



# Twyning Parish Neighbourhood Development Plan 2011-2031

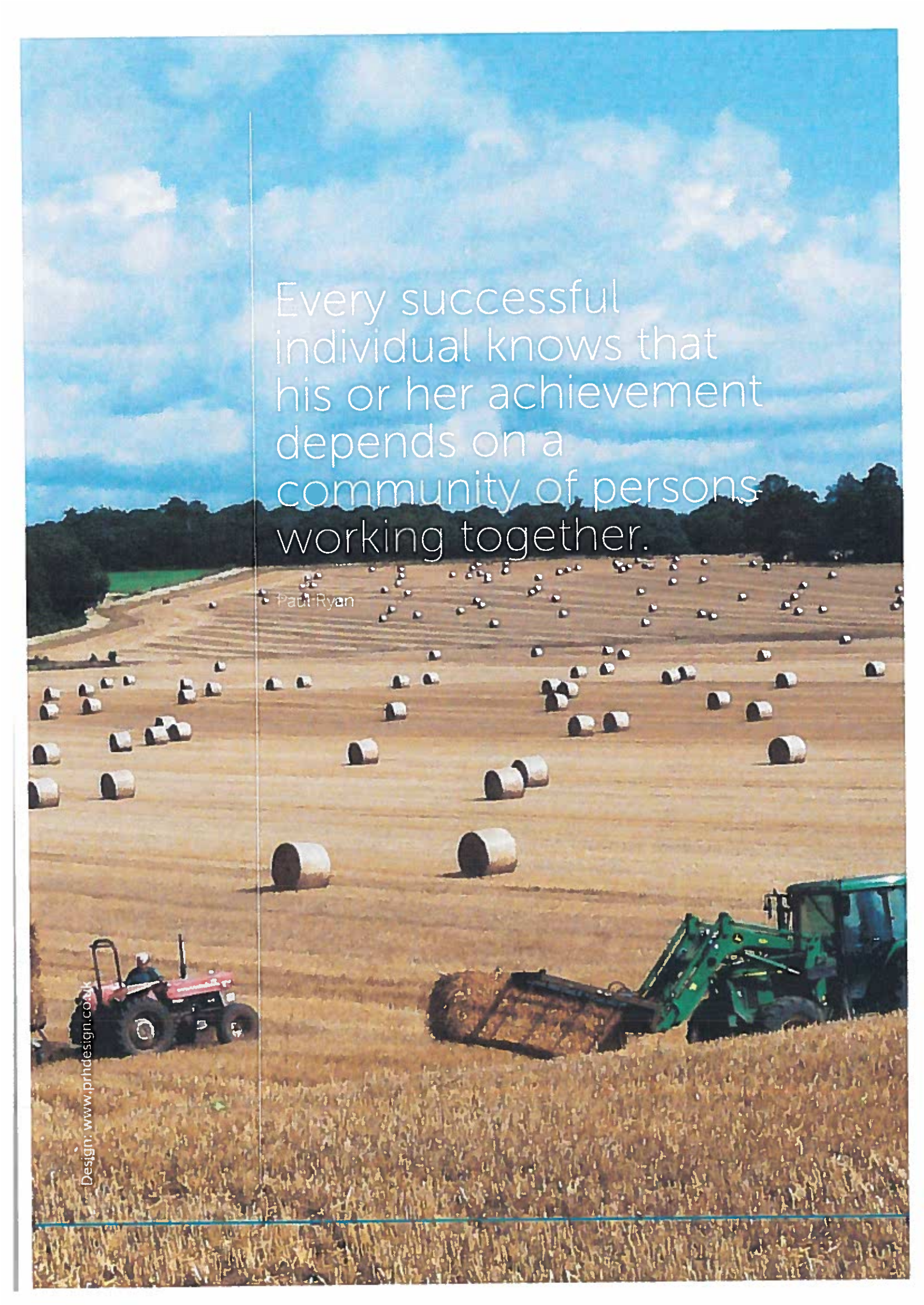
---

January 2018

Safeguarding the quality of  
life in Twyning...

NEIGHBOURHOOD **plan**  
**Twyning** DEVELOPMENT





Every successful individual knows that his or her achievement depends on a community of persons working together.

Paul Ryan

# Contents

	Page
<b>Foreword</b>	4
<b>1. Neighbourhood Plan background</b>	10
<b>2. How the NDP was prepared</b>	12
<b>3. Structure of the Plan</b>	14
<b>4. Community objectives</b>	16
<b>5. Strategy</b>	18
<b>6. Neighbourhood Plan</b>	20
<b>7. General development policies</b>	23
<b>8. Housing growth</b>	35
<b>9. Local facilities</b>	43
<b>10. The local economy</b>	45
<b>11. Transport</b>	49
<b>12. Landscape and environment</b>	52
<b>13. Sports and recreation</b>	55
<b>14. Monitoring and delivery</b>	56
<b>15. Glossary and further evidential papers</b>	57
<b>16. Definitions</b>	58
<b><u>Appendices</u></b>	60
A. <u>Twyning Development Boundary</u>	
B. <u>Important public views in the Parish</u>	
C. <u>Areas identified as being of particular interest for nature conservation</u>	
D. <u>Sports, recreation and amenity spaces</u>	
E. <u>Sites designated for residential development</u>	



## Foreword

The Localism Act (2011) introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving local communities the right to shape future development at a local level. The Twyning Neighbourhood Development Plan (TNDP) must be in line with higher level planning policy, namely the 2012 National Planning Policy Framework (NPPF) and the adopted development plan that at present comprises the saved policies of the Tewkesbury Borough Local Plan to 2011. (adopted 2006) (TBLP)

In January 2014 Twyning Parish Council (TPC) was successful with its application to Tewkesbury Borough Council (TBC) to designate the Parish of Twyning as a Neighbourhood area.

The NDP reflects extensive consultations with the people of Twyning and others with an interest in the Parish, and the consideration that their views have been given. Community-wide comments, observations and concerns about Twyning Parish's future have been brought together with census information, strategic and statistical evidence into a 'living promise' that mirrors the community's desire to make Twyning Parish a better place to live and work, both now and in the future.

The NDP has been produced by a Neighbourhood Planning Steering Group including Parish Council members and community volunteers. Professional advice has been provided by Gloucester Rural Community Council (GRCC), TBC and Hunter Page Planning Ltd. (HPP).

Having undergone a 6-week period of public consultation, the Steering Group considered the representations made in producing the Submission (Regulation 15) version of the TNDP.

Tewkesbury Borough Council took the TNDP through a further statutory consultation stage before the plan was examined by an independent examiner who recommended that with amendments it could go forward to Referendum. The Amendments recommended by the examiner were considered by Tewkesbury Borough Council, prior to the Community Referendum. In a Referendum, if over 50% of those who vote recommend approval it can be 'made' (or adopted) by the Local Planning Authority (LPA), in this case Tewkesbury Borough Council.

Once adopted, the Twyning NDP forms part of the development plan for the designated Neighbourhood Area, which includes the Local Plan, the Waste Core Strategy and the

**Paragraph 184 notes:**

*'Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.'*

Minerals Local Plan. The development plan is the starting point for deciding where development should be located and what standards are required.

Paragraph 184 of the Framework makes clear that Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.

In addition, Paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 outlines that Neighbourhood Plans must meet a set of basic conditions if it is to proceed to referendum. One of the basic conditions stipulates that Neighbourhood Plans must be in general conformity with the strategic policies contained in the development plan.

Once adopted, the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the emerging Tewkesbury Borough Plan 2011 – 2031 (TBP) will form part of the development plan for Tewkesbury Borough. This Neighbourhood Plan has been informed by both the emerging JCS and the emerging TBP.

This Neighbourhood Plan is in general conformity with the strategic policies contained within the saved policies of the TBLP to 2011 (adopted 2006) which was the adopted development plan for the majority of its preparation. Whilst there was no policy requirement, at the time of preparation, to include emerging plans, this plan has been informed by them and once those emerging plans are adopted, the Twyning Neighbourhood Plan will need to be reviewed\* to ensure it continues to be in general conformity with strategic policies contained within both parts of the new development plan.

\*See glossary.  
A review policy is proposed in the Neighbourhood Planning Bill

## Introduction

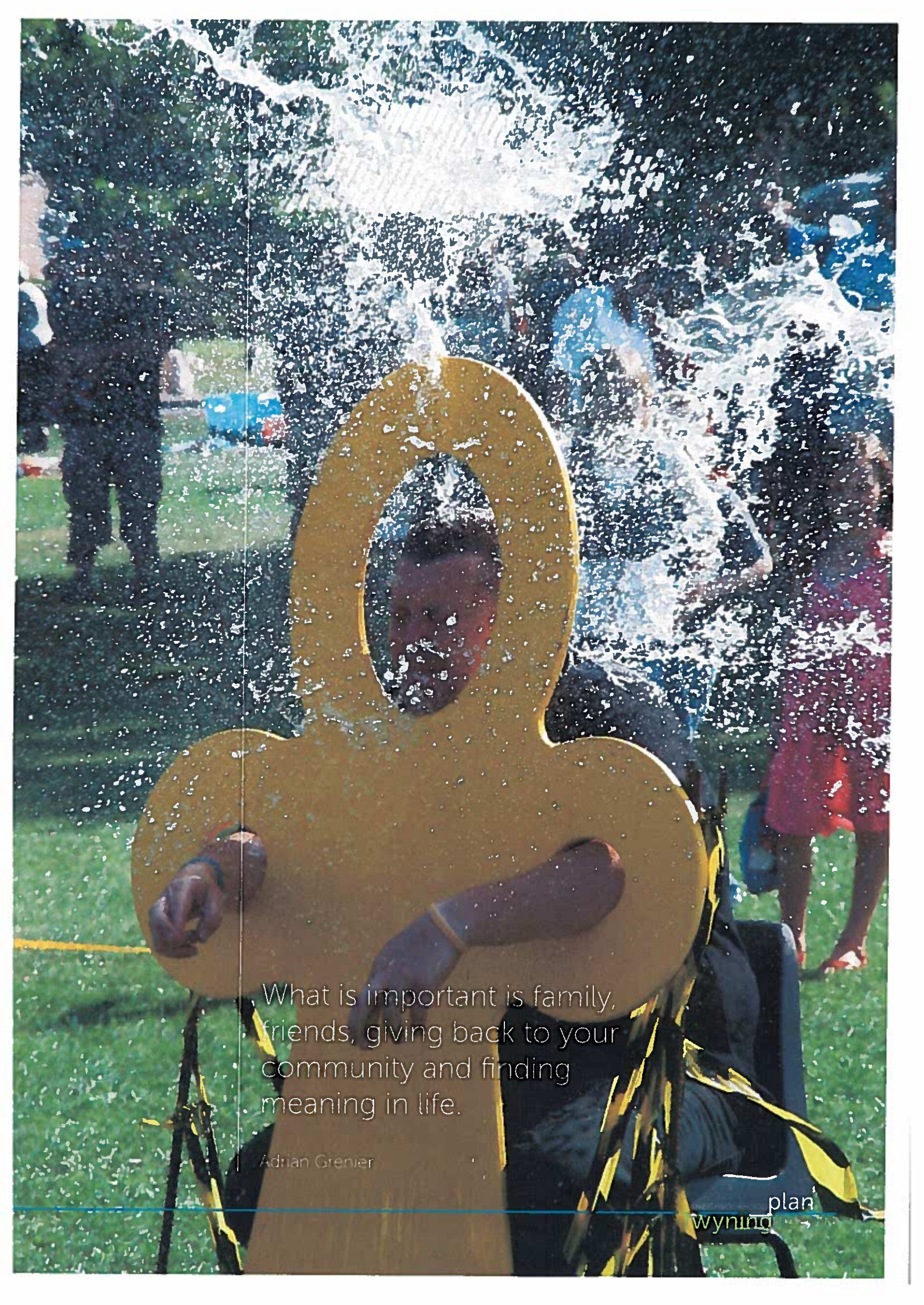
The NDP aims to make Twynning Parish a better place to be, now and for future generations. It covers a 20-year time period from 2011 – 2031 and is in line with the JCS which was emerging during its preparation and the emerging TBP. Once adopted the Plan will be the subject of annual monitoring of its implementation by the Parish Council.

The NDP process enables communities to better shape their local area by informing how development takes place, influencing the type, quality, location and impact of that development, ensuring that change brings with it local benefit.

Neighbourhood Planning in general now provides an opportunity for local communities to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges facing the future vitality of the Parish. There is a considerable local appetite to seize that opportunity and shape Twynning Parish to meet its future needs.

The NDP is based on extensive research and influenced by robust engagement with the local community.



A man in a wheelchair is the central focus, holding a large, yellow, cutout silhouette of himself. He is being sprayed with water from a high-pressure hose, creating a dynamic splash effect. The background shows a grassy area with other people and trees, suggesting an outdoor community event. The overall mood is joyful and celebratory.

What is important is family,  
friends, giving back to your  
community and finding  
meaning in life.

