

TEWKESBURY BOROUGH PLAN

LIST OF MAIN MODIFICATIONS TO ACCOMPANY FINAL REPORT 11 APRIL 2022

This Schedule is ordered by chapter and modification number and contains the policy reference/paragraph number and page number for each modification.

Deleted text, maps or other figures are shown with a ~~red strike-through~~; additions and replacements are underlined in green. Dots denote where the paragraph/policy continues before/after the text shown in the modification.

Due to insertions of new paragraphs, the paragraph numbers will subsequently change. These changes have not been indicated in this schedule. The policy and paragraph numbers referred to in this schedule are those found in the Pre-Submission Publication version of the Local Plan.

The **Pre-Submission Publication version of the Tewkesbury Borough Plan and Policies Map** are available on the Council website at www.tewkesbury.gov.uk or by clicking [here](#) and [here](#), respectively.

		COO1	Land at junction of A38/A4019, Coombe Hill	4.9ha	50 95 dwellings	Yes
		COO2	Land adjacent to the Swan PH	0.9ha	26 25 dwellings	No
		GOT1	Land to the north of Malleston Road, Gotherington (GNDP 2/1)	0.86ha	6 dwellings	No
		GOT2	Land to the north of Gretton Road, Gotherington (GNDP 2/3)	1.25ha	10 dwellings	No
		MAI1	Land at Bell House Farm, Maisemore	0.7ha	15 dwellings	No
		SHU1	Land at corner of Badgeworth Lane and A46, Shurdington	2.2ha	50 dwellings	Yes
		SHU2	Land north of Leckhampton Lane, Shurdington	1.2ha	20 dwellings	Yes
		SHU3	Garage site at Harrison Road, Shurdington	0.57ha	15 dwellings	Yes
		TOD1	Land adjacent to Pheasant Public House, Toddington	1.6ha	25 dwellings	Yes
		WOO1	Land adjacent Oxbutts Caravan park, Woodmancote	2.3ha	60 dwellings	Yes

Mod No.	Policy No./Paragraph No.	Modification				
	Paragraph 3.19	BRO1	Land Adjacent to Hucclecote Road And Golf Club Lane, Brockworth	3.33ha	166 dwellings	No
		BRO2	Nerva Meadows, Gloucester Business Park, Brockworth	3.3ha	106 dwellings	No
		FOR1	Land at corner of Bishops Walk and School Lane, Forthampton	1.55ha	10 dwellings	Yes
		<u>Total indicative capacity:</u>			<u>972 – 1,042 dwellings</u>	
		<p>The sites listed above would provide up to 1115 <u>1,042</u> dwellings in total. It should however be noted that 66 of these dwellings are on sites that already benefit from planning permission. This leaves a remaining uncommitted supply (i.e. sites that don't already have planning permission) of 1,049 dwellings. Of these uncommitted sites, <u>230</u> dwellings would be located at the Rural Service Centres and 267 <u>240</u> dwellings at the Service Villages. This would produce a total supply (plan period commitments plus proposed allocations) of 2109 <u>2,428</u> new dwellings at the Rural Service Centres and 1060 <u>1,082</u> new dwellings at the Service Villages. Further to this the proposed allocations would produce up to 300 (uncommitted) new dwellings at Tewkesbury Town, <u>and</u> 272 new dwellings at Brockworth, and 10 new dwellings at Forthampton. The plan also identifies a potential windfall housing opportunity at the MAFF site through Policy RET9 (Tewkesbury Town Regeneration). This would deliver approximately 40 additional dwellings at Tewkesbury town over and above the allocated supply identified in this plan.</p>				
MM2	Policy TEW1 - Land at Odessa Farm, Tewkesbury	<ul style="list-style-type: none"> Public open space should be provided to the south of the site; in order to provide a transition between built development and open countryside; and to the east of the site in order to avoid development in Flood Zones 2 and 3 and the part of the site in the Registered Battlefield and Conservation Area. All built development must be located in Flood Zone 1 <u>and take into account appropriate, locally specific allowances for climate change.</u> 				

Mod No.	Policy No./Paragraph No.	Modification
	Policy TEW4 - Healings Mill, Tewkesbury	<ul style="list-style-type: none"> • pass the flood risk 'exception test' (as set out in the National Planning Policy Framework) in relation to the parts of the development involving more vulnerable uses (including residential), <u>and be designed to be flood resistant/resilient (as appropriate) for the lifetime of the development including providing a safe access/egress and taking into account appropriate, locally specific allowances for climate change.</u> <p>(New bullet)</p> <ul style="list-style-type: none"> • <u>address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017).</u>
	Policy BIS2 - Land at Homelands Farm, Bishops Cleeve	<p>(New bullet)</p> <ul style="list-style-type: none"> • <u>Proposals should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017).</u>
	Policy BIS3 – Land at allotments off A435, Bishops Cleeve	<ul style="list-style-type: none"> • All built development must be located in Flood Zone 1 and <u>take into account appropriate, locally specific allowances for climate change. Proposals should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017) and its associated Addendum (July 2019).</u>
	Policy SHU2 – Land north of Leckhampton Lane, Shurdington	<p>(New bullet)</p> <ul style="list-style-type: none"> • <u>Proposals should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017)</u>

Mod No.	Policy No./Paragraph No.	Modification
MM3	Policy WIN1 - Land off Delavale Road/Orchard Road, Winchcombe	<ul style="list-style-type: none"> <li data-bbox="539 245 1861 453">• The proposal should promote accessibility to local services and public transport by pedestrians and cyclists by ensuring permeability through the site and connectivity with adjacent streets <u>Good accessibility for pedestrians, cyclists and those with disabilities from the site to the town centre and services and facilities elsewhere in the town is important and should be secured by the proposal. Permeability within the site and connectivity with adjacent streets should therefore be provided, including a pedestrian/cycling route to the south east and/or south to facilitate easy access to the town centre</u> <li data-bbox="539 464 1823 528">• Proposals on these <u>this</u> sites should address the site specific FRA requirements set out within the Level 2 Strategic Flood Risk Assessment (November 2017), and its Addendum (2018).
MM4	Policy COO1 - Land at junction of A38/A4019, Coombe Hill	<ul style="list-style-type: none"> <li data-bbox="539 644 1861 740">• the proposal to contribute to the wider green infrastructure network, deliver biodiversity net gains and mitigate against increased recreational pressures on the Coombe Hill Canal Site of Special Scientific Interest <u>including by providing alternative natural greenspace on site.</u>

Mod No.	Policy No./Paragraph No.	Modification
MM5	Policy SHU1 - Land at corner of Badgeworth Lane and A46, Shurdington	<p>Policy SHU1 – Land at corner of Badgeworth Lane and A46, Shurdington</p> <p>Proposals on this site will be expected to address the following requirements:</p> <ul style="list-style-type: none"> ● As part of any access proposals from Badgeworth Lane, parking arrangements must be provided for Shurdington Primary School to ensure adequate and safe two-way traffic movements along Badgeworth Lane, particularly during school drop off/pick up times. Proposals must consider the provision of new school parking spaces on the site as an integral part of the development in the first instance ● The site should be planned together with Site SHU4 to form a cohesive development. Proposals must explore and implement opportunities for a vehicular and pedestrian access route to be provided between the two sites and connecting any separate access points to Badgeworth Lane ● The proposal should contribute to the wider green infrastructure network, deliver biodiversity net gains and mitigate against increased recreational pressures on the Cotswold Beechwoods Special Area of Conservation ● The development should incorporate the suggested mitigation within the Tewkesbury Borough Plan – Assessment of Site Allocation Impacts on the Cotswold AONB (Toby Jones Associates, May 2019) <p>The proposal should address the relevant site specific Green Belt mitigation guidelines set out at Appendix 1 of the Part 2 (Partial) Green Belt Review (LUC, July 2017)</p>

