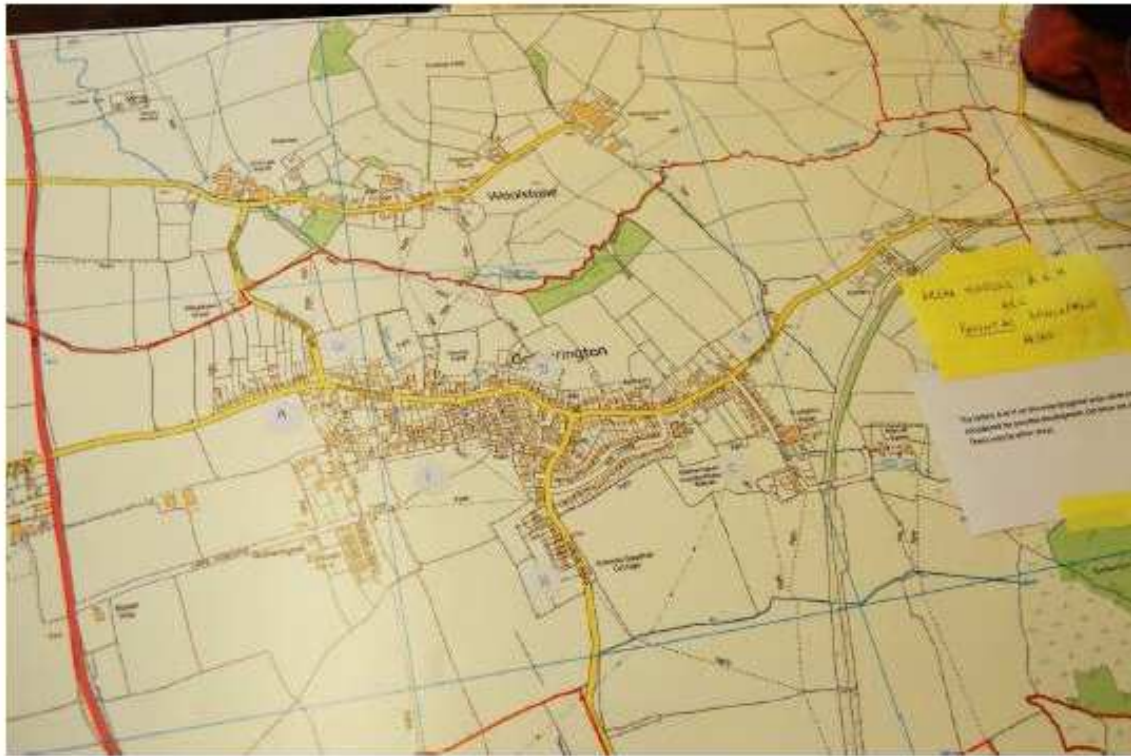
h) Verbatim comments made about Freeman Field during the July 2015 consultation

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

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

APPENDIX 3 - Locally Significant Views

Figure 1 - Image showing sites A to H during the GNDP consultations



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

The following sites are assessed:

Figure 2 - Key to Views

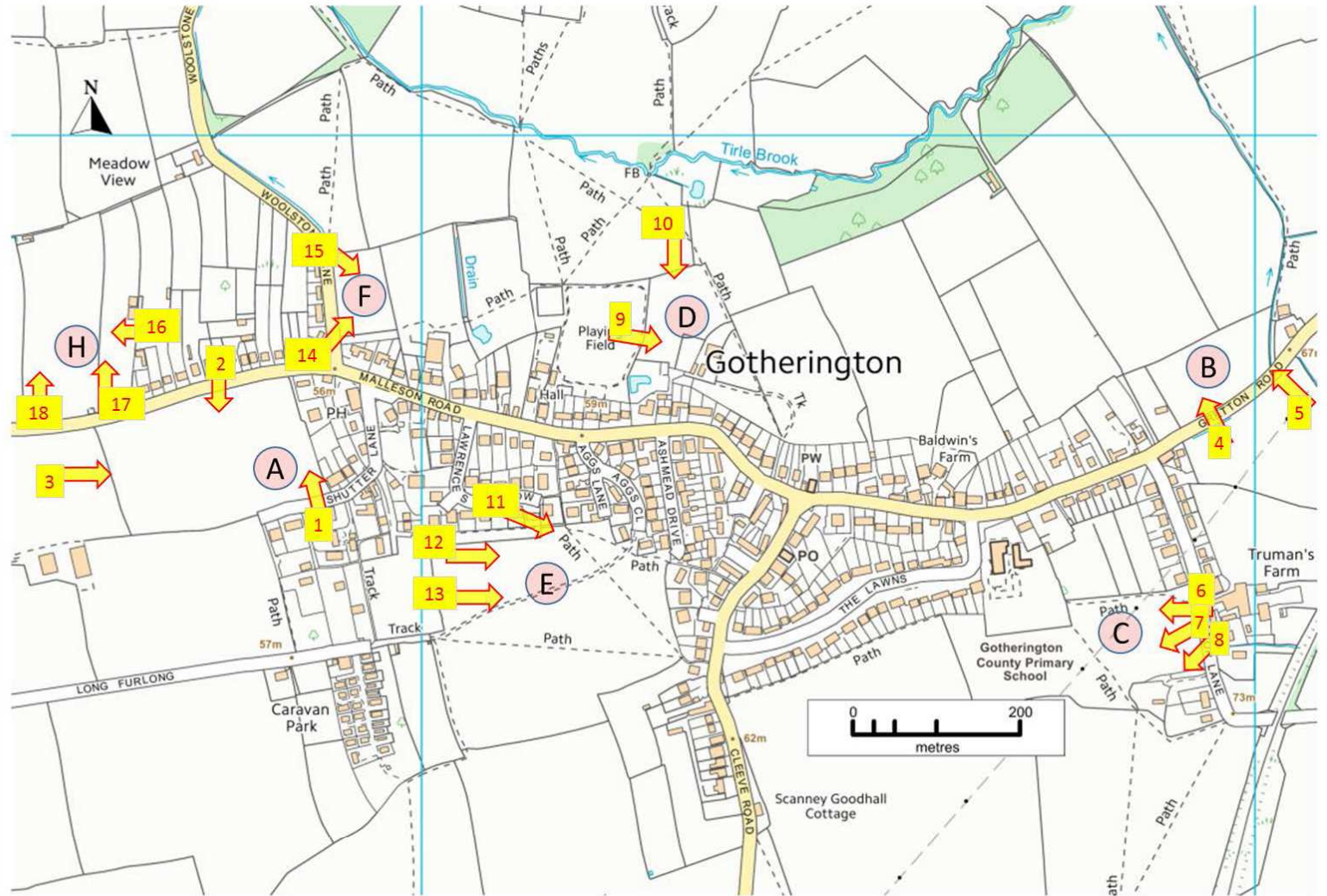
Site Reference	Site Comment	Site View No.	Direction of View	View Comment
A	Open field south of Malleson Road	1	South, looking North	View from Shutter Lane
A	Open field south of Malleson Road	2	North, looking South	View from Malleson Road
A	Open field south of Malleson Road	3	West, looking East	View from A435
B	Gretton Road, North side	4	South East, looking North West	View from Nottingham Hill
B	Gretton Road, North side	5	South East, looking North West	View from Manor Lane
C	Manor Lane (back of school)	6	East, looking West East,	Views from Manor Lane
C	Manor Lane (back of school)	7	looking South West	Views from Manor Lane
C	Manor Lane (back of school)	8	North East, looking South West	Views from Manor Lane
D	Moat Farm	9	West, looking East	View from Field View
D	Moat Farm	10	North, looking South	from Woolstone
E	The Meadow (Cooke's Field)	11	North, looking East South East	View from Lawrence's Meadow
E	The Meadow (Cooke's Field)	12	West, looking East	View from Lawrence's Meadow
E	The Meadow (Cooke's Field)	13	West, looking East	View from footpath toward Cobblers Close
F	Woolstone lane	14	South West, looking North East	View from Woolstone Lane
F	Woolstone lane	15	North West, looking South East	View from Woolstone Lane
G	Cleeve Road	n/a	-	-
H	Open field north of Malleson Road	16	East, looking West	View from Malleson Road, North side
H	Open field north of Malleson Road	17	South, looking North	View from Malleson Road, North side
H	Open field north of Malleson Road	18	South, looking North	View from Malleson Road, North side

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Figure 3 – Assessed View Points (OS licence number 100055181)

Map Key

- A Site Reference
- 1 Photo Reference



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

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

		
<p>View 1 from Shutter Lane looking North</p>	<p>View 2 from Malleson Road looking South</p>	<p>View 3 from the A435</p>

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

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

	
<p>View 4 from Gretton Road, across site B, looking North West</p>	<p>View 5 Crane Hill from Nottingham Hill, across site B, looking North West</p>



Site C. Manor Lane (back of school) (views 6, 7 and 8)

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

		
<p>View 6 from the back of Gretton Road properties toward the rear of the school, across Manor Lane over site C, looking South</p>	<p>View 7 from Manor Lane, across site C, looking West</p>	<p>View 8 from Manor Lane, across site C toward St Michael and all Angels Church in Bishop's Cleeve, looking South</p>




Site D. Moat Farm (views 9 and 10)

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

	
<p>View 9 across Moat Farm, from Freeman Field, looking East</p>	<p>View 10 across Moat Farm, from Woolstone, looking South</p>

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

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

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

Site F. Woolstone Lane (views 14 and 15)

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




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

Site G. Cleeve Road

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

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

This is a low visual impact site.