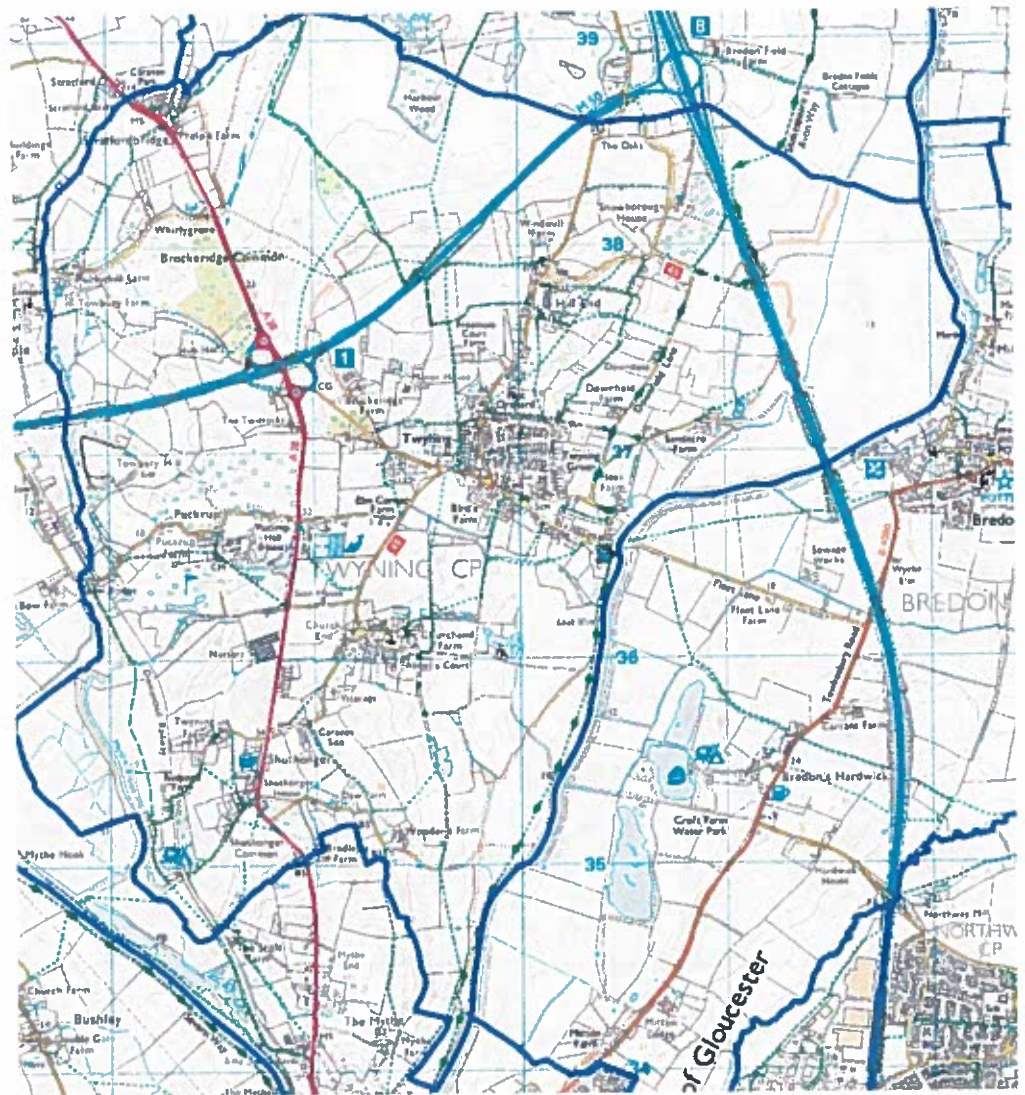
Adrian Grenier

plan  
wyning



## Location

The Parish of Twyning is situated in the most northerly part of Gloucestershire and is some 4 miles north of Tewkesbury. The Parish is large and is comprised of the settlements of Twyning and Twyning Green (known hereafter as Twyning Village), Church End, Shuthonger, Stratford Bridge, Hill End, Whirly Grove, Showborough and Puckrup. The landscape of the Parish is characterised by the translation of the word Twyning as 'the place between'. The Parish lies between the River Severn and River Avon and connects the Cotswold escarpment of Bredon Hill to the east and the Malvern Hills to the west. It has the unique landscape designation 'Twyning Hills' and is additionally characterised as having riverside meadows and commons.



PanshOnline

Date Created: 8-5-2015 | Map Centre (Easting/Northing): 389470 / 236507 | Scale: 1:29811 | © Crown copyright and database right. All rights reserved (00009999) 2015 © Contains Ordnance Survey Data. Crown copyright and database right 2015



## Parish history

Around the year A.D. 740, already established and with a name, it was known as Tweoneaum; an 11th century charter records that in A.D. 814 it was called Bituinaeum; the Doomesday Book refers to it as Tvening; by 1777 it was known as Twinning but during the next two centuries it finally settled on the present form, Twyning. This is a contraction of the old English folk name derived from the original Bituinaeum, and means 'the folk living in the land between the rivers Severn and Avon'.

The original nucleus of the present community was an isolated mission lying in Gloucestershire as a possession of Winchcombe Abbey. The 1793 ordnance map records 'Abbots Court' or farm and 'Chad Well' both in the vicinity of Church End, Twyning, confirming the existence of the first community whose church was (and still is) dedicated to St Mary Magdalene. The pre-Reformation building was much restored in 1868 but conserves its perpendicular font, Norman Arch and south doorways; the tower too is perpendicular, and there is a 1575 alabaster tomb.

It is believed that in about 1348 in an effort to escape the Black Death, the settlement of Twyning Village was established. With a proper sense of the practical, the civic, commercial and agricultural growth of the village developed around Twyning Village, taking advantage of a fordable point in the Avon, near the confluence of a tributary, the River Fleet. The 'Deeds and Papers of Miss Hopton' recorded, in 1663, the existence of a means of transport across the Avon, with the description 'a ferry called Twyning's Fleet'.

A cursory study of some place names on the ordnance map suggests a widespread Parish, roughly pear-shaped, within its river boundaries. At the top lies Stratford Bridge (Stretforde in 1182), 'the ford on the Roman road'. This refers to the old road from Worcester to Tewkesbury across 'Ripple Brook'; it was also a salt-way of some importance. Lower down are more historic but familiar names, such as Puckrup, 'the goblin-haunted farmstead', the very same Puck of Shakespeare's 'Midsummer Nights Dream' and of Kipling's 'Puck of Pook's Hill'.

## Twyning Parish profile\*

Some 1560 people live in the Parish in 650 households, comprising 399 detached and 187 semi-detached houses, the remainder being terraced, flats or caravan style accommodation. At 58.4% the detached housing stock is significantly higher than the County Authority or the national average.

At 67% the figure of 783 economically active residents is slightly below the national average while 33% (385) are economically inactive. This figure reflects a higher than national average of residents who are retired.

\*Statistics Source Census 2011

## 1. Neighbourhood Plan background

The Neighbourhood Development Plan is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the Localism Act that came into force in April 2011. Although the Government's intention is for local people to decide what goes on in their area, the Localism Act sets out some important requirements. One of these is that all Neighbourhood Plans must be in general conformity with higher level planning policy, namely the NPPF and the adopted Local Plan.

The NPPF embraces the 'presumption in favour of sustainable development' taking account of three critical roles:

- 1 an economic role, contributing to a strong, responsive, competitive economy;
- 2 a social role, supporting vibrant and healthy communities
- 3 an environmental role, protecting and enhancing our natural, built and historic environment.

The NPPF also recognises twelve core planning principles. Summarising, they are:

- 1 led by local plans which set out a vision for the future of the area;
- 2 enhance and improve the places where people live;
- 3 drive sustainable development;
- 4 secure a high quality of design and a good standard of amenity;
- 5 protect the diversity of different areas;
- 6 support the transition to a low-carbon future;
- 7 help conserve and enhance the natural environment;
- 8 encourage the re-use of land;
- 9 promote mixed use developments;
- 10 conserve heritage assets;
- 11 make full use of public transport, walking and cycling;
- 12 improve health, social and cultural wellbeing.

The NDP is designed to embrace these principles and roles of sustainable development and the twelve core planning principles, in so far as they can be applied to the Parish of Twynning.



**Emerging  
Cheltenham,  
Gloucester and  
Tewkesbury Joint  
Core Strategy**

The Plan is written having regard to the JCS, which contains a range of strategic policies relevant to the Neighbourhood Plan. The JCS in Policy SP2 identifies certain villages that are considered suitable to sustain further development. Twynning Village is one of those to be identified as a Service Village and is therefore expected to contribute towards meeting the housing needs of the Borough. The Draft Tewkesbury Borough Plan (February 2015) provided an indicative requirement of 75 dwellings for the village.

It is recognised that the figure of 75 dwellings is not a ceiling but takes account of the JCS Policy SP2 figures in determining the level of provision required. This Plan seeks to make housing provision that would exceed that number of dwellings.

The NDP is designed to be in general conformity with policies of the development plan, in so far as they can be applied to the Parish of Twynning. Once adopted, policies in the NDP will take precedence over existing non-strategic policies in the development plan for where they apply to the specific area covered by the NDP.

Paragraph 185 of the Framework states that

*'...once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a Neighbourhood Plan is in preparation.'*

**Emerging Tewkesbury  
Borough Plan**

The NDP has regard to the emerging TBP being prepared and its evidence base, which covers the entirety of Tewkesbury Borough. This Plan, once formally adopted, will provide locally specific policies and site designations to complement the strategic direction provided in the JCS. The reviewed Local Plan will be called the Tewkesbury Borough Plan and will set out important issues for the Borough, including rural allocations for housing and policies to guide decision taking on planning applications, such as employment, the countryside and town centres.

'This NDP will need to be reviewed once the TBP has been adopted'.

**Please see the Tewkesbury Borough Plan at:**

[www.tewkesbury.gov.uk/boroughplan](http://www.tewkesbury.gov.uk/boroughplan)

## 2. How the NDP was prepared

Residents and members of TPC, working as part of a Neighbourhood Planning Steering Group, have prepared the Twyning NDP. Support has been forthcoming from GRCC, TBC and HPP. The process has involved a number of key steps detailed below:

### Raising awareness

In October 2013, following consultation on the JCS and the awareness that a new TLP was being prepared, a steering group was formed to discuss the creation and scope of the Neighbourhood Plan process. In the same month, the intention to form a steering group was announced in the Village Bulletin and parishioners were encouraged to join. Since October 2013 the community has been kept well informed about progress on the emerging NDP and how residents, employees and the owners/managers of businesses in the Parish could engage with the Plan process.

### Twyning Neighbourhood Area designation

The NDP area was formally designated by TBC On the 8th January 2014 (see designated Neighbourhood Area map on page 8). The evidence and policies in the Plan predominantly concern Twyning Village, however there is a significant area with agricultural land uses as well as several smaller settlements including Puckrup and Church End.

### Timetable of consultation and evidence gathering

During March and April 2014 a series of public meetings for residents and owners/managers of businesses were held to test support for a NDP, gather opinion on objectives and recruit members. Following this the Neighbourhood Plan website was established. A survey was conducted and the views of Twyning Primary School students, local businesses and the weekly Luncheon Club were sought. Updated information and progress reports were made public in further issues of the Parish Bulletin. The draft vision and objectives were formed and a major consultation exercise took place during the Annual Parish Fete.

By the end of December 2014 some 496 questionnaires had been returned,...

Throughout November 2014 a comprehensive survey was conducted when a 14 page questionnaire was delivered to every household in the Parish. The questionnaire evolved with the assistance of the GRCC and HPP.

By the end of December 2014, 496 questionnaires had been returned, 286 on paper, the rest online\*. The results of the exercise were published in January 2015 in the Parish Bulletin and on the Parish NDP website which now includes a NDP forum section.

Over two weekends at the end of February and the beginning of March 2015, public consultations were organised in order to rank sites with potential for further development.

\*Percentage figures quoted in the NDP are calculated from the 496 base figure.



**Vision and Objectives**

Through analysis of the findings of the consultation exercises and local evidence, the Steering Group drafted a Vision and Objectives document for inclusion in the NDP.

**Draft Plan creation**

Throughout the latter half of 2014 and early 2015 the Vision and Objectives proposals, responses to community engagement exercises and local evidence were used to develop the draft NDP. Consultants HPP were appointed to support this process.

**From submission to adoption**

The draft Neighbourhood Plan along with the Basic Conditions Statement, Consultation Statement and Environmental Statement were formally submitted to Tewkesbury Borough Council, as Local Planning Authority on 20th June 2017. A second round of consultation was undertaken by the LPA, on behalf of the Independent Examiner, from 26th June 2017 to 4th August 2017. The independent examiner checked that the plan meets the required basic standards and recommended changes to address any issues that would then allow the plan to go forward to a Referendum, in her final report received on 16th November 2017. The Borough Council are then required to organise a referendum provided the plan meets the basic conditions and complies with the required legislation, which ensures that the community has the final say on whether the Plan comes into force. People living in the Neighbourhood Area who are registered to vote in local elections are entitled to vote in the referendum. If more than 50% of people voting in the referendum support the plan, then the LPA must bring it into force.

### 3. Structure of the Plan

The Neighbourhood Plan sets out:

- The vision for the future of Twyning Parish
- The objectives of the Plan
- The Neighbourhood Plan policies.

#### Community Vision

The Community Vision for Twyning Parish was developed from a Community Consultation event and questionnaire surveys involving all parishioners and businesses in the Parish between February and October 2014. Two broad themes emerged: maintaining the character of the Parish and developing a sustainable community.

#### The Neighbourhood Plan Vision for Twyning

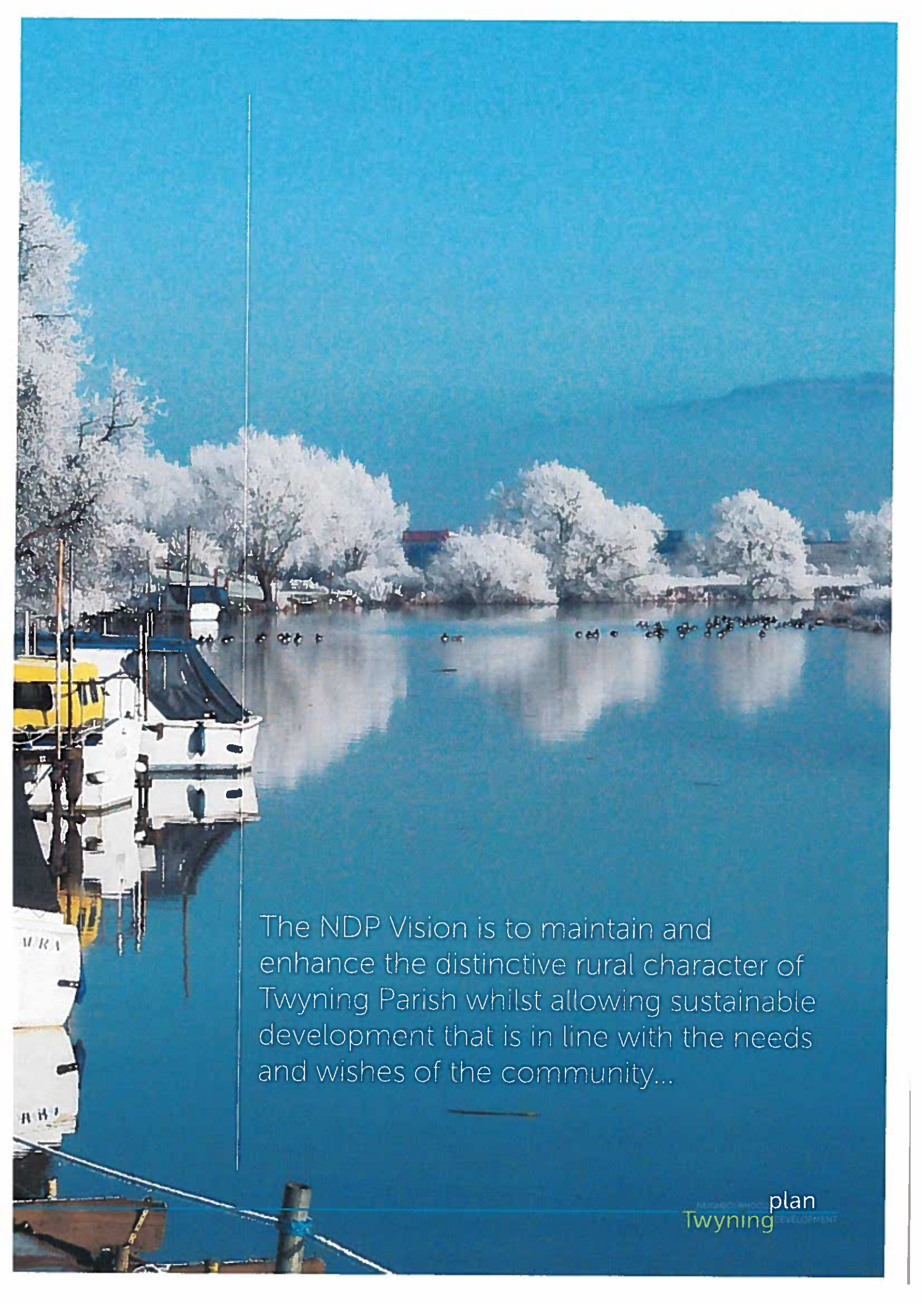
The NDP Vision is to maintain and enhance the distinctive rural character of Twyning Parish, whilst allowing sustainable development that is in line with the needs and wishes of the community.