Mod No.	Policy No./Paragraph No.	Modification
MM6	<p>Policy FOR1 - Land at corner of Bishops Walk and School Lane, Forthampton</p> <p>Paragraph 3.5 (Introduction to RES1)</p> <p>Paragraph 3.18 (Policy RES1)</p>	<p>Policy FOR1— Land at corner of Bishops Walk and School Lane, Forthampton</p> <p>In assessing proposals on this site careful consideration will be given to the design and siting of the development and its effect on the character of the settlement, its historic environment and its rural landscape setting.</p> <p>To achieve these objectives this plan sets out the Council’s preferred policy approach for enabling appropriate small-scale housing development at those settlements not defined within the settlement hierarchy. A specific site allocation is also made at Forthampton to meet community aspirations to enable a small amount of new housing within the settlement to support its vitality.</p> <p>....In addition to the allocations at Tewkesbury town, the Rural Service Centres and Service Villages in accordance with Policy SP2, one site allocation is located at Forthampton whereby there are community aspirations to enable a small amount of new housing within the settlement to support its vitality. The site allocation featured at Policy RES1 has been put forward by a local landowner with the support of the Parish Council. Whilst allocating land for housing at Forthampton does not feature as part of the JCS spatial strategy set out at Policy SP2, in accordance with Policy SP10 there can be other specific exceptions/circumstances in the district plans where housing will be permitted. In this instance the site at Forthampton is a locally driven proposal which, in the spirit of the Localism Act, is considered to be appropriate in principle. The site is however located within a sensitive context within the setting of the Conservation Area and numerous Listed Buildings. Forthampton also has a strong rural character with a low density, sporadic development set within open countryside, part of which lies within the Landscape Protection Zone. It is essential therefore that proposals on this site are sympathetic to the character of the settlement and its setting. Further information on the Council's approach to this matter is set out within the Housing Background Paper. Furthermore, Policy RES1 allocates two sites at Brockworth (BRO1 and BRO2). At the time of writing these sites both had a resolution to grant planning permission for residential development and are therefore suitable for allocation in this plan.</p>
MM7	Insert new Paragraph 3.7a before 3.8	<p><u>A number of other built-up areas on the edge of Gloucester and Cheltenham extend into Tewkesbury Borough, for example Farm Lane/Leckhampton Lane in Shurdington Parish, Grovefield Way/Cold Pool Lane in Badgeworth Parish and Cockcroft Lane/Mill Lane in Southam Parish. In order for the most appropriate policies in the plan to apply to such areas, these are included within settlement boundaries on the Policies Map</u></p>

Mod No.	Policy No./Paragraph No.	Modification																		
MM8	Insert new para 3.22a Page 31	<p data-bbox="495 212 1827 276"><u>As a result of the RES1 allocations, the updated sources of housing land supply in the Borough to meet the Joint Core Strategy requirement as at April 2020 are as follows:</u></p> <table border="1" data-bbox="495 276 1124 616"> <thead> <tr> <th data-bbox="495 276 916 316"><u>Source</u></th> <th data-bbox="916 276 1124 316"><u>Supply</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="495 316 916 355"><u>Completions</u></td> <td data-bbox="916 316 1124 355"><u>5,579</u></td> </tr> <tr> <td data-bbox="495 355 916 395"><u>Commitments</u></td> <td data-bbox="916 355 1124 395"><u>1,882</u></td> </tr> <tr> <td data-bbox="495 395 916 435"><u>Windfall sites</u></td> <td data-bbox="916 395 1124 435"><u>414</u></td> </tr> <tr> <td data-bbox="495 435 916 475"><u>Mitton (Wychavon)</u></td> <td data-bbox="916 435 1124 475"><u>500</u></td> </tr> <tr> <td data-bbox="495 475 916 515"><u>TBP allocations (972 – 1042)</u></td> <td data-bbox="916 475 1124 515"><u>1,007</u></td> </tr> <tr> <td data-bbox="495 515 916 555"><u>Total</u></td> <td data-bbox="916 515 1124 555"><u>9,382</u></td> </tr> <tr> <td data-bbox="495 555 916 595"><u>JCS requirement</u></td> <td data-bbox="916 555 1124 595"><u>9,900</u></td> </tr> <tr> <td data-bbox="495 595 916 616"><u>Shortfall still to be provided</u></td> <td data-bbox="916 595 1124 616"><u>518</u></td> </tr> </tbody> </table>	<u>Source</u>	<u>Supply</u>	<u>Completions</u>	<u>5,579</u>	<u>Commitments</u>	<u>1,882</u>	<u>Windfall sites</u>	<u>414</u>	<u>Mitton (Wychavon)</u>	<u>500</u>	<u>TBP allocations (972 – 1042)</u>	<u>1,007</u>	<u>Total</u>	<u>9,382</u>	<u>JCS requirement</u>	<u>9,900</u>	<u>Shortfall still to be provided</u>	<u>518</u>
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MM9	Insert new para 3.22b Page 31	<p data-bbox="495 670 1910 842"><u>Appendix 6 to this plan sets out the five-year supply position for Tewkesbury Borough as at April 2020 with the inclusion of 822 dwellings of supply from the RES1 Housing Site Allocations (those that will deliver within the five-year period 2020/21 to 2024/25 as set out within the site trajectory). With the inclusion of the RES1 allocations the Council can demonstrate a 7.15 years supply with a surplus of 609 dwellings. This updates the table on page 114 of the Adopted Joint Core Strategy (December 2017).</u></p> <p data-bbox="495 884 1910 1129"><u>The trajectory at Appendix 7 shows the plan period housing trajectory position for Tewkesbury Borough (as at April 2020), with the inclusion of the housing site allocations provided by Policy RES1. This shows that housing delivery is expected to exceed the cumulative requirements up until 2029/30. Housing delivery would be in deficit against cumulative requirements for the final two years of the plan period and would lead to an overall plan period shortfall of 518 dwellings to be met via strategic allocations in the JCS Review. This updates the table on page 113 of the Adopted Joint Core Strategy (December 2017).</u></p>																		

Mod No.	Policy No./Paragraph No.	Modification
MM10	<p>Policy RES4 New housing at other rural settlements</p> <p>Paragraph 3.29 (RES4)</p>	<p>b.) it does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the plan period; as a general <u>indication rule</u> no more than 5% growth or 10 dwellings, whichever is lesser, <u>during the plan period</u> will be allowed;</p> <p>As such, as a general indication no more than 5% growth or 10 dwellings <u>(based on the number of existing dwellings in the settlement) during the plan period, whichever is lesser</u>, will be allowed at these rural settlements. This will be measured from <u>the existing number of dwellings within the built up area of the settlement as it the settlement</u> existed at the start of the plan period. <u>The term built up area for the purpose of this policy is defined at paragraph 3.32.</u></p>
MM11	Policy RES5 New Housing Development	<p>In considering proposals for new housing development regard will be had to the following principles, as appropriate. Proposals should:</p> <ul style="list-style-type: none"> • <u>Make provision for the delivery of efficient and effective high-quality household waste collection services that supports the implementation of the waste hierarchy and encourages the practice of resource efficiency and waste reduction</u>
MM12	Policy RES7 - Re-use of rural buildings for residential use	<p>The re-use and conversion of redundant <u>and disused</u> buildings in the rural areas (the areas located outside of defined settlement boundaries) for residential use will be permitted provided that:</p> <p>5. <u>The proposal can mitigate the impact on any protected species that may be caused by the conversion or reuse.</u></p>