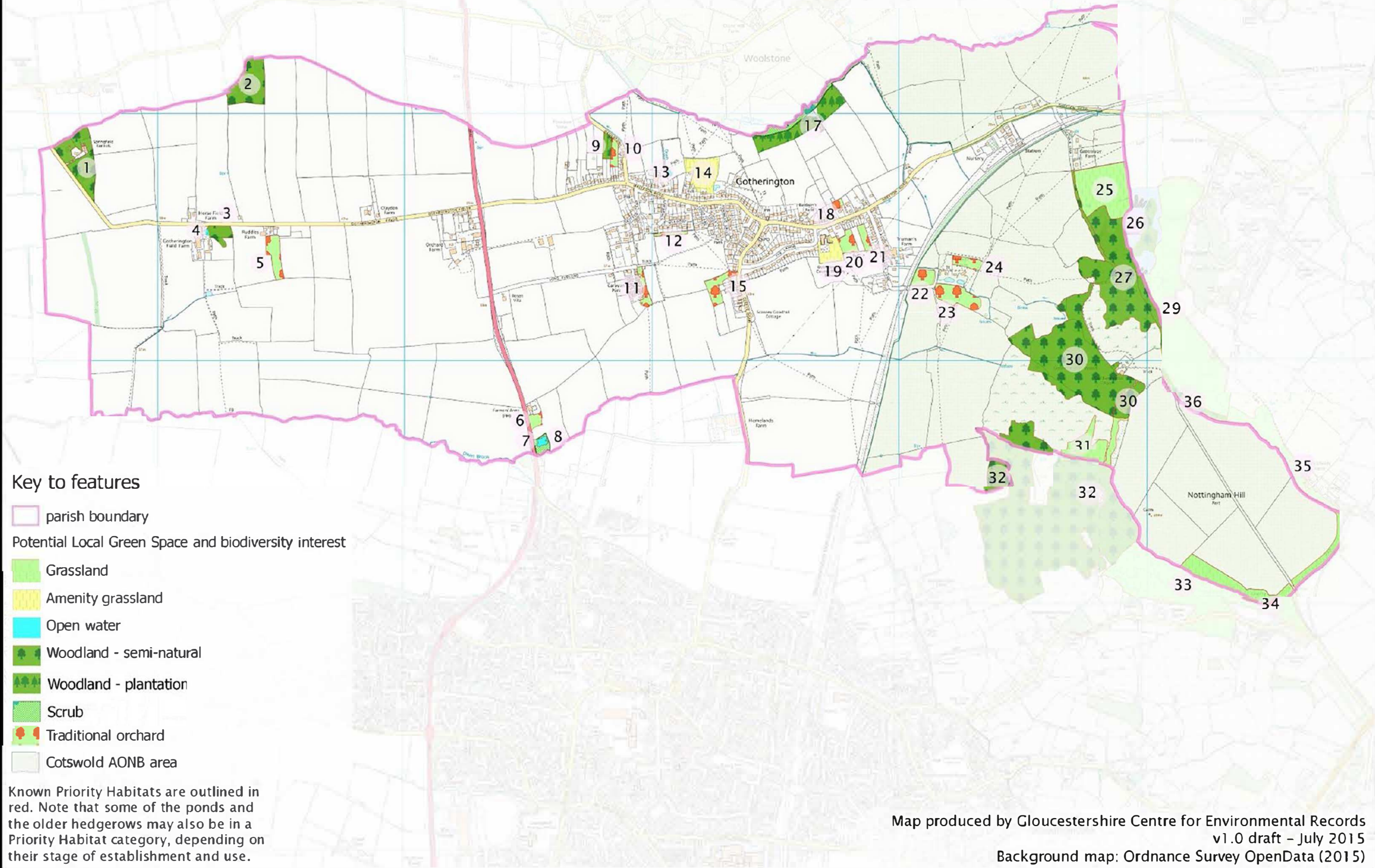
		
View 16 , from The North side of Malleson Road looking West	View 17 , from The North side of Malleson Road looking North	View 18 , from The North side of Malleson Road looking North

APPENDIX 4

Biodiversity

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

See the accompanying spreadsheet for feature details



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

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

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

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DECLARATION OF RESULT OF POLL

Tewkesbury Borough Council

Neighbourhood Planning Referendum

for the Gotherington Neighbourhood Area

on Thursday 20 July 2017

I, Mrs Linda O'Brien, being the Deputy Counting Officer at the above Referendum, do hereby give notice that the number of votes recorded at the said Referendum is as follows:

Question		
Do you want Tewkesbury Borough Council to use the Neighbourhood Plan for Gotherington to help it decide planning applications in the Neighbourhood Area?		
	Votes Recorded	Percentage
Number cast in favour of a Yes	499	93.10%
Number cast in favour of a No	37	6.9%

The number of ballot papers rejected was as follows:		Number of ballot papers
A	want of an official mark	0
B	voting for more than one answer	0
C	writing or mark by which the voter/proxy could be identified	0
D	unmarked or wholly void for uncertainty	0
Total		0

Electorate: 848

Ballot Papers Issued: 536

The total number of votes recorded represented 63.20% of the registered electors.

And I do hereby declare that the result of the Referendum for Gotherington Neighbourhood Area is as follows:

More than half of those voting have voted in favour of Tewkesbury Borough Council using the Neighbourhood Plan for Gotherington to help it decide planning applications in the Neighbourhood Area.

Dated Thursday 20 July 2017

Mrs Linda O'Brien
Deputy Counting Officer