The Plan will do this by:

- Delivery of a housing growth strategy tailored to the needs and context of Twyning
- Supporting sensitive development that protects and enriches the landscape and built setting
- Sustaining excellent local facilities for existing and new residents
- Strengthening and supporting economic activity
- Supporting development that maintains and enhances the vibrancy and vitality of Twyning Village;
- Seeking ongoing improvements to transport, to utility infrastructure and to digital connectivity
- Prioritising local distinctiveness in every element of change and growth
- Protecting green space, the landscape and support nature conservation; and
- Involving local people on an ongoing basis in the process of plan making.

The NDP Vision is to maintain and enhance the distinctive rural character of Twyning Parish.



A scenic view of a lake in Twynning Parish, Scotland. The foreground shows several white boats docked at a pier on the left. The water is calm, reflecting the sky and the surrounding landscape. The middle ground is dominated by a dense line of white blossoms, likely cherry or apple trees, along the shoreline. In the background, rolling hills and mountains are visible under a clear blue sky. The overall atmosphere is peaceful and picturesque.

The NDP Vision is to maintain and enhance the distinctive rural character of Twynning Parish whilst allowing sustainable development that is in line with the needs and wishes of the community...



## 4. Community objectives

### Maintaining the character of Twyning Parish

Twyning Parish is where:

A rural character and sense of 'community' has been maintained. The overwhelming view of local people is that the strengths of Twyning lie in a strong sense of community and an identity as a rural Parish. The overall vision for the NDP is to conserve this rural character evident in its settlements.

A rural Parish whose appearance has been preserved by the managed integration of new housing built to high standards of design. Twyning Parish has a wide range of listed buildings (heritage assets) that together create a distinctive rural setting. Although the main village of Twyning Village will grow, this rural and attractive character should be conserved for the benefit of residents and visitors alike.

A rural community that actively responds to environmental issues and seeks to protect and enhance its countryside landscape, wildlife habitats and biodiversity. In consultation events, the Community has expressed its commitment to landscape, nature conservation and protection of its local green open spaces. Residents have a close relationship with the open countryside: most live within 5 minutes' walk of the surrounding open countryside.

A rural Parish where current through-traffic and parking issues have been a cause for concern. The Community has expressed a clear wish to remain free of urban and suburban traffic management infrastructure. Nevertheless, increasing traffic volumes through and within Twyning Village pose significant problems, including the parking of cars. The Community supports management methods suited to a rural village that may combat these problems, as well as developments that promote public transport, walking and cycling, rather than use of the car.

... the Community has expressed its commitment to landscape, nature conservation and protection of its local green open spaces.





## Developing a sustainable community

A rural community containing an integrated mix of people by age, gender, ethnicity, religion, sexual orientation and disability. Twynning Parish's strong sense of community rests on the successful integration of people with a wide range of personal characteristics. There is a low crime rate, a high participation rate in community events and a range of volunteer groups that provide care within the community. The community is committed to sustaining and developing these features.

It is the Plan's objective to encourage a mix of appropriate village uses to support and enhance the vibrancy of Twynning village centre.

A rural Parish, where the community recognises that some growth in its stock of housing is needed to take account of population growth. A mixture of housing types would maintain the broad age range of the community, whilst a phased expansion of new housing would maintain the strong sense of community.

A rural community whose varied educational, recreational, leisure and retail needs are met by a range of sustainable services and facilities. There is a need to ensure the sustainability of a range of different services, including shopping, recreation, leisure, health and education, through adaptation and development.

A rural community, that plays its part in reducing and mitigating environmental degradation and climate change. The community will seek to minimise traffic flows within Twynning Village, and retain and enhance wildlife habitats and corridors.



## 5. Strategy

Twynning Village will be prioritised as a thriving centre for local services and community infrastructure. Sustaining local businesses and improving local facilities is a key priority. Local community facilities will be supported.

Housing growth is to be accommodated in a sensitive way and the strategy for housing growth is explained later in this Plan.

A small number of in-fill houses could be accommodated within the development boundary which may provide new affordable housing opportunities. This can also help meet the housing number set out in the JCS for Gloucester, Cheltenham and Tewkesbury along with the Emerging TBP.

Important public views are to be protected in and out of the Parish. (Important views are shown on the map [Appendix B.](#)) The NDP is also positive about new employment development of an appropriate scale taking place within the Parish.

Improved walking and cycling connections are promoted as an early action, with a priority given to the Twynning Village to Tewkesbury Avon riverside walk.

To achieve this, a thoughtful and innovative approach is required, with residents, landowners and developers taking a continuing interest in the future of Twynning Parish.

This is the approach adopted in the NDP and on the basis of this, Twynning Parish will look to engage positively with the statutory planning process to guide future development.

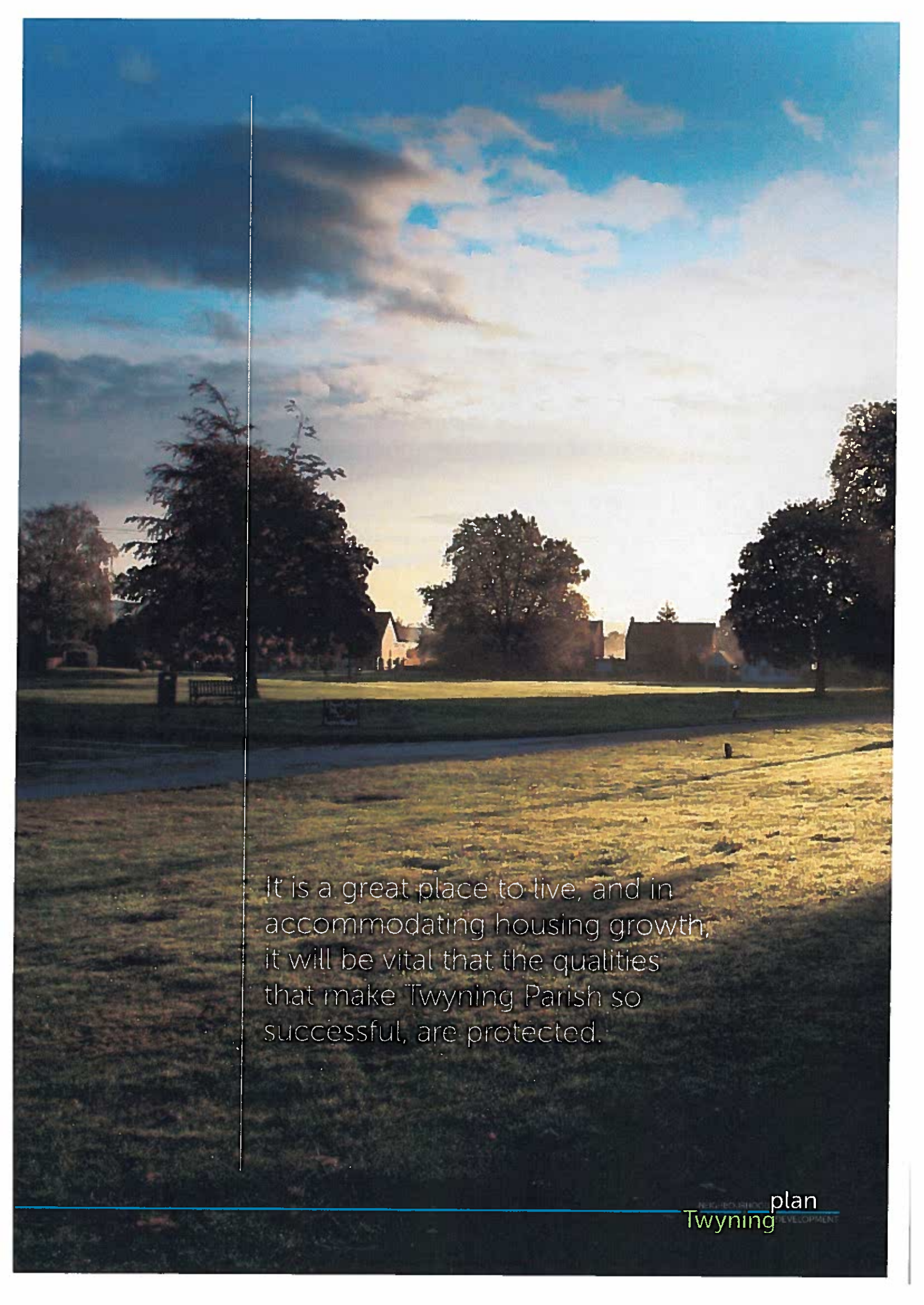
People living in Twynning Parish appreciate the special qualities the Parish possesses. It is a great place to live, and in accommodating housing growth, it will be vital that the qualities that make the Parish so successful are protected. Current residents accept that more people will want to come and live in Twynning Parish and this is important to any thriving and evolving community.

This NDP is not anti-development and the Community understands the need to accommodate housing growth. But there is great concern that new development in Twynning Parish could erode the very qualities that make the Parish special if it is not carefully managed in terms of its location and design. This next layer of growth for the Parish must create developments of quality which contribute to the character of the Parish and which provide local benefits. It must be more than an exercise in meeting housing supply 'numbers' by the addition of characterless estates on the rural fringes of the settlements more typical of suburban developments.

The objective, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner that respects the character of Twynning Parish.

People living in Twynning Parish appreciate the special qualities the Parish possesses.





It is a great place to live, and in accommodating housing growth, it will be vital that the qualities that make Twynning Parish so successful, are protected.



## 6. Neighbourhood Plan

### **Maintaining the character of Twyning Parish**

All policies have been framed in the context of the NPPF and the saved policies of the TBLP and have regard to the emerging JCS and TBP.

### **Meeting Twyning Parish's social, economic and environmental needs**

The following set of policies has been developed to manage the future development of Twyning Parish in order to achieve the vision, objectives and strategy of the NDP. Once 'made' the NDP will become part of the statutory development plan. This carries legal weight that the decision-taker needs to accord with unless material considerations indicate otherwise.

To reflect the results of the consultation events undertaken during the NDP preparation and evidence of local issues and characteristics, the policies are separated into six themes – General Development, Housing, Local Economy, Landscape and Environment, Local Facilities and Transport.

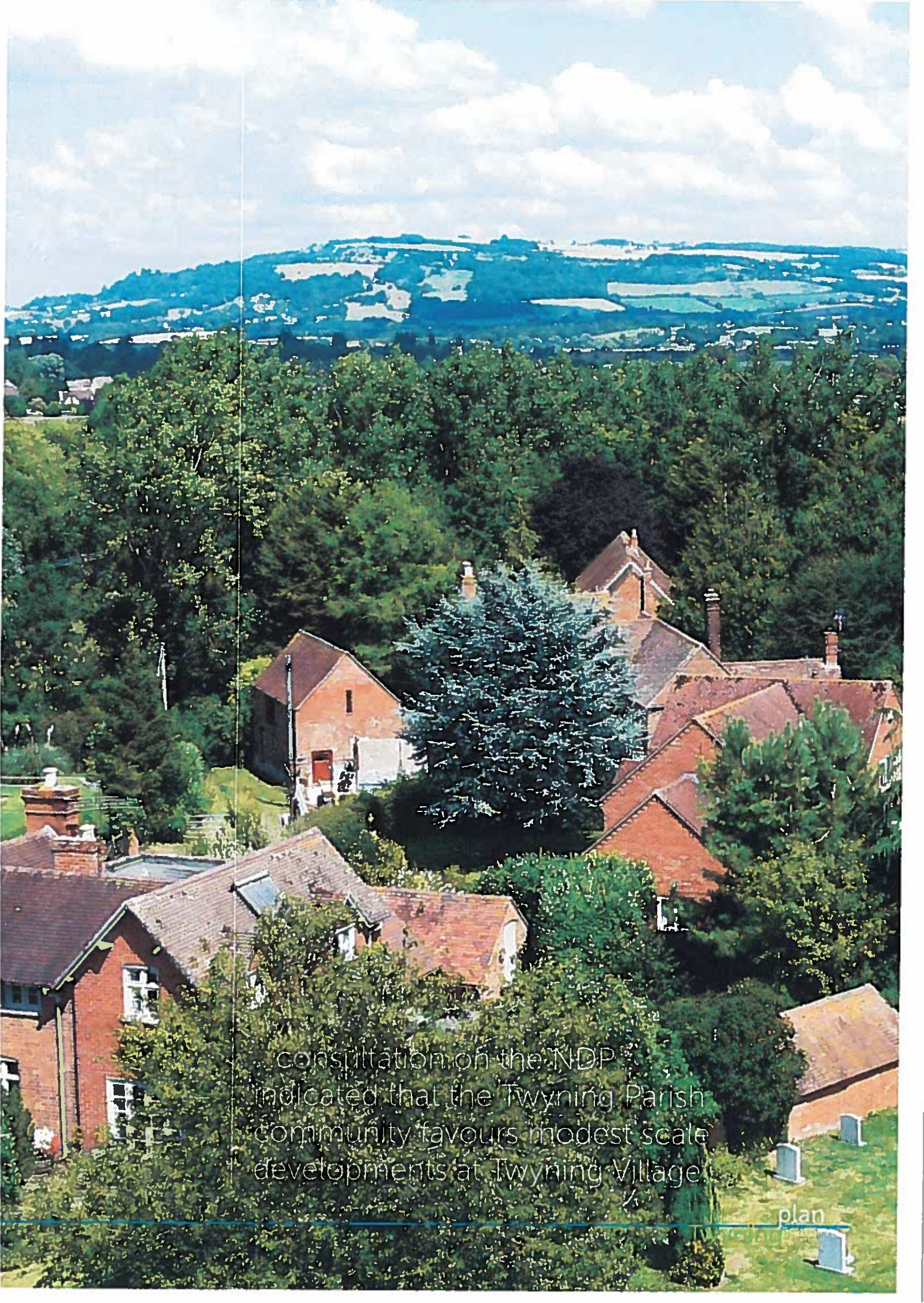
To aid interpretation for decision makers and applicants, each policy is accompanied by supporting text setting out the context for the theme and the local community's views on that subject. All policies have been framed in the context of the NPPF and TBLP and have regard to the JCS and emerging TBP.