Mod No.	Policy No./Paragraph No.	Modification
MM13	<p>Policy RES11 Change of use of agricultural land to domestic garden</p> <p>Paragraph 3.59 (Policy RES11)</p>	<p>Planning permission will be granted for the change of use of agricultural land to domestic garden providing that:</p> <ol style="list-style-type: none"> 1. there is no adverse environmental or visual impact on the form, character or setting of the settlement, 2. there is no significant encroachment into the surrounding countryside, and 3. the form of the extension is not incongruous with the characteristic pattern of surrounding gardens, <u>and</u> 4. <u>the land-use change would not have a significant impact on local ecological networks (identified in the Local Nature Recovery Strategy) or deliver a net loss of priority habitat.</u> <p>Care must be taken when assessing proposals for the extension of residential gardens into agricultural land to ensure that this does not adversely affect the environment of the area through, for example, both the domestic landscaping of the garden, but also <u>and the</u> future introduction of features such as sheds, areas of hardstanding, drying areas or garages. <u>Furthermore, where agricultural land forms part of a local ecological network its change of use to domestic garden may result in the erosion and fragmentation of the network and the loss of priority habitat.</u> Within the Green Belt...</p>
MM14	<p>Policy RES12 Affordable housing</p> <p>Paragraph 3.61 (RES12)</p>	<p>Where there is an issue relating to the viability of development that impacts on delivery of the full affordable housing requirement, developers should consider:</p> <ol style="list-style-type: none"> i. Varying the housing mix, <u>tenure mix</u> and design of the scheme in order to reduce costs whilst having regard to the requirements of other policies in the plan and the objective of creating a balanced housing market; <p>Schemes involving 10 or more units (or sites of 0.5ha or more) will be required to provide 40% affordable housing on site regardless of their location. <u>The affordable housing tenure mix to be provided will be assessed having regard to up-to-date evidence of local needs and in line with the definition set out in Annex 2 of the NPPF.</u></p>

Mod No.	Policy No./Paragraph No.	Modification																			
MM15	Policy RES13 Housing Mix	<p>In addition, new developments should, where appropriate, provide the following as part of the mix of housing on site:</p> <ol style="list-style-type: none"> 1. Accessible and adaptable dwellings (Regulation M4(2) Category 2) and Wheelchair user dwellings (Regulation M4(3) Category 3) in accordance with up to date evidence of local need 2. <u>Up to 5%</u> self and custom build housing plots where there is evidence of appropriate demand identified on the Council's Self and Custom Build Register. <p>The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. The local planning authority will negotiate an appropriate housing mix on a site by site basis based on the latest evidenced needs of the site locality. Generally, the larger the scale of development, the more opportunity exists for a wider range of dwelling types and sizes. <u>Any viability constraints affecting the potential housing mix will need to be fully justified at planning application stage.</u></p>																			
MM16	Policy GTTS1: Site allocations for Gypsies and Travellers	<p>The sites listed below, and shown on the Policies Map, are proposed to be allocated as sites on which occupation will be limited to Gypsies and Travellers</p> <table border="1" data-bbox="488 746 1635 1104"> <thead> <tr> <th data-bbox="488 746 1167 858">Site Allocations</th> <th data-bbox="1167 746 1391 858">Site area (hectares)</th> <th data-bbox="1391 746 1635 858">Capacity (Pitches)</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 858 667 935">Minsterworth</td> <td data-bbox="667 858 1167 935">Land adjacent to Hygrove Place, Hygrove Lane</td> <td data-bbox="1167 858 1391 935">0.40</td> <td data-bbox="1391 858 1635 935">7</td> </tr> <tr> <td data-bbox="488 935 667 991">Staver-ton</td> <td data-bbox="667 935 1167 991">Hillview, Bamfurlong Lane</td> <td data-bbox="1167 935 1391 991">0.89</td> <td data-bbox="1391 935 1635 991">15</td> </tr> <tr> <td data-bbox="488 991 667 1046">The Leigh</td> <td data-bbox="667 991 1167 1046">Land adjacent to Fieldview, A38</td> <td data-bbox="1167 991 1391 1046">0.37</td> <td data-bbox="1391 991 1635 1046">8</td> </tr> <tr> <td data-bbox="488 1046 667 1104"><u>Badgeworth</u></td> <td data-bbox="667 1046 1167 1104"><u>Brookside Stables, Cold Pool Lane</u></td> <td data-bbox="1167 1046 1391 1104"><u>0.29</u></td> <td data-bbox="1391 1046 1635 1104"><u>7</u></td> </tr> </tbody> </table>	Site Allocations	Site area (hectares)	Capacity (Pitches)	Minsterworth	Land adjacent to Hygrove Place, Hygrove Lane	0.40	7	Staver-ton	Hillview, Bamfurlong Lane	0.89	15	The Leigh	Land adjacent to Fieldview, A38	0.37	8	<u>Badgeworth</u>	<u>Brookside Stables, Cold Pool Lane</u>	<u>0.29</u>	<u>7</u>
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MM17	Policy EMP1 Major Employment Sites	<p>At Major Employment Sites, as defined on the Policies Map, the Borough Council will support in principle proposals for <u>offices, research and development, light industrial, general industrial, storage and distribution development</u> B-class employment development. It is expected that new development at these sites will normally be for <u>these employment uses</u> B-class uses only.</p> <p>Proposals for limited non-B-class development <u>outside these uses</u> may be supported where they constitute ancillary and complementary services that promote the overall viability of the employment site.</p> <p><u>Conditions to limit changes of use within or beyond these employment uses may be imposed on new planning permissions if justified on a case by case basis.</u></p> <p>Proposals for the expansion of Major Employment Sites may be considered where they satisfy the criteria at Policy EMP5.</p> <p>The following sites are allocated as Major Employment Sites:</p> <table border="1" data-bbox="488 635 1294 1401"> <thead> <tr> <th data-bbox="488 635 817 721">Location</th> <th data-bbox="817 635 1048 721">Site</th> <th data-bbox="1048 635 1294 721">TBP (Ha) Extension <u>Notes</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="488 721 817 976" rowspan="2">Bishops Cleeve</td> <td data-bbox="817 721 1048 807">Cleeve Business Park</td> <td data-bbox="1048 721 1294 807">-</td> </tr> <tr> <td data-bbox="817 807 1048 976">Malvern View Business Park</td> <td data-bbox="1048 807 1294 976">15.9ha <u>2.24 ha extension allocated on adjacent land</u></td> </tr> <tr> <td data-bbox="488 976 817 1062">Brockworth</td> <td data-bbox="817 976 1048 1062">Gloucester Business Park</td> <td data-bbox="1048 976 1294 1062">-</td> </tr> <tr> <td data-bbox="488 1062 817 1401" rowspan="3">Churchdown/Staverton</td> <td data-bbox="817 1062 1048 1149">Staverton Technology Park</td> <td data-bbox="1048 1062 1294 1149">-</td> </tr> <tr> <td data-bbox="817 1149 1048 1235">Meteor Business Park</td> <td data-bbox="1048 1149 1294 1235">1.3ha</td> </tr> <tr> <td data-bbox="817 1235 1048 1401">Ashville Business Park</td> <td data-bbox="1048 1235 1294 1401">3.9ha <u>Planning permission granted for 3.5 ha extension</u></td> </tr> </tbody> </table>	Location	Site	TBP (Ha) Extension <u>Notes</u>	Bishops Cleeve	Cleeve Business Park	-	Malvern View Business Park	15.9ha <u>2.24 ha extension allocated on adjacent land</u>	Brockworth	Gloucester Business Park	-	Churchdown/Staverton	Staverton Technology Park	-	Meteor Business Park	1.3ha	Ashville Business Park	3.9ha <u>Planning permission granted for 3.5 ha extension</u>
Location	Site	TBP (Ha) Extension <u>Notes</u>																		
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	Bamfurlong Industrial Park	<u>4.2ha-Planning permission granted on 5.9 ha of adjacent land</u>
Innsworth	Innsworth Technology Park	-
Tewkesbury	Tewkesbury Business Park	-
	Ashchurch Business Park	-