Whilst the NDP is first and foremost a land-use document, the local community identified a number of issues falling outside of the planning system's remit during consultation events.

The Emerging JCS has designated Twyning Village as a service village. To accord with that designation, this Plan identifies a Development Boundary. The Boundary is included on the proposals map: 'Twyning Development Boundary' at Appendix A.

This follows from early consultation on the NDP that indicated that the Twyning Parish community favours modest scale developments at Twyning Village. The community is also conscious that enabling smaller scale development across the Parish may be necessary in exceptional circumstances.





consultation on the NDP  
indicated that the Twynning Parish  
community favours modest scale  
developments at Twynning Village

plan



**Neighbourhood Plan  
Policies**

	Page
GD1 Development outside the development boundary	23
GD2 Development within the development boundary	24
GD3 Development principles	26
GD4 Landscape and bio-diversity	29
GD5 Provision for vehicles	30
GD6 Effects on nearby occupants	31
GD7 Water resources, quality and flood risk	31
GD8 Lighting	34
GD9 Street paraphernalia	34
H1 Housing – designated sites	37
H2 Housing standards, design and mix	39
H3 Affordable housing	40
H4 Residential extensions	41
H5 Mobile homes	42
LF1 Infrastructure	44
E1 Principles of employment development	47
E2 Working from home	48
E3 Broadband	48
TP1 Traffic	50
TP2 Access	51
ENV1 Nature conservation areas	54
ENV2 Countryside between Twyning Village and Church End	54
ENV3 Sport, recreation and amenity value	55



## 7. General development policies

Twyning Parish is recognised for its rural character and development seamlessly blending into the surrounding landscape. Unlike Twyning Village, the majority of the settlements in the Parish lack services, facilities, public transport and access to local jobs.

Consequently, these are not considered to be sustainable locations for development; therefore Development Boundaries have not been defined around them.

Policy GD1 – New Housing Development in the open countryside

Proposals for new housing outside the development boundary, and not on sites designated for residential development, in the open countryside will be supported if they meet one or more of the following criteria and comply with all other policies in the development plan:

- a) Replacement dwellings;
- b) Rural exception housing to meet an identified Parish need in accordance with Tewkesbury Borough Council policy;
- c) Agricultural and forestry dwellings;
- d) Where proposals would involve the re-use or conversion of an existing building and accords with the relevant development principles set out at Policy GD3; or
- e) The future Local Plan for Tewkesbury identifies an additional need for further housing in Twyning as a service village beyond the sites designated for residential development in this plan and the defined development boundary.

Outside of the development boundary, and away from the sites designated for residential development, new housing development in the open countryside will be strictly controlled, subject to any additional housing requirement being identified for Twyning Parish through the preparation of the Tewkesbury Borough Plan.

This policy seeks to focus development within the development boundary, on sites designated for residential development and in the open countryside only when meeting the requirements of Policy GD1.

It is about providing flexibility through future plan making if the need arises and prevents speculative development outside of the village.

The Development Boundary has been reviewed using the following criteria:

- It include sites where new development has been built, is under construction or has permission but was outside the existing development boundary;
- It follows physical features and boundaries for clarity.

**Definition of Rural exception sites taken from NPPF Annex 2**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Definition of the Plan Making Policy:**

A development plan document adopted under the Planning and Compulsory Purchase Act 2004.

**Policy GD2 –  
Development within the  
defined Development  
Boundary of Twyning  
Village**

Development within the defined development boundary, as indicated in Appendix A, will be supported where it is consistent with other policies in the development plan. Infill development will be supported where it is consistent with the principles of sustainable development, and does not cause significant harm and respects existing patterns of development, such as open spaces that contribute to the key characteristics of the village.

There was unanimous agreement in the NDP consultation results that the rural character of the village is important. 80% of respondents either agreed or strongly agreed that the level of new development should be small scale. In this context, small scale is defined as limited in density to that of the surrounding area.

Infill plots constitute land within existing built-up areas. However, if the rural character\* of Twyning is to be retained, not all open spaces will be suitable for development. Infill plots typically relate to a street frontage, and to adjacent buildings and gardens. Each infill plot has a unique characteristic and when assessing proposals for development that fall within the defined development boundary, consideration will be given to ensure development does not undermine the appearance of the village centre and those aspects that define its unique rural character.

In accordance with other policies within this Plan, proposals will be expected to relate well to the topography and geography of a site and to acknowledge the pattern of historical use of that site. New buildings should respect important public views in and out of streets and settlements. The aim should also be to create new views and juxtapositions of elements that add to the variety and texture of the setting. Proposals for infill developments must respect their surroundings. High quality design, relevant to context, is the most important factor, and a contemporary solution that provides modern spaces, while at the same time considers the scale, materials, grain and elevational rhythm of its context may provide a better solution. Today's high-quality buildings are tomorrow's heritage.

For the purposes of this Plan, in the case of residential development Infill Development is defined as:

- a) Development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining on at least two sides; and,

\* See Landscape Character Assessment document in evidence.

- b) development of the site itself as a complete scheme and not the first stage of a larger development;

This section also establishes development principles in relation to landscape and biodiversity, residential amenity and infrastructure.

## Background

Work has taken place over the years to define the shape and direction of future development as exemplified in the Twynning Parish Appraisal of 1991 and in the work that was undertaken to devise a Parish Plan that sadly failed to mature into a working document.

Twynning Parish contains a large number of trees that have preservation orders and it is important that their amenity value is not lost. All new developments as well as incorporating new tree planting and landscaping schemes, should be designed to safeguard existing trees.

Twynning Parish is off the mains gas network and most homes are heated by fuel oil or LPG gas. It is essential that all communities take action in their local area wherever possible, to tackle the national and global issue of climate change. In this context it is therefore essential that steps be taken to encourage developments that are more energy efficient and make use of opportunities to use green sources of energy wherever possible.

## Community feedback

Consultation on the emerging NDP revealed the following general issues that have informed the objectives of the NDP. General development considerations that have been identified by the community are a need to:

- Protect and enhance the natural environment. 98% agreed.
- Retain the clear identities of settlements. 92% agreed.
- Take measure to avoid spoiling the rural and riverside views. 97% agreed.
- Provide easy and ready access to the countryside. 98% agreed.
- Development must not have an adverse effect on environmentally sensitive landscape and habitat. 96% agreed.



## Development principles

The Parish and its settlements have distinctive surroundings and character. This should set a precedent for all new development to follow to be successfully accommodated into the Parish. Standard urban design will not be acceptable. The nature of existing development in Twyning Village will influence the form of any new development – good quality design is an important principle at higher level planning policy. Policy GD3 will establish these issues.

### Policy GD3 – Development principles

New dwellings shall respect the local character and historic and natural assets of the surrounding area. Development that, through good design and use of suitable materials, reinforces local distinctiveness and a strong sense of place, will be supported. New development will be assessed having regard to the following criteria:

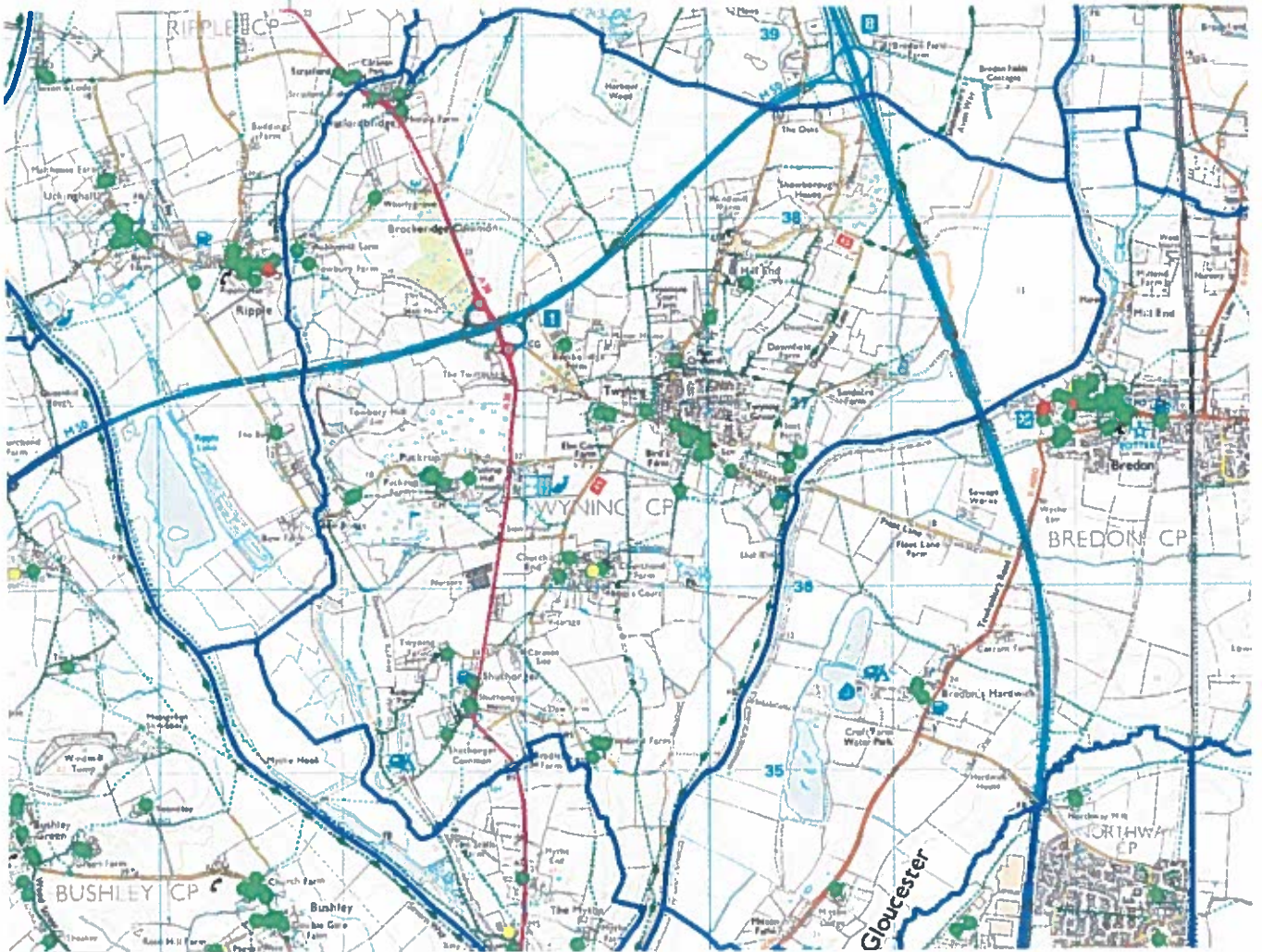
1. New development should reflect the historical growth that has shaped the distinctive character of Twyning Parish respecting the pattern of development, its grain, density and materials within the immediate area;
2. New buildings should not dominate or overwhelm the street scene in terms of their height, scale and massing;
3. New buildings, or extensions to existing buildings, shall be sited where they will respect the established development pattern of the area including any defined building line within the street;
4. Development that incorporates locally distinctive features will be supported.
5. The height, size and design of extensions to existing buildings, and the materials used shall be in keeping with the scale, character and appearance of the locality and its wider setting. Extensions to existing buildings which form part of a group, such as a terrace row or where there is a regular pattern to a group of detached buildings, shall respect the appearance of that group of buildings, for example, porches, roof pitches, chimneys, windows and dormer windows;
6. Existing boundary treatments of an area shall be retained and, where feasible, enhanced. In all developments, boundary materials and treatments shall be compatible with, and respectful of, the rural character and appearance of the locality;
7. Development shall take every opportunity to incorporate features that improve its environmental performance thereby reducing carbon emissions.

The landscape within the Parish has the unique character designation of Twynning Hills and Riverside Meadows. Its ancient ridge and furrow fields are a feature of the landscape. These areas contribute to local distinctiveness and the retention of their character is a key element in achieving sustainable development.

Whilst agriculture remains the principal land use in the Parish, the character of the local landscape is also defined by several smaller settlements each of which contain an impressive number of listed buildings, shown on next page.

These range from barns and houses to dovecotes, pigsties, gates and walls. A large part of Church End is designated as a conservation area, dominated by the Parish church. It is essential that these historic assets are protected.





**Listed buildings**

- Civil Administration Area
- Grade I
- Grade II
- Grade II\*



Please see the append ces section to view this map at a larger size



Date Created: 8-5-2015 | Map Centre (Easting/Northing): 389849 / 236522 | Scale: 1:29839 | © Crown copyright and database right. All rights reserved (00009999) 2015 © Contains Ordnance Survey Data © Crown copyright and database right 2015 © English Heritage

All new development shall respect the local landscape character, natural and ecological assets of the locality. Where possible development should take every opportunity, through design and suitable landscaping, to reinforce local distinctiveness and enhance the bio-diversity of the Parish. New development will be assessed having regard to the following criteria:

1. Development shall respect the local landscape quality and ensure that important public views are maintained wherever possible (See [Appendix B](#)). Development shall be of a height, massing and appearance that does not adversely affect important public views;
2. Features that are visually, ecologically or biologically important, or historically or culturally significant, shall be retained unless there are overriding reasons for their removal;
3. Where appropriate, proposals for new development shall be accompanied by a landscape strategy which will identify existing landscape features and set out measures to be taken to safeguard, and where appropriate enhance, existing trees, hedgerows and other landscape features. Development shall seek to retain and manage existing woodland areas, in-field trees, boundary trees and hedgerows. Removal of such features will be resisted;
4. Development will normally be expected to protect and enhance existing ecological corridors and landscape features for their biodiversity value. New development should avoid causing harm to the network of local ecological features such as watercourses, ponds, hedgerows and tree lines. If resulting harm cannot be avoided, adequately mitigated or, as a last resort, compensated for, then permission will not be granted;
5. New roads associated with all new development shall incorporate grass verges where appropriate in order to maintain the rural character of the Parish and to provide wildlife habitat;
6. New development proposals likely to affect important public views will be expected to be supported by impact assessments and scaled drawings setting out how the development meets the above policy objectives. The level of detail contained within such assessments shall be commensurate with the scale of development proposed.



## Provision for vehicles

Parking is an issue regularly raised as a concern within the community; both in terms of the limited availability of on-street car parking and the nuisance caused by inconsiderate car parking. The provision of adequate parking for both residents and visitors, particularly in Twyning Village, within any new development is therefore essential. It is also important to ensure that new developments do not have a negative impact on existing parking arrangements.

Each development proposal will come with its own parking needs. Those needs will vary in light of the type, mix and use proposed, the accessibility of the development, the availability of and opportunities for public transport and local car ownership levels. Public transport services are limited at Twyning and car ownership levels are high. It is not the aim of the NDP to set a local parking standard, instead new dwelling proposals should be accompanied by an assessment of parking needs that are informed by the issues above.

In the context of Policy GD5, this means that spaces should be provided within the development at a level informed by an assessment of parking provision and that overspill parking onto the public highway is to be avoided.

Policy GD5 also seeks to prevent large expanses of hard surfaces in prominent and sensitive locations to help meet the vision and objectives of the plan. Smaller areas and subdivision of parking areas are considered within the context of Twyning Parish to normally cater for no more than two or three vehicles each.

## Policy GD5 – Provision for vehicles

Where possible new residential and business developments should include off-street parking. Car parking and new roads shall be achieved in a way that does not detract from the character and appearance of the area. Parking provided within the residential curtilage of a residential dwelling should be to the side of dwellings and behind the building line, where possible. The requirements of the motor vehicle will not be the overriding criteria when considering the design and layout of new developments. Car parking areas should be sub-divided into smaller areas and be appropriately landscaped.

Dwelling development proposals should be accompanied by an assessment of parking needs, and car parking spaces should be provided within the development at a level informed by that assessment.

## Effect on nearby occupants

The effect of a development on the amenity of any residents or occupiers of adjacent land who may be affected is a material planning consideration. Residents' amenity can be harmed in a number of ways, but they all involve the disruption of their daily life in one way or another. Harm is likely to arise from a development which would lead to an unacceptable level of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or have an overbearing effect.



The residents of Twyning Parish currently enjoy a good level of residential amenity, therefore the community seeks to restrict development which would have an adverse impact on these factors, which would help meet the overriding objectives of sustainable development.

Policy GD6 – Effect on neighbouring properties

Development proposals will need to demonstrate that they will not lead to unacceptable levels of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or have an overbearing effect on neighbouring properties.

Infrastructure capacity

New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure. Support will be given to developments that do not cause adverse impacts on specific infrastructure.

Policy GD7 – Water resources, quality and flood risk

New development will be required to incorporate Sustainable Drainage Measures (SuDs) in accordance with the most up to date version of the CIRIA SuDs Manual or any other industry best practice guidance superseding or replacing that document. This should be informed by specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the management, long term adoption and maintenance of SuDs. Irrespective of the need for development proposals to be accompanied by a Flood Risk Assessment, a Drainage Assessment will be expected to be undertaken and submitted with all applications for built development in order to demonstrate how surface water will be managed to prevent the potential impact of flooding to and from the site.

Development proposals will need to demonstrate that they will not lead to an adverse impact on the foul water drainage infrastructure, sewage treatment systems and surface water drainage infrastructure. Planning permission will not be granted to any development that would be likely to lead to an adverse impact on the foul water drainage infrastructure or surface water drainage infrastructure.

Applications and proposals that relate specifically to reducing the risk of flooding (e.g. defence/alleviation work, retro-fitting of existing development, off site detention / retention basins for catchment wide interventions) will be supported.



For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.

Twynning floods, 2007

Policy GD7 –  
Water resources,  
quality and flood risk  
(continued)

For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required. New development in areas with known ground and surface water flooding issues will seek to provide betterment in flood storage and to remove obstructions to flood flow routes where appropriate. Development will need to demonstrate:

1. Conservation and enhancement of the ecological flood storage value of the water environment, including watercourse corridors;
2. The opening up of, where appropriate and where safe and practicable, any culverted watercourse to provide infrastructure which benefits the whole community;
3. Improvements to water efficiency through incorporating appropriate water conservation techniques including rainwater harvesting and grey water recycling;
4. Use of the natural environment, including woods and trees, to deliver sustainable water issue solutions.

Parts of Twyning Parish sit on an Environment Agency designated Secondary A Aquifer in an area of Gloucestershire that is hydraulically sensitive. In order to capture the nature of the risk, the Parish Council commissioned a Hydrological Appraisal that is presented in the NDP evidence ([Enzygo Flood and Hydrology Report](#)). It is essential that all new developments address this issue in detail, the requirements for which are identified in this policy.

Sustainable water issue solutions in an area with a high water table include the planting of trees and woodland. Excess water and potential flooding will be alleviated due to the trees' need for considerable volumes of water, particularly in their mature state.

**Light pollution**

Obtrusive lighting can be both an environmental and intrusive visual nuisance arising predominantly from glare and light spillage. Light pollution in the countryside can lead to a suburban feel, losing the sense of distinctiveness associated with the countryside. The neighbourhood development plan seeks to ensure that light pollution is kept to a minimum and includes a policy which aims to achieve this.



**Street lighting and lighting on buildings**

Twynning Parish currently sits as a rural community in the heart of the Tewkesbury Borough countryside. The overriding vision for Twynning Parish is to maintain the character of the area. Unsuitable levels of street lighting and lighting associated with individual buildings would have an adverse impact on the character of the Parish currently enjoyed by the community and as such requires some consideration for general development proposals.

**Policy GD8 – Lighting**

Development that would create an unacceptable level of light pollution will not be supported. Exceptional circumstances for reasons of safety will require clear and evidenced justification.

Flood lighting outside of residential areas will not normally be permitted. Within residential areas, external lighting will be expected to be minimised as far as safety and security requirements allow.

All new development proposals with significant external lighting proposals should provide technical details of that scheme such that its impact on light pollution can be properly assessed.

**Street paraphernalia**

The Twynning Parish community has identified the desire to retain the character of the Parish. It is considered that street paraphernalia of prominence can have a serious adverse impact on the character of this rural area, detracting from the important visual surroundings already in place.

**Policy GD9 – Street paraphernalia**

New developments, and associated infrastructure are encouraged to minimise the visual impact of street signage and other roadside paraphernalia so that they are appropriate to the rural setting of the parish and do not result in an adverse impact upon the character and appearance of the locality.

## 8. Housing growth

### Background

The best communities have developed through incremental growth that harmonises with the existing character of their setting and buildings.

There are currently 658<sup>\*</sup> dwellings and 110 residential caravans in the Parish of Twyning. 470 are located in Twyning Village whilst the remainder are spread around the Parish in smaller settlements including Hill End, Church End, Shuthonger, Stratford Bridge, Whirly Grove, Showborough and Puckrup.

This NDP has been prepared, taking into account the latest figures from the Objectively Assessed Housing Need (OAHN) for Tewkesbury Borough, which sits within the context of the Gloucestershire housing market area. Derived from the Interim Report on the JCS by the Planning Inspector, the housing requirement for Tewkesbury is set at 9899 and brings the new OAHN figure for the period 2011-2031 to 35,175. It is against this figure that the 5-year housing land supply is calculated. Consequently, it is on that basis that the Neighbourhood Plan's housing needs have been considered.

For the purposes of providing sufficient homes the JCS Policy SP2 sets out a spatial strategy to delivering housing that 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. Twyning is a settlement that has been identified in the JCS as a Service Village. Together these Service Village settlements are expected to accommodate 880 homes over the planning period. 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.

As a Service Village, it is accepted that Twyning needs to provide for a share of the need for new homes that the JCS identifies and which is likely to be confirmed within the emerging TBP. An indicative housing disaggregation process has been undertaken by TBC. The methodology followed the requirements in the emerging JCS (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 JCS Policy SP2 to be taken into account relates to environmental, economic and social considerations.

With the above in mind, the Borough Council's Rural Settlements evidence paper, submitted to the JCS Examination, identifies an 'indicative disaggregated requirement' of 75 dwellings attributed to Twyning to be delivered between 2011 -2031.

In the opinion of the NDP Steering Group the best communities have developed through incremental growth that harmonises with the existing character of their setting and buildings. It is essential that this continues to be the case in Twyning Parish. The supply of new homes in Twyning Village and the wider Parish must be realised in accordance with the distinctive features, scale and grain of the local area. Housing sites must be carefully considered and will only be acceptable where they reflect these principles and are consistent with the NDP taken as a whole.

<sup>\*</sup>2011 census

At a public consultation the public were asked to prioritise a number of sites that were, in the main, consistent with those identified in the TBC Strategic Housing Land Availability Assessment.

The community recognises that housing development can sometimes bring wider benefits, such as the redevelopment of brownfield sites, securing the on-going use of a building and providing much needed affordable homes.

### Community feedback

Consultation on the emerging NDP revealed the following key points in relation to housing that the policy seeks to address:

- A variety of building styles to add to the character of the Parish. 89% agreed.
- Be limited to 10 new homes over the next 20 years. 12% agreed.
- Be limited to 11-30 new homes over the next 20 years. 34% agreed.
- Be limited to 31-60 new homes over the next 20 years. 34% agreed.
- Housing needs to be met by one large scheme. 88% disagreed.





## Housing policies

### Policy H1 – Housing Site Designations

To support the sustainable development of Twyning Village as a Service Village up to 2031, two sites are designated for residential development as shown on the proposals map at [Appendix E](#). Those sites are referenced:

Site A – Land adjacent to caravan park. Indicative capacity: 22 dwellings.

Site B – Land South of Brockeridge Road. Indicative capacity: 58 dwellings.

The sites have been identified following extensive community consultation and these parcels have been identified on the basis of their deliverability; i.e. permission having already been granted. It should, perhaps, be noted that the purpose of identifying them as development sites in this NDP is to ensure that completions materialise under the current permissions.

In addition, Policy GD2 of this plan is permissive of organic growth by way of infill development within the defined development boundary shown on the proposals map at [Appendix A](#) of this Plan. There has also been a net increase of 4 new dwellings within the Parish since 2011 and further developments are either underway or in the planning process.

Policies GD2 and H1 will together ensure that the emerging TBP housing requirement for Twyning is met. By exceeding the indicative strategic housing requirement and ensuring the flexibility to respond to changes required as a result of the adoption of both the JCS and TBP in the future, this plan demonstrates it has been 'positively prepared'.

...the village is required to make provision for the indicative requirement of at least 75 dwellings during the planning period to 2031.





Policy H2 – Housing standards, design and mix

Residential development or redevelopment will be supported, if all of the following criteria and other development plan policies are met:

1. Where development is of an appropriate size it includes a mix of housing in terms of dwelling size, type and tenure;
2. Proposals for new dwellings, where appropriate, will be expected to provide a statement, setting out how the development meets the objectively identified housing needs. In addition such development will be supported by a landscape design statement that sets out how the proposed development responds to its landscape setting. The level of detail contained within supporting statements shall be commensurate with the scale of development proposed;
3. Appropriate areas of open space around dwellings are provided to each property, so as to ensure reasonable privacy, daylight, and adequate private outdoor living space. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.



Affordability remains a key housing issue for Twyning Parish and there is a compelling case to meet local targets for affordable housing provision. There is a requirement to provide a proportion of affordable units on-site, with provision of both intermediate and affordable rent. The affordable units will be provided for those individuals in housing need in accordance with the TBC housing allocation policy with priority being given to those with a local connection to the Parish of Twyning.

Policy H3 –  
Affordable housing

In order to meet objectively identified housing needs, an element of affordable housing will be sought as part of any housing scheme in accordance with the requirements of TBC's adopted development plan policies. Where possible affordable housing should provide for a mix that reflects local housing need, and be fully integrated and evenly distributed throughout the development of which it forms a part.

Affordable housing where appropriate will be subject to a planning obligation to ensure that:

when homes are allocated, priority is given to people with a local connection to Twyning Parish (currently living, working or with close family ties to the Parish).

The Plan seeks to enable residential extensions through good design solutions which will be encouraged where they contribute to the character and visual interest of a building or townscape. Inappropriate designs such as large over-dominant extensions which are out of character with its surroundings will be discouraged.

Policy H4 –  
Residential extensions

Applications for the extension of residential properties, and for the erection of outbuildings incidental to the enjoyment of the dwelling, will be supported provided all the following criteria are met:

1. The height, size and design of the extension, or outbuilding and the materials used are in keeping with the scale, character and appearance of the dwelling to be extended and its wider setting;
2. Important gaps and spaces which contribute to the character and appearance of the locality;
3. Properties where extensions or outbuildings are proposed will be supported where enhanced property/ies meets the requirements for parking and supports the principle of Policy GD5.

Tourism contributes to the Twyning Parish economy created predominantly by a large caravan community.