Para 4.6
(Policy EMP1)

...The primary scope purpose of identifying these sites is to encourage traditional B-class forms of employment development for which there is a great demand for land, and in order to help deliver a minimum of 192ha of B-class employment land* across the JCS area in accordance with policies SP1 and SP2 of the JCS. Therefore, the council will normally expect new development at these sites to be for B-class uses (general industrial, storage and distribution) and some uses now within Class E (offices, research, and development, light industrial). The Council may impose conditions on planning permissions for new employment premises in order to retain those uses by requiring express planning permission for their change of use. The need for conditions will be approached on a case by case basis but may be necessary in order to ensure that employment sites remain focused on supporting jobs and delivering the JCS requirement for employment land. It is also recognised that Major Employment Sites are located at out-of-centre locations where the development of new main town centre uses and other types of development normally found in central areas may not be appropriate as they could potentially harm the vitality and viability of the Borough’s designated retail centres. Applications for the removal or variation of such conditions will be considered against Policy EMP6 of this plan (Safeguarding of Employment Sites) and any relevant retail policies.

Paragraph 4.7
(Policy EMP1)

Proposals for non-B-class non-employment uses (as defined at Policy EMP1) will therefore not normally be supported at Major Employment Sites. However, some limited non-B-class employment uses may be supported where they provide ancillary and complementary services that would supplement the operation of the employment area. It is recognised, for example, that some serviced-based industries, such as nurseries, gyms, food outlets, can often help to promote the vitality of employment areas. Furthermore, some employment generating infrastructure operations, such as waste and

Mod No.	Policy No./Paragraph No.	Modification
	Para 4.11 (Policy EMP1)	<p><u>water management facilities can also be appropriate.</u> Beyond this, other proposals for larger non-B-class non <u>employment</u> uses may only be considered in exceptional circumstances. Such proposals would need to demonstrate that there would be a positive economic impact that outweighs the loss of <u>employment</u> land and that it would not be to the detriment of the wider economic growth of the site and the wider area. Proposals would be required to demonstrate that the proposed use would be job-generating and that the viability of the Major Employment Site for <u>employment</u> uses would not be compromised.</p> <p>Proposals for the expansion of existing Major Employment Sites to provide additional B-class employment land may be considered in order to promote economic growth and the vitality and viability of the employment area.</p> <p><u>Footnote</u> * <u>The JCS was adopted prior to the use class changes that came into effect on 1st September 2020.</u></p>

MM18	Policy EMP2 Rural Business Centres	<p>At Rural Business Centres, as defined on the Policies Map, the Borough Council will support in principle proposals for B-class employment development <u>as defined at Policy EMP1</u>.</p> <p><u>Conditions to limit changes of use within or beyond these employment uses may be imposed on new planning permissions if justified on a case by case basis.</u></p> <p>New development proposals at Rural Business Centres, including redevelopment, intensification and extensions, will be supported providing that they are of an appropriate scale and design having regard to the character of existing buildings on the site and the rural landscape of the area.</p> <p>Proposals for the proportionate, small-scale expansion of Rural Business Centres may be considered where they satisfy the criteria at Policy EMP5.</p> <p>The following sites are allocated as Rural Business Centres, <u>including 13.7 ha of new allocations</u>:</p> <table border="1" data-bbox="504 639 1413 1396"> <thead> <tr> <th>Location</th> <th>Site</th> <th>TBP (Ha)</th> <th>Extension Notes</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Ashchurch Rural</td> <td>Homedowns Achievement Park</td> <td>-</td> <td></td> </tr> <tr> <td>Newton Farm Business Park</td> <td>-</td> <td></td> </tr> <tr> <td>Bishops Cleeve</td> <td>Homelands Farm</td> <td>1.4 ha</td> <td><u>1.68 ha extension</u></td> </tr> <tr> <td>Deerhurst</td> <td>Highfield Farm</td> <td>2.7 ha</td> <td><u>3.3 ha extension</u></td> </tr> <tr> <td>The Leigh</td> <td>Knightsbridge Business Centre</td> <td>2.2 ha</td> <td></td> </tr> <tr> <td>Gretton</td> <td>Park Farm Industrial Estate</td> <td></td> <td><u>1.35 ha extension</u></td> </tr> <tr> <td>Highnam</td> <td>Highnam Business Centre</td> <td>1.9 ha</td> <td><u>extension</u></td> </tr> <tr> <td>Maisemore</td> <td>The Steadings</td> <td></td> <td></td> </tr> <tr> <td>Toddington</td> <td>Orchard Industrial Estate</td> <td>6.5 ha</td> <td></td> </tr> </tbody> </table>	Location	Site	TBP (Ha)	Extension Notes	Ashchurch Rural	Homedowns Achievement Park	-		Newton Farm Business Park	-		Bishops Cleeve	Homelands Farm	1.4 ha	<u>1.68 ha extension</u>	Deerhurst	Highfield Farm	2.7 ha	<u>3.3 ha extension</u>	The Leigh	Knightsbridge Business Centre	2.2 ha		Gretton	Park Farm Industrial Estate		<u>1.35 ha extension</u>	Highnam	Highnam Business Centre	1.9 ha	<u>extension</u>	Maisemore	The Steadings			Toddington	Orchard Industrial Estate	6.5 ha	
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Twigworth	Twigworth Court	-
Twynning	Brockridge Farm Business Centre	3.8 ha <u>4.0 ha extension</u>
	Duddage Manor Business Park	0.42 ha <u>0.53 ha extension</u>
Winchcombe	Isbourne Business Centre	2.11 ha
	Withytrees Farm	<u>New allocation</u> <u>0.96 ha</u>

Para 4.14 (Policy EMP2)

It is also proposed to allocate land for the expansion of the following Rural Business Centres: Highfield Farm, ~~Knightsbridge Business Centre~~, Park Farm Industrial Estate, Highnam Business Centre, ~~Orchard Industrial Estate~~, Brockridge Farm Business Centre, and Duddage Manor Business Park ~~and Isbourne Business Centre~~.

Paragraph 4.15 (Policy EMP2)

Given the small scale and rural location of the Rural Business Centres, proposals for alternative ~~non-B-Class~~ job generating or complementary uses not falling within the employment uses defined at Policy EMP1 are unlikely to be supported. Some limited ~~non-B-class~~ uses beyond these employment uses may be supported where they provide ancillary and complementary services that would supplement the operation of the employment area. However, any such uses must be small-scale and not detract from the overall ~~B-class~~ employment use nature of the rural business centre. In order to help deliver employment land across the JCS area in accordance with Policies SP1 and SP2 of the JCS, the Council may impose conditions on planning permissions for new employment premises in order to retain the premises within those uses by requiring express planning permission for their change of use. The need for conditions will be approached on a case by case basis but may be necessary in order to ensure that employment sites remain focused on supporting jobs and delivering the JCS requirement for employment land. It also recognises that the Rural Business Centres are located at out-of-centre locations where the development of new main town centre uses and other types of development normally found in central areas would not be appropriate as they could potentially harm the vitality and viability of the Borough's designated retail centres. Moreover, the majority of Rural Business Centres are located outside of defined settlement boundaries and in locations that may not be sustainable for new housing. Applications for the removal or variation of such conditions will be considered against Policy EMP6 of this plan (Safeguarding of Employment Sites) and any other relevant policies.