The plan expects existing residential mobile homes to represent an important element of the overall housing stock within the district. However, in planning terms, when assessing whether replacement of mobile homes by dwellings is appropriate, it is important to disregard the existing use/permission, and to assess the site as if it were appropriate for new residential development.

#### Policy H5 – Mobile homes

Applications for the use of land for the siting of residential caravans or the extension of existing sites will be assessed in accordance with the criteria relating to new residential development. Applications for the replacement of existing mobile homes/residential caravans (or sites with the benefit of an extant permission) by permanent dwellings on sites where residential development is inappropriate, will not be supported.





## 9. Local facilities

With increasing mobility it is essential that the Parish facilities and services are maintained and wherever possible enhanced.

Primary facilities in the Parish include the church and chapel, school, shop and Post Office. Many clubs and societies also operate within the Parish and they include five scouting groups, the Women's Institute, Short Mat Bowls and the M5/M50 Railway Club. Sporting facilities are offered at the Twyning Recreational and Amenities Complex (TRAC) and the parish Sports Club. These venues cater for tennis, cricket and soccer with an additional sports activity area and a well-equipped play park. There are two commercial fishing complexes and private fishing on the Avon. The Puckrup Hall Hotel provides accommodation, leisure, golf and spa facilities. Other leisure facilities within the Parish include a horse riding school and an extensive footpath network.

Community clubs and activities take place in the Twyning Village Hall and the Ann Townend Hall in Church End. The Twyning Village Hall, with licensed bar facilities, caters for activities include a Playgroup, (four weekday mornings) a Friday luncheon club, the Village Players Theatre Group and various musical and private events. The smaller Ann Townend Hall is used by the Bridge Club and also hosts various meetings including two of the monthly Parish Council meetings.

Other community assets and facilities include a 17 seater mini-bus, a Parish website, a Neighbourhood Watch scheme and The Bulletin which is published three times a year.

The receipts received from S.106 agreements and the Community Infrastructure Levy will be used to deliver new community infrastructure and, where necessary, planning obligations will be used to address the impacts of development proposals. Occasionally, development will offer substantial opportunities to enhance existing infrastructure, such as distributing mains gas to large parts of the Parish that are currently off-grid. Where such improvements are made as part of new development proposals, this will be seen as a positive benefit.

### Community feedback

Consultation on the emerging Neighbourhood Development Plan revealed the following key points in relation to this topic:

- Support or enhance existing services and facilities (including village store and Post Office, school, sports, pubs and community buildings). On average over 95% agreed.
- Village Hall facilities are greatly valued by the community. 91% agreed.
- Major improvements are required to the electricity, mobile phone and sewer infrastructure. On average 64% agreed.
- Seek to improve village infrastructure (including power, gas, telephony, broadband, sewer and surface water services). On average over 60% agreed.

## Local facilities policies

### Background

Despite being identified as a service village, in the area surrounding Twyning Village, infrastructure services are limited. There is no gas connectivity to most parts of the Parish and the electricity supply is prone to frequent short-lived outages. Mobile phone reception is patchy and poor in the lower parts of the Parish. The sewer system has hydraulic and processing capacity issues, the solution of which is part of an ongoing technical investigation by Severn Trent.

### Policy LF1 – Infrastructure

Where development is acceptable in principle under the policies of this Plan, all development proposals will be expected to have regard to existing levels of infrastructure, services and facilities. Account shall be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Development that is likely to adversely affect infrastructure, services and facilities will be resisted unless an appropriate level of mitigation can be achieved and evidenced.

New development will be supported where it provides new or improved infrastructure to which there is an identified need that will benefit the community as a whole.

To promote the on-going prosperity of Twyning Parish it is essential that Twyning Village retains and provides local services that will sustain the vitality of the wider parish community and encourage local spending through the identified retail facilities. At present the retail facilities of Twyning Village include a village store which opens seven days a week and hosts a cashpoint machine, a Post Office service three mornings a week and a book exchange. A hairdressing salon is located in premises above the village store. There are two farm shops between Twyning Village and Tewkesbury Town. These facilities are complemented by three public houses located across the Parish.

\*See glossary

## 10. The local economy

### Background

Twyning Parish enjoys a rural location whilst also benefiting from its close proximity to Junction 8 of the M5 motorway and Junction 1 of the M50 motorway. This allows fast and convenient access to the major motorway and road networks of the Midlands and Southwest. These excellent transport links connect with local employment and business centres in Tewkesbury, Cheltenham, Gloucester and Worcester and further afield to Bristol and Birmingham.

The Parish has a lower than average unemployment rate with 5.5% of working age adults receiving some form of "out of work" benefits compared to an English average of 9.8%. This may be due in part to the higher than average number of residents with level 4 qualifications – 35% compared to the County average 29% and English average 27.4%.

The evidence provided by the Office of National Statistics (March 2011) of high employment rates demonstrates the success of the local economy:

- 63% economically active vs. English average of 61%
- 17% self-employed compared to 12% English average
- 35% retired compared to a national average of 25%
- 49% work in management, professional and technical occupations vs. English average 41%

Two business parks operate near the motorway junction supporting a diverse mix of businesses from award winning marketing agencies to cutting edge technology companies. The growth in technology based manufacturing and design businesses are consistent with the GFirst LEP vision for business support and growth along the M5 corridor. The skill and qualification profile of the local community should also provide local employment opportunities in this sector.

Whilst many of the businesses based in the parish operate in national and international markets others are more closely associated with the local economy. Independent small businesses in Shuthonger and Stratford Bridge provide local vehicle maintenance and repair services. Haulage and transport companies frequently use the lay-by and parking facilities in the Parish due to its proximity to the motorway junction and surrounding network and are also supported by a café and truck stop on the A38 near Ripple.

The parish has a notably higher number of self-employed than the national average. The business sectors are diverse including software development, health and beauty services, business consultancy and building services. Apart from the Hilton Hotel there are no specific business support services available in the parish at present, however Regus Group has opened a Business Centre at nearby Strensham Services providing meeting rooms and working space for hire.



As a rural parish the area has historically been highly dependent on land based businesses and employment including arable, livestock and mixed farms, market gardening, ornamental and tree nurseries. These businesses continue to operate although they now account for less than 4% of employment.

Some land-based businesses have diversified into leisure and tourism propositions including fishing lakes, riverside moorings, camping and caravan parks, B&B and holiday cottages. The Parish is recognised by Cotswolds Tourism as a visitor and tourist destination due to its rural character, tourism offering and proximity to local attractions. The most significant local provider and employer in the sector is Hilton Group's Puckrup Hall Hotel in Puckrup. The business employs 110 staff and attracts 40,000 visitors to the area per annum.

The following business requirements were identified from the Consultation Event in February 2014:

- Fast reliable broadband
- Improved mobile voice and data communications
- Reliable electricity supplies
- Improved transport services
- Exploitation of river connections
- Local employment: attract technology companies

## Community feedback

Consultation on the emerging NDP revealed the following key issues in relation to this topic that the policy seeks to address:

- No further development of the business parks. 54% agreed.
- No mixed use residential live/work units. 52% agreed.
- Plan to include policies for working from home. 76% agreed.
- Improved infrastructure and services needed for people to work from home. 79% agreed.
- More leisure and tourism businesses. 44% in favour, 41% against.

**Local economy policies**

Twyning Parish already has a good level of employment in the area, however these are mainly located in business parks. The community has identified that further large scale development at these business parks should be prohibited to help maintain the rural character of Twyning as a Parish. The Twyning community recognises that it is important to support new enterprises provided that they are appropriate in scale, type and design.

**Policy E1 – Principles of employment development**

New employment development involving the conversion of existing buildings or the small-scale expansion of existing premises will be permitted providing it results in no adverse impact upon the landscape and providing the following criteria are met:

1. the development would improve local employment opportunities;
2. the development is appropriate in scale to the locality; or
3. where the development relates to the conversion or re-use of a vacant building, the building should be of a construction that is suitable for the development proposed without the need for major, additional construction works.

Small-scale employment development that is demonstrated to improve local employment opportunities will be permitted within, or adjacent to Twyning Village and within or adjacent to the outlying settlements. Development that improves local employment opportunities will be supported in sustainable locations within or adjacent to settlements within the Parish providing they are of a scale, form and function which respects the existing character of that particular settlement.

Whilst working from home may not be a suitable option for every employee in every business, using home as a working base for at least part of the week offers a number of benefits for businesses and employees. For example, home working can help working parents with childcare responsibilities.

Working from home does not necessarily need planning permission. Whatever business is carried out from home, the key test is: is the premises still mainly a home, or is it used primarily for business? With a relatively large proportion of residents working from home, the Plan responds positively to enable these businesses to grow.

**Policy E2 – Working from home**

**Development that enables home-working will be supported subject to complying with other policies in the development plan.**

The internet is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. The residents and businesses of Twynning Parish have benefitted from the recent connection of Superfast Broadband. However, the coverage is not complete and further improvements to the network are required.

Superfast broadband is revolutionising the internet and the Plan considers that it should be a basic requirement for all new housing and business development. Further connectivity should include expanding the coverage to those areas in the Parish that have so far not been connected.

**Policy E3 – Broadband**

**New residential and employment development should provide Superfast Broadband to all properties where possible. Support will be given to developments that incorporate fibre broadband cabinet points at locations which facilitate the further expansion of the network.**



# 11. Transport

## Background

Twyning Parish is rural and is bisected North/South by the A38 Worcester to Tewkesbury road, East/West by the M50 motorway and has the M5 motorway and River Avon to the East.

The main settlement is serviced by minor roads turning off the A38 and a major entrance at Junction 1 off the M50. Local roads are safe, with no recorded injurious accidents in the last few years, although fatalities have been recorded locally on the A38.

The majority of cars in and out of the village are residents' vehicles with a mix of HGV's and farm vehicles.

A number of large HGVs transit through the main Twyning Village settlement en-route to neighbouring business parks. This traffic is inappropriate to the type of minor road in use and often causes traffic conflict.

Prior to 2016 public transport has historically been poor, but has seen an increased service delivered recently. One bus route runs between Tewkesbury and Worcester via Twyning Village, but the timetable is unsuitable for use to get to work. A second service serves Tewkesbury to Upton-on-Severn but this is fragmented, only diverting through the village on a small number of occasions. This service has the same problems with timing as the Worcester route. As a result, bus services are under-utilised. There is a term-time bus service to take school children to and from Tewkesbury school.

For most people living in the Parish the car is the principle mode of transport. There is some car sharing, mostly for the transportation of children.

Sustainability is important to residents, who would like to see a shift to a more low carbon emission society, which would necessitate a better connected transport service that is able to link them with their jobs and services.

As the Parish grows there is a strong demand for an improved bus service and road maintenance scheme. Traffic calming measures are not considered necessary, although illuminated speed signs are favoured. There is a need to improve and enhance pedestrian road safety measures.

Local footpaths are well used, but steps should be taken to improve them to make them more suitable for all-weather use. There is scope to upgrade the Twyning to Tewkesbury Avon-side footpath to facilitate disabled access.

There is strong feeling that the rural nature of the Parish be maintained, with no street lighting, traffic calming or numerous car parks, although it is accepted that there needs to be some car parking in the vicinity of the school. Pavements are accepted as being essential for pedestrian safety, providing they do not intrude on the rural aspect. This also applies to speed limit signs, with a view to reducing the overall speed of traffic, bearing in mind that because most traffic is resident generated, it is in residents' own hands to control this.

## Community feedback

Consultation on the emerging Neighbourhood Plan revealed the following key points in relation to this transport topic that policies seek to address:

- Improve public transport. 71% agreed.
- Reduction in Parish speed limits. 67% agreed.
- Imposition of weight limits on narrow access roads. 85% agreed.
- Increase the number of cycle paths. 68% agreed.

## Transport policies

Most of the roads within the village of Twynning are not well suited to today's modern traffic. Local people have expressed concerns about road safety, noise and vehicle emissions associated with the volume and speed of traffic passing through the centre of the village. The Community wants to minimise the impact of additional traffic generated by new development, particularly around Twynning Village. The community also wishes to extend this thinking as a Parish-wide ideology.

The Plan does not propose specific traffic management measures, which have little local support. However, the Plan aims to ensure that new development does not make the current situation significantly worse and TPC will keep traffic management under review.

## Policy TP1 – Traffic

Development will only be permitted where it will not cause a severe adverse traffic impact and increase in the volume of traffic within Twynning Parish that cannot be acceptably mitigated, particularly where the road network is narrow and pedestrian facilities inadequate.

Opportunities for promoting walking, cycling and public transport should be given priority in the layout and design of the development. Twynning Parish, as a rural community, is over reliant on private car use and the community has identified that development in the Parish should form the basis for improving accessibility within the Twynning Village area and within the site context itself. Access should be made available to all, including people with mobility difficulties.

Policy TP2 – Access

Where appropriate, development proposals will be encouraged to contribute to improved traffic flow, safe walking and cycle links between Twynning and Tewkesbury as well as making provision for improved public transport infrastructure.





## 12. Landscape and environment

### Background

Twyning is a large rural Parish with several unique features. Its landscape character is described as Twyning Hills because rising ground dominates between the rivers Avon and Severn. Its riverside meadows feature views across to the Cotswold escarpment of Bredon Hill to the east and the Malvern Hills to the west.

While the main settlement has seen development in the second half of the 20th century, it retains a number of green spaces, including the village green, which contribute to this rural character and provide opportunities for informal and formal recreation. In accordance with national planning guidance, the community wishes to see these spaces protected for future generations.

A detailed description of the Parish landscape character can be found in the evidence documentation Landscape Character Assessment which can be found at [www.twyningvillage.co.uk/environment](http://www.twyningvillage.co.uk/environment)

The Parish contains a number of smaller settlements and features of significant visual impact. Its rural nature supports a wide range of wildlife. Taking up a large part of the Parish are three areas of common land forming Brockeridge, Shuthonger and Showborough Commons. These wild areas support a number of endangered species including the great crested newt. In addition, Upham Meadow and Summer Leasow is a Site of Special Scientific Interest (SSSI) consisting of managed pasture grassland, which supports a large number of breeding waders and over-wintering populations of waders and wildfowl. Redshank, Curlew, Snipe and Lapwing all breed in this SSSI. Additionally it contains the largest population of the nationally scarce narrow-leaved water dropwort and many other rare species of flora.

Not far away from the parish boundary lies both Rectory Farm Meadow SSSI and Bredon Hill, which is a European designated Special Area of Conservation and is a Site of Special Scientific Interest.

The Parish is home to a wide range of flora and fauna as further described in the evidence documentation Flora and Fauna Report which can be found at [www.twyningvillage.co.uk/statistics-and-resources](http://www.twyningvillage.co.uk/statistics-and-resources)

The riverside meadows of the Avon act as a flood plain during periods when the Avon overflows its banks.

To enable a greater appreciation of the Parish's landscape features and interaction with its wildlife, access to the countryside is achieved via a network of 52 footpaths, bridleways and permissive paths. Circular walks feature in the network, which connect well to footpaths in the area of Tewkesbury.

## Community feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Development to be in keeping with the settlement's distinctive rural character. 97% agreed.
- Protect and enhance the natural environment. 98% agreed.
- Direct new development away from areas at risk of flooding. 91% agreed.
- Development must not have an adverse effect on environmentally sensitive landscapes and habitat. 96% agreed.
- Safeguarding and retention of green spaces is important. 97% agreed.
- It is essential to retain the character of the commons to preserve wildlife habitat and access. 95% agreed.
- Maintenance of footpaths and bridleways is important. 97% agreed.
- Maintain the distinctive views across the surrounding countryside. 97% agreed.
- Improve the Twyning to Tewkesbury riverside footpath to facilitate greater access. 97% agreed.

## LANDSCAPE AND ENVIRONMENT POLICIES

### Nature conservation areas

There are a number of sites in the Parish that are significant in terms of their wildlife value that warrant protection. The sites listed below are all managed to safeguard and enhance their biodiversity.

1. **Upham Meadow and Summer Leasow** (a Site of Special Scientific Interest).
2. **Brockridge Common**, a key wildlife site. An attractive open area registered as Common Land and also designated access land under the Countryside & Rights of Way act 2000. Contains examples of rare flora and fauna as identified in the Twyning Flora & Fauna List in the evidence submission. Crossed by public footpaths.
3. **Shuthonger Common**. A mix of open pasture and wooded borders encompassing a disused railway line. A valuable habitat for a variety of wildlife. Crossed by footpaths.
4. **Hill End Common**.
5. **Riverside Meadows between Twyning and Tewkesbury**. Specifically identified in the Landscape Character Assessment for the Parish. The riverside meadows have several functions fulfilling the floodplane

function and providing the habitat for important numbers of breeding waders and wildfowl. Significant views across to the Cotswold Escarpment and containing an important footpath between Twyning and Tewkesbury.

6. Harbour Wood.
7. Ratley Green.
8. Showborough Common.

Policy ENV1 –  
Nature conservation  
areas

The areas identified in [Appendix C](#) are significant in terms of their wildlife value and warrant special protection. Development in these areas is likely to be unacceptable unless:

- a) The development can be subject to conditions that will prevent damaging impacts on wildlife habitats or important physical features, or
- b) If other material considerations are sufficient to override nature conservation considerations.

Policy ENV2 –  
Countryside between  
Twyning Village and  
Church End

Development proposals should ensure the retention of the open character of the countryside between Twyning Village and Church End and not detract from its open and undeveloped character.

The purpose of maintaining the open countryside between Twyning Village and Church End, which serves as a buffer or visual break between rural settlements is to protect the character and setting of the settlements and to provide additional protection to open land that may be subject to development pressures. The aim is to maintain a clear separation between Twyning Village and Church End in order to retain their individual identity. Acceptable development proposals for recreation will be supported providing proposals do not detract from the open and undeveloped character of the area.



## 13. Sports and recreation

### Sports and recreation

These are sites valued for their open access for sport, recreation and amenity. They are areas where residents can come together informally and where community events are held.

- a) Village Green
- b) Land adjacent to the TRAC site
- c) Sports field at Puckrup

### Sports and recreation policies

#### Policy ENV3 – Sport, recreation and amenity value

The sites identified in Appendix D will be protected as areas for sports, recreation and amenity value. Where appropriate, development proposals should make provision for the enhancement of those facilities or support the creation of additional space for sports and outdoor recreation to maintain a high level of amenity value.

Potential development of areas b) and c) above would only be allowed if an alternative of the same or better provision is provided.



## 14. Monitoring and delivery

When the NDP is adopted, the policies within the Neighbourhood Plan will be considered as part of the development plan alongside other material considerations by TBC as Local Planning Authority

TPC will maintain regular contact with TBC in order to monitor the implementation of the Plan and consider the need to review the Plan in response to changing National, District and local requirements.

If circumstances within the designated area change, the Parish will re-convene the NDP committee for the purpose of ensuring that the Plan is still appropriate for the changed circumstances and meets the needs of the Parish. If there is evidence that the needs have changed and the NDP no longer meets those needs, the committee may make a recommendation to the Parish Council to amend the Plan and resubmit for consultation or such process as may have been developed in the meantime.

This process will be repeated should similar circumstance arise from the production of the TBP.

## 15. Glossary and further evidential papers

<u>NPPF</u>	National Planning Policy Framework
<u>JCS</u>	Emerging Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury
<u>GRCC</u>	Gloucestershire Rural Community Council
<u>TBC</u>	Tewkesbury Borough Council
<u>TBLP</u>	Tewkesbury Borough Local Plan to 2011
<u>TBP</u>	Emerging Tewkesbury Borough Plan
<u>NDP</u>	Twyning Parish Neighbourhood Development Plan
<u>TPC</u>	Twyning Parish Council
<u>GFirst LEP</u>	Gloucestershire Local Enterprise Partnership



## 16. Definitions

Definitions of 'vitality' and 'viability'. (Vitality is defined in the Oxford English Dictionary as 'the state of being strong and active; energy' and 'the power giving continuance of life'.)

The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involve different people using the same parts of buildings or places at different times of the day, as well as different uses happening in various parts of a buildings or spaces at the same time. Neighbourhoods should also cater for a range of demographic groups especially young and older people.

Definition 'reviewed'. (Reviewed is defined in the Oxford English Dictionary as 'to examine again'.)

Definition 'vibrancy'. (Vibrancy is defined in the Oxford English Dictionary as 'the state of being full of energy and life'.)

In town planning terms vibrancy can be achieved by securing a mix of uses that are compatible with one and another and interact with each other positively, avoiding opportunities for conflict.

Landscape and Visual Sensitivity Report (Toby Jones Assoc) commissioned by Tewkesbury Borough Council. Please see:

[www.twyningvillage.co.uk/statistics-and-resources](http://www.twyningvillage.co.uk/statistics-and-resources)

Landscape and Visual Sensitivity map commissioned by Tewkesbury Borough Council. Please see:

[www.twyningvillage.co.uk/statistics-and-resources](http://www.twyningvillage.co.uk/statistics-and-resources)

Enzygo Hydrology Report. Please see:

[www.twyningvillage.co.uk/statistics-and-resources](http://www.twyningvillage.co.uk/statistics-and-resources)

#### Links

[NPPF](#)

[JCS](#)

[TBC Plan 2011](#)

[Draft TBC Plan 2015](#)

[Questionnaire results](#)

[Conservation area](#)

[Visual Sensitivity Map](#)

[Appendix A](#)

[Appendix B](#)

[Appendix C](#)

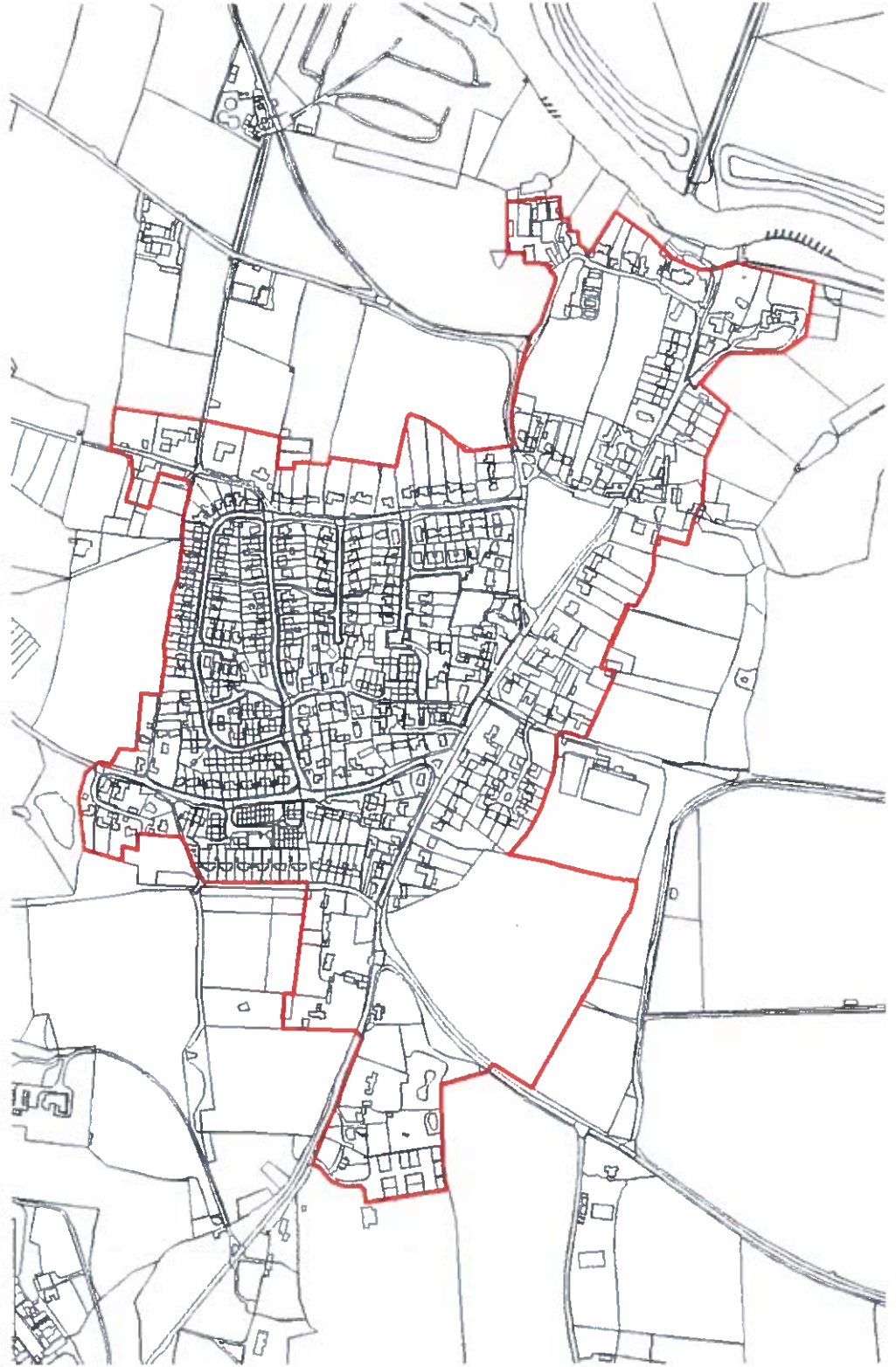
[Appendix D](#)

[Appendix E](#)

## Appendix A – Twynning Residential Development Boundary



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright 971. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no. 100019189, 2014.



## Appendices

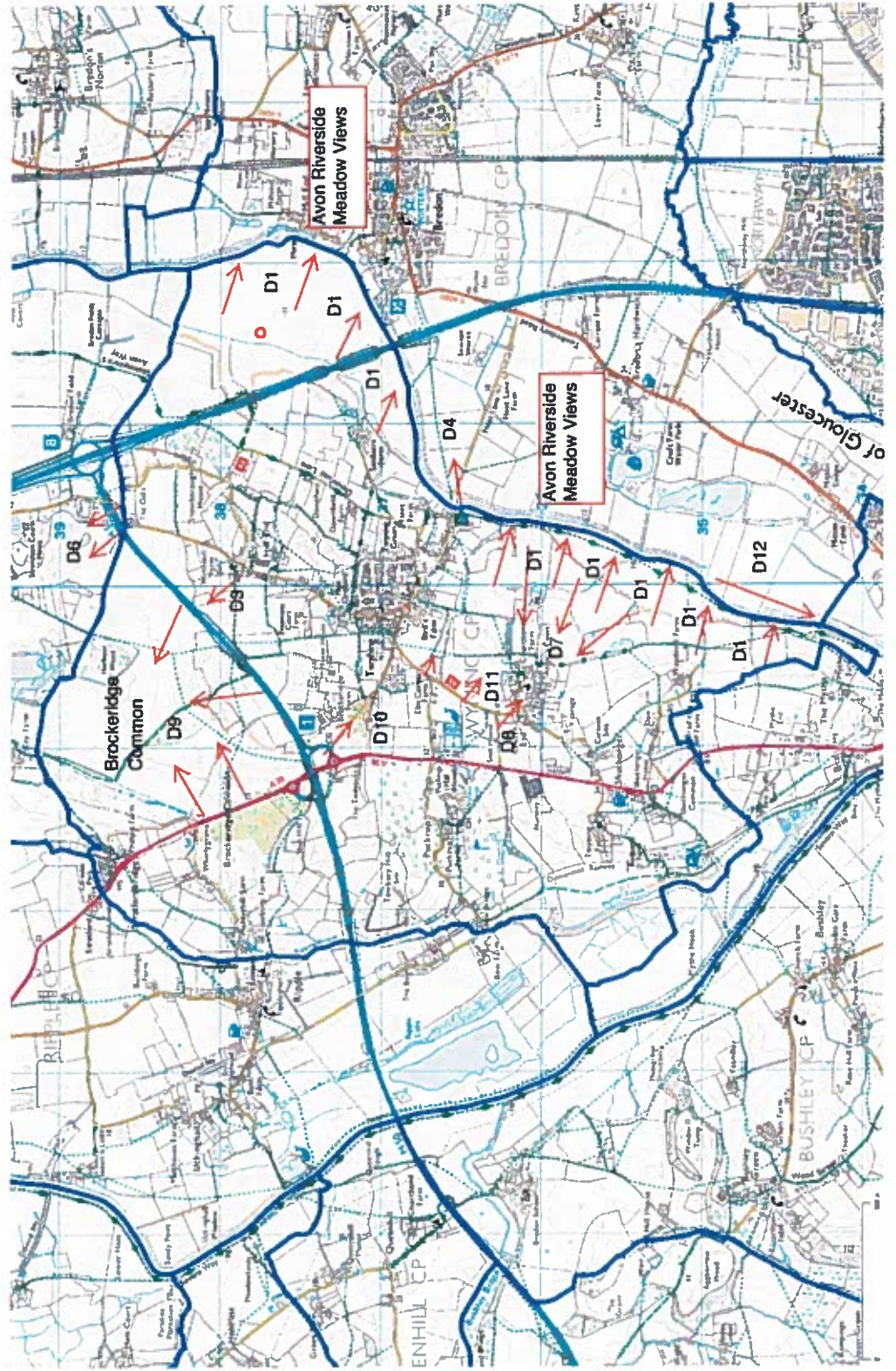


## Appendix B – Important public views in the parish



**ParishOnline**

Date Created: 30-5-2015 | Map Centre (Easting/Northing): 359430 / 236590 | Scale: 1:30949 | © Crown copyright and database right. All rights reserved (000099999) 2015  
 © Contains Ordnance Survey data. Crown copyright and database right 2015