Paragraph 4.16 (Policy EMP2)

Proposals for the expansion of existing Rural Business Centres to provide additional ~~B-class~~ employment land may be considered in order to promote economic growth and the vitality and viability of the employment area.

Mod No.	Policy No./Paragraph No.	Modification
MM19	<p data-bbox="210 212 459 347">Policy EMP3 Employment sites within settlement boundaries</p> <p data-bbox="210 507 394 576">Paragraph 4.18 (Policy EMP3)</p>	<p data-bbox="486 212 1908 323">Development proposals for employment uses (as defined in Policy EMP1) within settlement boundaries but not on allocated sites, including redevelopment, change of use, intensification, and extensions, will be supported in principle. All proposals will be required to satisfy the criteria at Policy EMP5.</p> <p data-bbox="486 371 1908 435">Conditions to limit changes of use within or beyond these employment uses may be imposed on new planning permissions if justified on a case by case basis.</p> <p data-bbox="486 483 1908 675">...Policy EMP5 is intended to prevent incompatible forms of employment development within settlements. The Council may consider imposing conditions on planning permissions for new employment premises in order to retain the premises within those uses by requiring express planning permission for their change of use. Applications for the removal or variation of such conditions will be considered against Policy EMP6 of this plan (Safeguarding of Employment Sites) and any other relevant policies.</p>

Mod No.	Policy No./Paragraph No.	Modification
MM20	<p data-bbox="208 212 463 316">Policy EMP4 Rural Employment Development</p> <p data-bbox="208 751 463 855">New paragraph beneath 4.24 (Policy EMP4)</p>	<p data-bbox="486 212 1910 276">Within the wider rural area, outside of allocated employment sites or settlement boundaries, proposals for new <u>agricultural or</u> employment development (<u>as defined in Policy EMP1</u>) will be supported in principle where they:</p> <ol data-bbox="539 320 1910 491" style="list-style-type: none"> 1. involve appropriate agricultural development or diversification in accordance with Policies AGR1 and AGR2; or 2. involve the appropriate conversion of a rural building; or 3. involve the redevelopment or expansion of established employment land or an existing business occupying the site; or 4. there are specific reasons why a rural location is necessary <p data-bbox="486 536 1910 600"><u>Conditions to limit changes of use within or beyond these employment uses may be imposed on new planning permissions if justified on a case by case basis.</u></p> <p data-bbox="486 644 1910 708">In all cases the scale and nature of the proposal should respect the rural character of the area and will be required to satisfy the criteria at Policy EMP5.</p> <p data-bbox="486 753 1910 986"><u>The Council may consider imposing conditions on planning permissions for new employment premises in order to retain the premises within those uses by requiring express planning permission for their change of use. This will be approached on a case by case basis and may be necessary as rural employment development may well be located where main town centre uses and residential development would not be appropriate. Applications for the removal or variation of such conditions will be considered against Policy EMP6 of this plan (Safeguarding of Employment Sites) and any other relevant policies.</u></p>

Mod No.	Policy No./Paragraph No.	Modification
MM21	<p>Policy EMP5 New Employment Development (General)</p> <p>Para 4.26</p> <p>New Para 4.29a</p>	<p>Proposals for new employment development that are acceptable in principle in accordance with policies EMP1 – EMP4 will be permitted, subject to the application of other plan policies, where the following criteria are satisfied:..</p> <p>2. There is provision for safe and convenient access by <u>sustainable</u> appropriate transport modes, commensurate with the scale and nature of the proposed development and the location of the site.</p> <p><u>7. Provision can be made for efficient and effective management of waste from the site that supports the waste hierarchy and encourages resource efficiency and waste reduction.</u></p> <p>Important in this context is the impact of development on the highway network, the accessibility of development having regard to sustainable transport objectives, and the impact of development on its surrounding area, both environmentally and on neighbouring uses. <u>Where there are opportunities to access sites proposed for employment development from major roads (as opposed to providing access from local roads and rural lanes), this should be the preferred option unless it is demonstrated not to be feasible or appropriate in planning and/or highways terms.</u></p> <p><u>Employment development should contribute towards waste minimisation and support the delivery of a network of sustainable waste management facilities. As such, new development should ensure that it can contribute to the delivery of efficient and effective high quality commercial waste collection services that support the implementation of the waste hierarchy and encourage the practice of resource efficiency and waste reduction. It should also facilitate the on-site and/or proximal management of waste, including through support for complementary activities such as utilising the services of existing neighbouring or nearby waste management facilities.</u></p>

Mod No.	Policy No./Paragraph No.	Modification
MM22	<p data-bbox="210 212 461 316">Policy EMP6 Safeguarding of Employment Sites</p> <p data-bbox="210 392 394 459">Paragraph 4.30 (Policy EMP6)</p> <p data-bbox="210 579 394 608">Paragraph 4.32</p> <p data-bbox="210 975 461 1042"><u>New paragraph 4.34 inserted</u></p>	<p data-bbox="488 212 1868 276">Employment sites will be safeguarded for <u>employment uses as defined in Policy EMP1</u> B-class employment uses and the loss or change of use of a site to non <u>employment</u> B-class uses will generally be resisted.</p> <p data-bbox="488 320 1787 349">The loss of B-class employment land will only be acceptable in principle where it can be demonstrated that...</p> <p data-bbox="488 392 1912 528">Policy EMP6 applies to all employment land falling within Class B of the Town and Country Planning (Use Classes) Order 1987 (as amended) including Class B1 (a, b and c), B2 and B8 and any additional or amended categories featured within an equivalent use class in any new or revised version of the Order. Policy EMP6 applies to all employment land in both allocated and unallocated sites.</p> <p data-bbox="488 572 1912 924">Proposals involving the loss or change of use of <u>an employment</u> site to non B-class uses <u>employment uses</u> where it is argued that the site is no longer fit for purpose or capable of meeting employment needs will need to be clearly justified and evidence provided to support loss of the employment land. In order to show that there is no demand for an existing employment site, applicants will be expected to provide evidence to the Council's satisfaction demonstrating that they have actively marketed the premises or site in question for a reasonable length of time as a going concern and at a realistic price with no success. A marketing period of 18 months will normally be required for most proposals but the Council may agree a shorter period or require a longer period depending on the scale and nature of the site in question. <u>Evidence will be required to show that all available forms of grant funding and financial support to help retain the employment use(s) have been explored and none are viable.</u> A feasibility study should also be submitted to demonstrate to the Council's satisfaction that redevelopment of the site for employment use is not viable.</p> <p data-bbox="488 975 1912 1083"><u>Waste management sites are specifically safeguarded by the Gloucestershire Waste Core Strategy and the loss of existing or allocated sites will normally be safeguarded by the local planning authority in consultation with the waste planning authority. This also extends to proposed neighbouring uses that may prejudice the use of a site for waste management.</u></p>