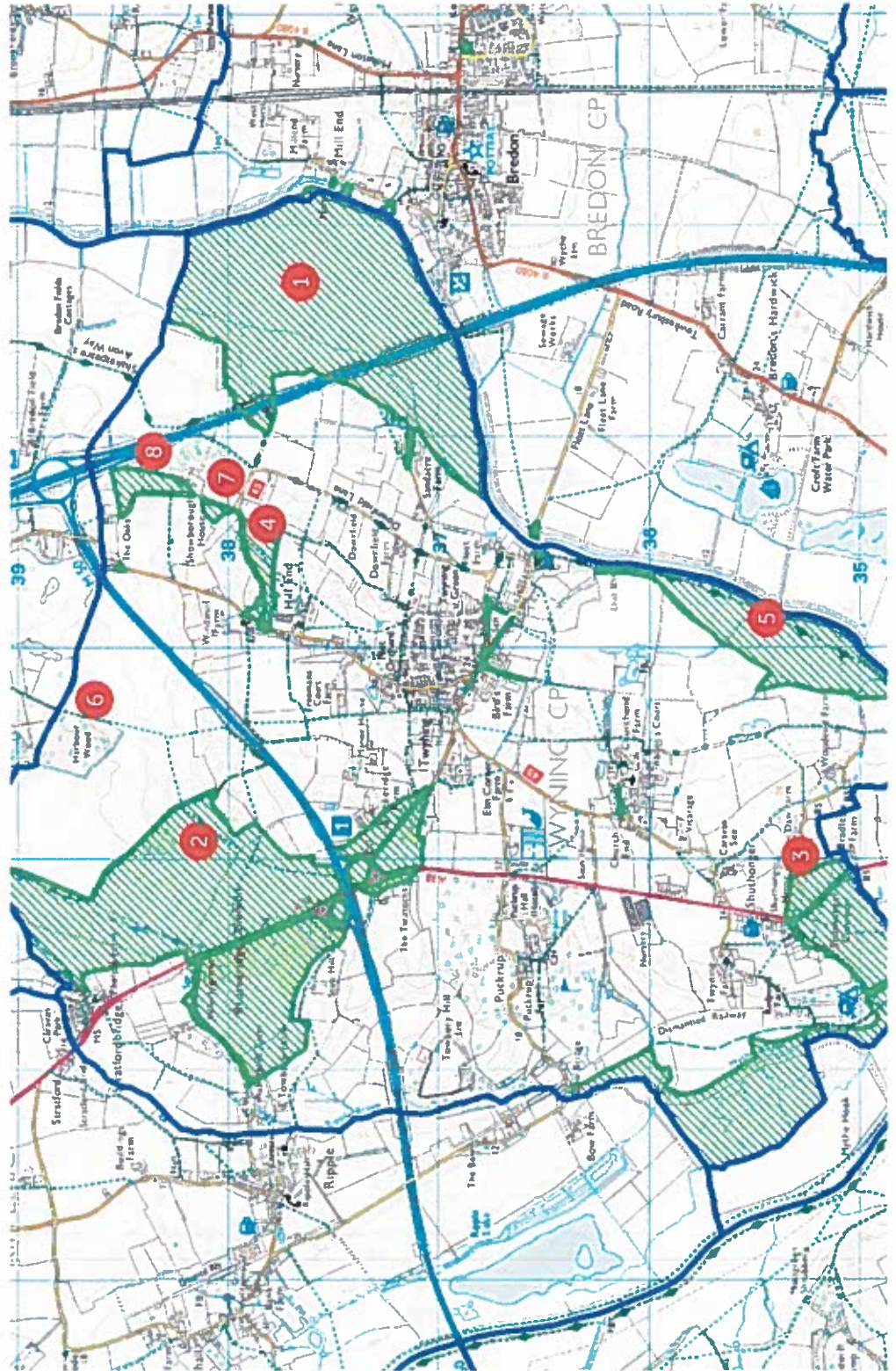


**Appendix C – Areas identified as being of particular nature conservation interest**

- 1 Upham Meadow and Summer Leasow (SSSI)
- 2 Brockridge Common, a key wildlife site
- 3 Shuthonger Common
- 4 Hill End Common
- 5 Riverside Meadows between Twynning and Tewkesbury
- 6 Harbour Wood
- 7 Ratley Green
- 8 Showborough Common



Date Created: 30-5-2015 | Map Centre (Easting/Northing): 389743 / 236509 | Scale: 1:30949 | © Crown copyright: ar'd database r.g.r't 2015  
 © Contains Ordnance Survey Data - Crown copyright, ar'd database r.g.r't 2015

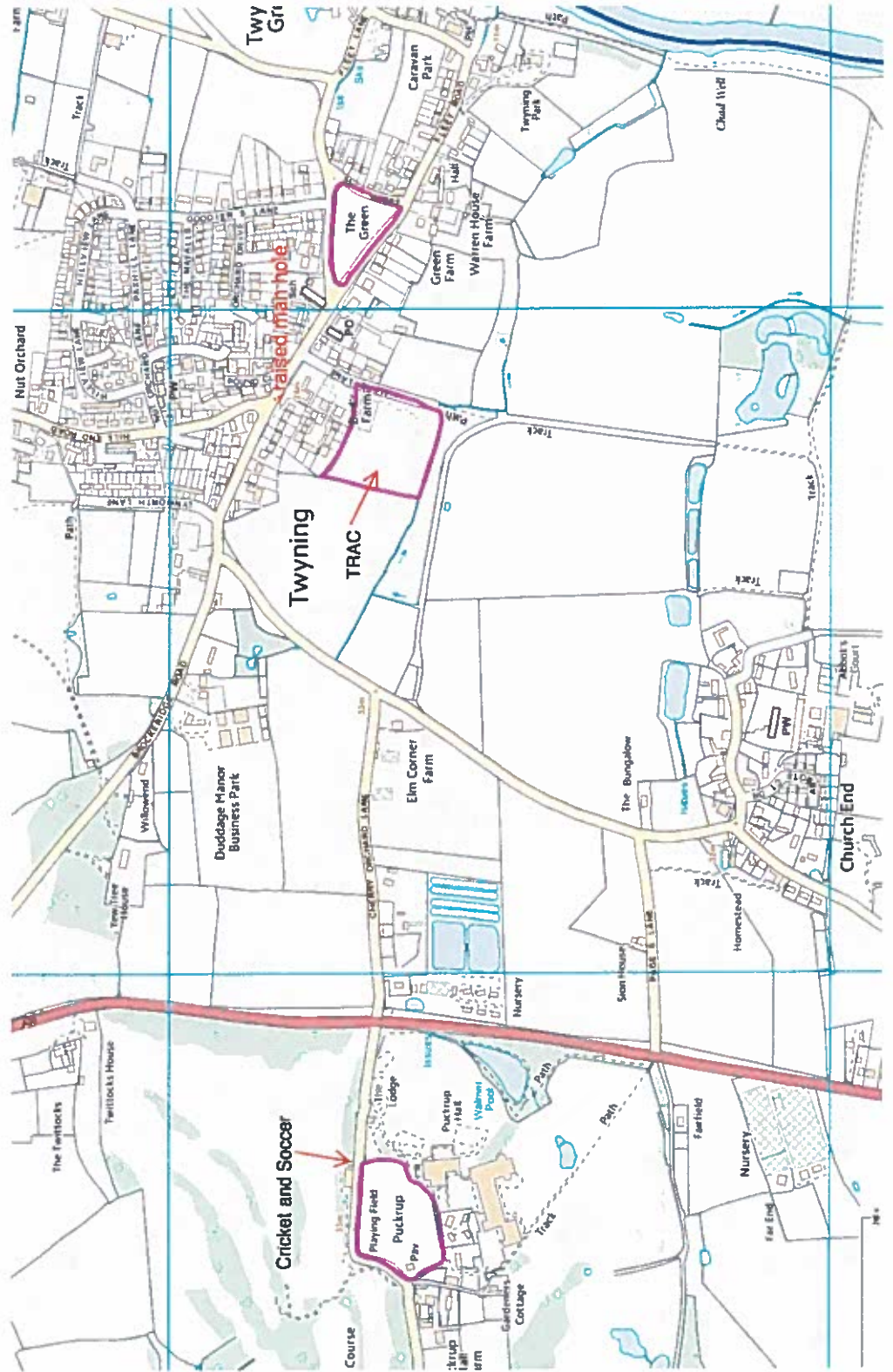




**Appendix D – Areas identified as important for sport, recreation and amenity space**



Date Created: 30-5-2015 | Map Centre (Easting/Northing): 359430 / 236590 | Scale: 1:7630 | © Crown copyright and database right. All rights reserved (000099999) 2015 © Contains Ordnance Survey Data. Crown copyright and database right 2015

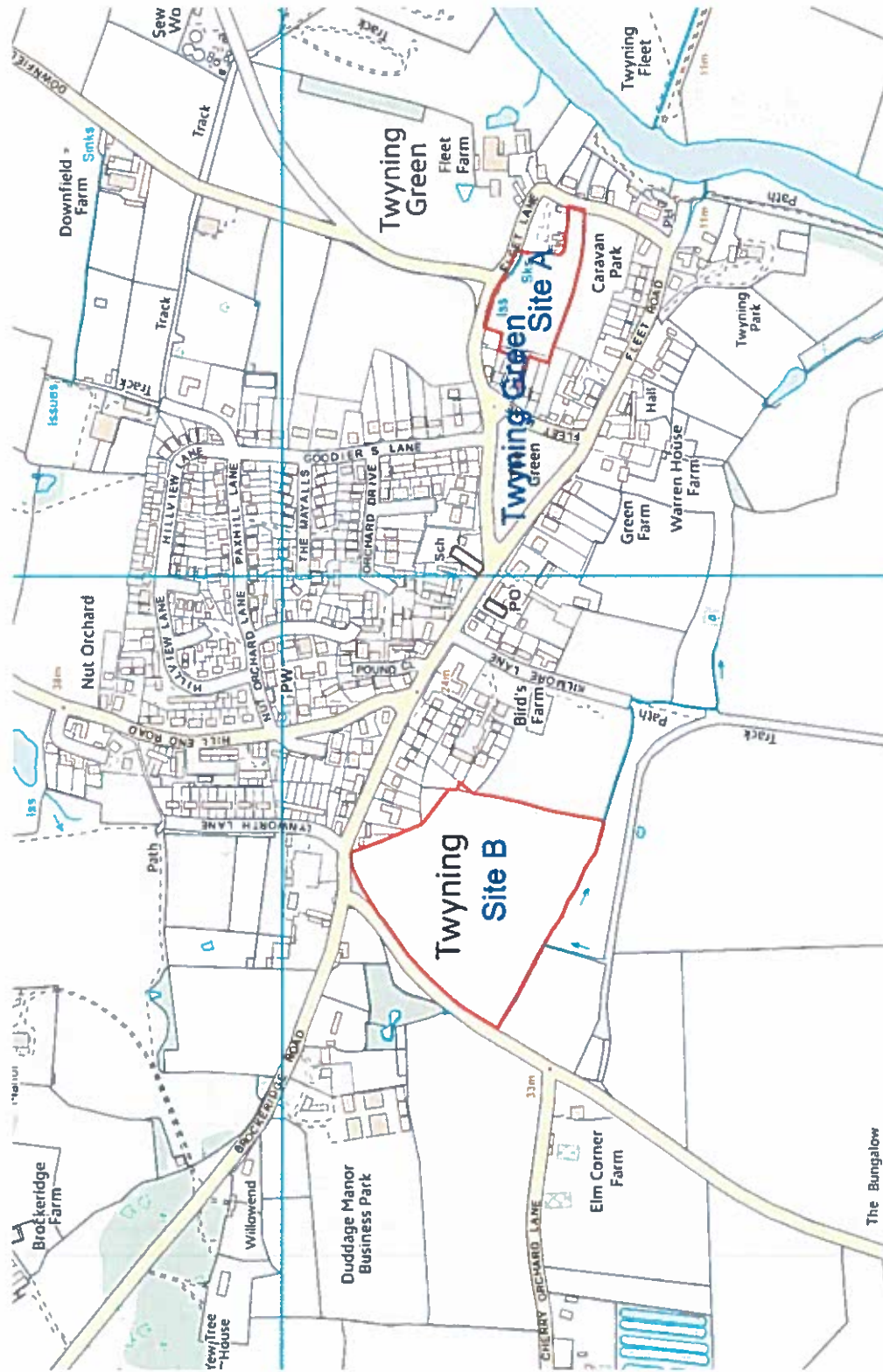




**Appendix E – Sites designated for residential development**



Date Created: 23-10-2015 | Map Centre (Easting/Northing): 389964 / 236741 | Scale: 1:6582 | © Contains Ordnance Survey Data



**Neighbourhood  
Development Plan  
Committee Members**

D. Murray (Chairman)

M. Ball

G. Cowper

P. Griffin

D. Henstock

S. Holden

J. Horsfall

S. Lambert

D. Lockett

B. O'Dell

L. O'Dell

P. Phillips

P. Roome

C. Wright

Designed and produced by PRH Design

[www.prhdesign.co.uk](http://www.prhdesign.co.uk)

Vertical line on the left side of the page.