Mod No.	Policy No./Paragraph No.	Modification
MM23	<p data-bbox="210 212 459 312">Policy AGR1 Agricultural Development</p> <p data-bbox="210 895 412 959">Para 4.36 (Policy AGR1)</p>	<p data-bbox="486 212 1868 276">Proposals for new agricultural development, including intensive and industrial scale agricultural operations, to meet the needs of the agricultural business will be permitted provided that, where appropriate:</p> <ol data-bbox="486 320 1906 815" style="list-style-type: none"> 1. The proposed development is reasonably necessary and designed for the purposes of agriculture. 2. The proposed development is well sited in relation to existing buildings, access tracks, ancillary structures and works, and landscape features in order to minimise adverse impact on the visual amenity of the rural landscape paying particular regard to Areas of Outstanding Natural Beauty, Special Landscape Areas and the Landscape Protection Zone. 3. The proposed development is sympathetically designed in terms of height, mass, materials, colour and landscaping where appropriate 4. There is no unacceptable adverse impact on the amenity of residential properties or any other protected buildings, including affects from noise, light or odour pollution, including on human health. 5. <u>There is no unacceptable impact on biodiversity and ecological networks.</u> 6. Arrangements for the storage and/or disposal of waste (including manure and slurry) are satisfactory and do not have an unacceptable impact on air quality or threaten the quality of ground <u>water</u>, or surface water <u>or nearby watercourses.</u> 7. The highway network (including site access and egress) is adequate to safely cater for the type and volume of traffic generated by the proposal. <p data-bbox="486 895 1906 1214">Developments associated with the intensive rearing and accommodation of poultry, pigs or other livestock often give rise to various problems. In particular, the type and scale of such proposals can be seriously harmful to <u>both</u> the appearance of the landscape <u>and also of water quality</u>; they can generate significant traffic, including heavy goods vehicles, which can cause serious problems of highway safety when access involves the use of narrow country lanes; and the concentration of livestock in confined conditions can create problems of noise, dust, and smell from effluent. Careful control over their location and siting is therefore necessary. In particular, the storage and disposal or waste can have potential implications on air <u>and water</u> quality and increases in atmospheric nitrogen resulting from ammonia. Proposals for intensive livestock development will be expected to assess the potential impacts on air <u>and water</u> quality and demonstrate the mitigation against any adverse effects.</p>

MM24	<p>5. Green Belt (Introduction Paragraph 5.5) –</p> <p>Paragraph 5.7</p> <p>Policy GRB1 – Green Belt Review</p>	<p>Further to this, in exploring potential opportunities for new employment land in the Borough the ELED SR has identified that some of the most important and deliverable sites are adjacent to Gloucestershire airport. The Council recognises the strategic importance of the airport and supports the SEP for Gloucestershire which aims to optimise the contribution and benefit the airport and the land around it can make to local communities and the economy. It is considered essential <u>necessary</u> in the interest of the Council’s Economic Development and Tourism Strategy that that employment development potential of the airport is realised <u>should be explored</u>. At the same time however, this area serves a critical role as Green Belt being located in the narrow gap between Cheltenham and Churchdown. Unlocking the employment development potential of the airport whilst working within Green Belt policy presents a key challenge for the TBP.</p> <p>Having regard to the findings of the Part 2 (Partial) Green Belt Review (July 2017) and in accordance with the advice within the NPPF, it is proposed to <u>revise the Green Belt boundary around Shurdington to recognise the reality of built development on the fringes of the village</u> remove land from the Green Belt in order to deliver appropriate housing growth at Shurdington, as well as land at Staverton/ Gloucestershire airport for employment growth. These changes will also enable the creation of a new, robust and defensible Green Belt boundary. For reasons set out in the Housing Background Paper and summarised in the reasoned justification below, no changes to the Green Belt boundary are proposed at Woodmancote <u>or Gloucestershire airport</u>.</p> <p>Policy GRB1 – Green Belt Review It is proposed to remove the following areas of land from the Green Belt: 1. 8.3ha of land at Leckhampton Lane, Shurdington 2. 7ha of land to the east of Shurdington Road, Shurdington 3. 2.2ha of land at corner of Badgeworth Lane and A46, Shurdington 4. 3.5ha of land adjacent to Ashville Business Park, Staverton 5. 1.6ha of land adjacent to Meteor Business Park, Staverton 6. 3.5ha of land adjacent to Bamfurlong Industrial Park, Staverton The boundary of the Green Belt is shown on the Policies Map.</p> <p><u>Policy GRB1 – Green Belt Review</u></p> <p><u>The Green Belt inset boundary around Shurdington has been reviewed and extended to reflect the existing built up area of the village. This will allow scope for some limited infilling and redevelopment, including housing site SHU2, whilst avoiding any outward encroachment into the surrounding countryside which would conflict with the purposes of the Green Belt. The boundary of the Green Belt is shown on the policies map.</u></p>
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Paragraph (GRB1)	5.9	<p>In the case of Shurdington, both housing sites SHU1 (land at Badgeworth Lane) and SHU2 (land at Leckhampton Lane) are is located within <u>amidst an existing built-up</u> areas that are is assessed in the Green Belt review as making a relatively weak contribution to Green Belt purposes. Consequently, the Green Belt review finds that the removal of the sites <u>area in which SHU2 is located</u> from the Green Belt would result in a relatively low level of harm to the Green Belt. <u>Site SHU2 is well related to the existing built-up area of the village. It is surrounded by existing residential development on three sides and further contained by the tree lined Ham Brook to the north.</u> The Green Belt review also identifies a number of <u>other</u> existing built-up areas adjacent to the north-east, east and southwest of the village that perform weakly against Green Belt purposes as they are fully developed. This plan proposes to <u>removes</u> these areas from the Green Belt in order to create a new, robust, and defensible Green Belt boundary. <u>This will allow for some further infilling and redevelopment within the settlement boundary.</u></p>
Paragraph 5.10		<p>The proposed removal <u>of the existing built-up areas of land</u> from the Green Belt at Shurdington <u>does not prejudice the purposes of the Green Belt and satisfies the NPPF's requirement for exceptional circumstances to be demonstrated.</u> is considered to be essential in this instance in order to provide housing to meet local needs at one of the Borough's largest and most sustainable Service Villages. There are no suitable and sufficient alternatives at Shurdington that involve land located outside of the Green Belt.</p>
Paragraph 5.11		<p>The Green Belt review sets out a number of potential mitigation measures for each of these sites <u>Site SHU2</u> which are aimed at minimising any harm to the remainder of the Green Belt. Policy <u>SHU2 RES1</u> of this plan makes these mitigation measures a policy requirement. through site specific policies RES1P, RES1Q and RES1S.</p>
Paragraph 5.16		<p>The Council's approach for realising the employment development potential of the airport is through the careful expansion of the Major Employment Sites along the B4063 to enable general business uses; and the expansion of the Non-Essential Operational Area to the southeast of the airport (the Southeast Camp) to provide increased opportunities for business uses which directly support the airport. <u>Policy GRB2 provides the Council's policy in this respect.</u> This is considered to be a more suitable approach than the creation of entirely new employment sites as there is already precedent for employment/airport related development within these areas and it would avoid the removal of isolated parcels of land surrounded by open <u>from the</u> Green Belt <u>at the airport.</u> <u>As identified in the Green Belt Review, the removal of land at the airport from the Green Belt would lead to almost continuous development between Churchdown and the M5 which would significantly reduce the undeveloped gap between Gloucester and Cheltenham. The Green Belt review consequently finds that the harm to the Green Belt from development of the airport land as a whole would be high.</u></p>
Paragraph 5.17		<p><u>In addition to the opportunities for new employment development at the airport set out at Policy GRB2, the Council has granted planning permissions for new employment development on land adjacent to Ashville Business Park and on land adjacent to Bamfurlong Industrial Park. These sites are both in the Green Belt, but the Council found there to be</u></p>

Mod No.	Policy No./Paragraph No.	Modification
	<p data-bbox="210 643 394 671">Paragraph 5.18</p> <p data-bbox="210 1145 394 1174">Paragraph 5.19</p>	<p data-bbox="486 213 1908 600">very special circumstances that outweigh the resulting harm to the Green Belt and the conflict with Green Belt policy. The land adjacent to Ashville Business Park already benefits from planning permission for new employment development. This site therefore lacks permanence as open Green Belt and is considered suitable for removal and allocation as an expansion to the adjacent Major Employment Site. The land adjacent to Meteor Business Park and Bamfurlong Industrial Estate is assessed in the Green Belt review as part of a wider cumulative release scenario involving seven parcels of land located along the B4063. The review identifies that the openness of the land within the parcels contributes to the perceived gap between Churchdown and Cheltenham while travelling along the B4063. The release of the parcels would see additional development on either side of the road and a significant reduction in the gap between the two industrial areas. Consequently the review finds that release of all of the parcels would result in 'moderate high' harm to the Green Belt. It is however considered that the Council's approach would limit the extent of the identified harm as it would release just three of the seven parcels assessed.</p> <p data-bbox="486 651 1908 1110">All of the parcels proposed to be removed are identified in the ELED SR as having very good suitability for employment development. The parcels are also considered to be deliverable; they are known to be available for development and are being actively promoted for business uses. Furthermore, the parcels are not subject to any other significant planning constraints and are considered to be developable. The Council has considered alternative approaches to delivering employment development at the airport however these would either result in a higher level of harm to the Green Belt and/or are not considered to represent deliverable and developable options. One exception to this is the land adjacent to the South East Camp. Although the removal of this area would result in 'moderate' harm to the Green Belt, it relates to an isolated parcel surrounded by Green Belt on all sides. Its removal would therefore affect the integrity of the surrounding Green Belt. It is also considered to be important to safeguard this area exclusively for business uses which support the airport rather than allocate it for general business uses, so to promote rather than undermine the significance of the airport. In view of the strategic importance of the airport, the deliverability of the identified sites and the lack of suitable alternatives it is considered that there are exceptional circumstances for the removal of the identified parcels of land.</p> <p data-bbox="486 1158 1794 1222">Further to the Green Belt removal proposed by Policy GRB1, this plan proposes to expand the Non-Essential Operational Area of the airport as defined in the JCS. Policy GRB2 provides the Council's policy in this respect.</p>
MM25	Policy GRB2 Gloucestershire Airport –	<p data-bbox="486 1267 1868 1331">The extent of the Non-Essential Operational Area of Gloucestershire Airport is shown on the Policies Map. <u>The Non-Essential Operational Area of Gloucestershire Airport will be extended as shown on the policies map.</u></p> <p data-bbox="486 1374 1032 1406">Within the Non-Essential Operational Area,....</p>

<p>MM26</p>	<p><u>New Policy GRB4 – Cheltenham – Gloucester Green Belt</u> At end of chapter</p> <p><u>New paragraphs Para 5.28 onwards</u></p> <p><u>Para 5.29</u></p>	<p><u>Development on land designated as Green Belt will be severely restricted to ensure it continues to fulfil the five purposes of the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. Substantial weight will be given to any harm to the Green Belt when assessing planning applications.</u></p> <ol style="list-style-type: none"> 1. <u>New buildings are inappropriate in the Green Belt with the following exceptions:</u> <ol style="list-style-type: none"> (a) <u>buildings for agriculture and forestry;</u> (b) <u>appropriate facilities for outdoor sport, outdoor recreation and cemeteries;</u> (c) <u>the extension and alteration of an existing building providing the original building is not disproportionately increased in size;</u> (d) <u>a replacement building for the same use providing it is not materially larger;</u> (e) <u>limited affordable housing for local community needs.</u> 2. <u>The following forms of development are not inappropriate providing they preserve the openness of the Green Belt and do not conflict with its purposes:</u> <ol style="list-style-type: none"> (a) <u>limited infilling or the partial or complete redevelopment of previously developed land;</u> (b) <u>mineral extraction;</u> (c) <u>engineering operations;</u> (d) <u>local transport infrastructure which requires a Green Belt location;</u> (e) <u>the re-use of buildings of a permanent and substantial construction;</u> (f) <u>development under a Community Right to Build Order or Neighbourhood Development Order.</u> <p><u>Other development is inappropriate in the Green Belt and will only be permitted in very special circumstances.</u></p> <p><u>Such circumstances only exist if the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</u></p> <p><u>Reasoned justification</u> <u>The NPPF makes clear that Government attaches great importance to Green Belts and explains that their fundamental aim is to prevent urban sprawl by keeping land permanently open.</u></p> <p><u>In Tewkesbury Borough, the Green Belt extends over an area of some 390 ha and serves primarily to prevent the coalescence of Cheltenham and Gloucester, and Cheltenham and Bishop’s Cleeve.</u></p>
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<p>MM27</p>	<p>Policy Maintaining the vitality and viability of the town, borough and local centres</p> <p>RET1</p>	<p>The Borough Council identifies the following hierarchy of designated retail centres</p> <table border="0"> <thead> <tr> <th>Market Town</th> <th>Service Centres</th> <th>Local Centres</th> </tr> </thead> <tbody> <tr> <td>Tewkesbury</td> <td>Bishop's Cleeve Winchcombe</td> <td>Brockworth Churchdown Coopers Edge Innsworth Northway</td> </tr> </tbody> </table> <p>A1 Innsworth and Twigworth* A2 South Churchdown A3 North Brockworth A4 North West Cheltenham A7 West Cheltenham</p> <p>The Tewkesbury Town Centre boundary, and its pPrimary sShopping Area frontages, and the boundaries of the designated retail centres are identified on the Policies Map. The local centres provided within the Joint Core Strategy Strategic Allocations will also be subject to this policy.</p> <p>In all cases, proposals for main town centre uses within the centres identified above, including retail and leisure development, must ensure that they...</p> <p>g. In the case of proposals at Tewkesbury Town, do not conflict with the requirements for <u>the</u> Primary Shopping Area Frontages at Policy RET2.....</p> <p><u>Footnote</u></p> <p>* A1 Innsworth and Twigworth, A2 South Churchdown, A3 North Brockworth, A4 North West Cheltenham and A7 West Cheltenham are Local Centres to be provided within JCS Strategic Allocations – not yet delivered at the time of plan preparation.</p> <p>Para 6.6</p> <p>These retailing areas provide the location for a variety of local shopping uses which make a valuable contribution to the vitality and viability of the centre as a whole. The priority is to maintain Class A uses <u>retail related uses</u> in these locations <u>which are defined for the purposes of this plan as retail shops, restaurants and cafes, financial and professional services, drinking establishments and hot food takeaways</u>. Within these areas, <u>where the grant of</u></p>	Market Town	Service Centres	Local Centres	Tewkesbury	Bishop's Cleeve Winchcombe	Brockworth Churchdown Coopers Edge Innsworth Northway
Market Town	Service Centres	Local Centres						
Tewkesbury	Bishop's Cleeve Winchcombe	Brockworth Churchdown Coopers Edge Innsworth Northway						

MM28	<p>Policy RET2 Tewkesbury Town Centre and Primary Frontages</p> <p>Paragraph (RET2) 6.12</p>	<p>Within the Tewkesbury Town Centre Boundary, as defined on the Policies Map (excluding the Primary Shopping Area Frontages), proposals for main town centre uses and residential uses will be supported.</p> <p>Within the Tewkesbury Town Centre ground floor Primary Shopping Area Frontages, as defined on the Policies Map, proposals for Class A1 retail shops (other than hot food) uses will be supported. The change of use from Class A1 retail will be permitted <u>Where permission is required, the change of use from retail shops will be permitted</u> provided that:</p> <ol style="list-style-type: none"> 1. A minimum of 60% of units within 100M of the centre point of the frontage of the application site (where this measurement is within the Pprimary Sshopping frontage aArea) would be within retail shops Class A1; and 2. The alternative use proposed is an appropriate main town centre use which contributes towards the vitality and viability of the Pprimary Shopping Area frontage <p>Proposals that do not meet the requirements of point 1 of this policy will only be accepted in exceptional circumstances where it can be demonstrated that an existing town centre unit is unviable and unsuitable for retail shop Class A1 use.</p> <p>Proposals involving the change of use from other main town centre uses (those not falling with retail shops Class A1) within the Primary Shopping Area Frontages will be permitted where the alternative use proposed is also a main town centre use. <u>Where permission is required, proposals involving the change of use On on upper floors within the Primary Shopping Area Frontages, proposals for residential use and main town centre uses will be supported.</u></p> <p><u>Within Tewkesbury Town Centre and its Primary Shopping Area, conditions to limit changes of use may be imposed on new planning permissions if justified on a case by case basis.</u></p> <p>Tewkesbury High Street is the main focus of retailing activity within the Borough. It provides a range of shopping facilities in an easily accessible and convenient location for many residents, as well as providing a wider role in supporting the local economy. As such retaining and enhancing its vitality and viability is a priority. Of particular importance is securing attractive continuous shopping frontages for pedestrians. The shopping focus of the High Street containing the main concentration of A1-retail shops outlets is defined on the Policies Map as the pPrimary sShopping Area frontage. Tewkesbury Borough Council is concerned that a higher proportion of other retail related uses* A2-A5 uses within these prime areas could threaten the vitality and viability of the centre as a whole. However, the contribution of non-other retail related -A1 town-centre uses towards the success of the pPrimary Shopping Area frontages should also be recognised. Therefore, a flexible approach is taken where non-other retail related uses A1 development may be permitted providing that the predominance of A1 retail shops units at ground floor level is maintained within these areas.</p>
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Mod No.	Policy No./Paragraph No.	Modification
	<p>Paragraph 6.13</p> <p>Paragraph 6.14</p> <p>Paragraph 6.15</p> <p>New paragraph 6.16a</p>	<p>Within the Primary Shopping Area Frontages the Borough Council will seek to retain at least 60% of the frontages primary shopping area within retail shop use (Class A1) at ground floor level. 100m will be measured using the centre point of the frontage of the application site (i.e., 50m in either direction). Where this centre point is within 50m of the edge of the primary shopping frontage, then the measurement will be up to 50m in either direction but will not continue beyond the pPrimary sShopping Area frontage designation.</p> <p>It is recognised that there may be exceptional circumstances where an existing shop unit does not meet the above criteria but is no longer viable for retail shop Class A1 uses. In these cases, <u>where permission is required</u>, alternative proposals for main town centre uses may be considered where evidence is provided to the satisfaction of Council that there is no realistic prospect of <u>a retail shop</u> an A1 use taking up the unit. This will be judged using the criteria set out within Policy RET7.</p> <p>Outside of the pPrimary sShopping Area frontages the approach taken in the remainder of town centre is for a wide range of uses that contribute towards the vitality and viability of the town. The proposal maps show the town centre boundary. In addition to traditional retail, alternative uses such as tourism related development, community uses, employment uses and residential properties can all have a positive impact on the economic wellbeing of the town centre.</p> <p><u>The Council may consider imposing conditions on planning permissions for new premises within Class E on sites within Tewkesbury Town Centre in order to retain the premises within those uses requiring express planning permission for their change of use. The need for conditions will be approached on a case by case basis. Although the Council recognises that certain non-main town centres uses, including residential, can perform a complementary role and have a positive impact on the vitality and viability of the town centre, there may be instances where it is necessary to retain new premises in retail or commercial uses in order to promote the vitality and viability of the town centre and help facilitate its regeneration. This may be of particular importance on sites within Tewkesbury's Primary Shopping Area and at the regeneration sites set out at Policy RET9 of this plan. Applications for the removal or variation of such conditions will be considered having regard to the overall health of the town centre at the time of the proposal and any relevant policies.</u></p> <p><u>Footnote</u></p> <p><u>*The term 'retail related uses' is defined within the reasoned justification to Policy RET1</u></p>

MM29	<p>Policy RET3 Retail Centres</p> <p>Paragraph 6.16 (Policy RET3)</p> <p>Paragraph 6.17</p> <p>New paragraph 6.19</p>	<p>Within the designated retail centres areas of Bishop’s Cleeve, Winchcombe, Brockworth, Churchdown, Innsworth, Coopers Edge, Northway and the Local Centres provided within Strategic Allocations, proposals for retail <u>related uses (A1-A5)</u> at ground floor level will be supported.</p> <p>Where permission is required, the change of use from retail related uses will only be supported. With the exception of those existing retail uses which have permitted development rights, the change of use from retail related uses will only be supported where the alternative proposal is a main town centre use, which supports <u>the</u> vitality and viability of the retail area, and no less than 50% of the remaining units within the designated area would be within retail <u>related uses</u> at ground floor level. Proposals that do not meet the requirements of this policy will only be accepted in exceptional circumstances where it can be demonstrated that an existing unit is unviable and unsuitable for <u>retail related uses. Class A1-A5 use.</u> <u>Within the designated retail centres, conditions to limit changes of use may be imposed on new planning permissions if justified on a case by case basis...</u></p> <p>These retailing areas provide the location for a variety of local shopping uses which make a valuable contribution to the vitality and viability of the centre as a whole. The priority is to maintain <u>retail related Class A</u> uses* in these locations. Within these areas the change of use from retailing A Class uses <u>retail related uses</u> at ground floor level will generally be resisted in order not to devalue the retail attractiveness of the shopping area as a whole. However, other main town centre uses, such as leisure and community uses, can also have an important contribution towards the success of these local centres. Therefore, the Council will consider proposals for non-<u>retail related A class</u> uses for ground floor units within designated centres where it is demonstrated that the alternative use is a main town centre uses and would have a positive impact of the vitality and viability of <u>the</u> centre and support other A class-retail <u>related</u> units. However, to maintain the retail function of the centre, the Council will expect at least 50% of units within the designated centre to be maintained as <u>retail related uses Class A1-A5</u>.</p> <p>It is recognised that there may be exceptional circumstances where an existing shop unit does not meet the above criteria but is no longer viable for <u>retail related uses Class A1 uses</u>. In these cases, alternative proposals for main town centre uses may be considered where evidence is provided to the satisfaction of Council that there is no realistic prospect of <u>retail related uses an A1 use</u> taking up the unit. This will be judged using the criteria set out within Policy RET7.</p> <p><u>The Council may consider imposing conditions on planning permissions for new premises within Class E on sites within the designated retail centres in order to retain the premises within those uses requiring express planning permission for their change of use. This may be necessary in order to protect the vitality and viability of the designated retail centres</u></p>
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Mod No.	Policy No./Paragraph No.	Modification
		<p><u>and to secure their contribution to the sustainability of the residential areas that they serve. This will be of particular importance at the proposed local centres within the JCS Strategic Allocations in order to secure the delivery of the allocations in accordance with their respective site specific policies and to enable the creation of sustainable new communities. Applications for the removal or variation of such conditions will be considered having regard to the overall health of the designated retail area at the time of the application, the likely impact that the loss of the facilities will have on the sustainability of the communities served and any relevant policies.</u></p> <p><u>Footnote</u></p> <p><u>*The term 'retail related uses' is defined within the reasoned justification to Policy RET1</u></p>

Mod No.	Policy No./Paragraph No.	Modification
MM33	<p data-bbox="210 213 443 347">Policy RET8 Agricultural/ Horticultural Retail in the countryside</p> <p data-bbox="210 788 327 813">Para 6.31</p>	<p data-bbox="486 213 1912 319">Proposals for new farm shops and garden centres in the countryside, as well as extensions to them <u>existing premises</u>, will be permitted where they are directly related and ancillary to an existing agricultural or horticultural business and the majority of the produce/products for sale are produced on the premises or holding.</p> <p data-bbox="486 351 1912 520">Proposals for new farm shops <u>or extensions</u> that are not in accordance with the first requirement of this policy may be considered favourably where the majority of products sold would be produced in the local area and relate to agriculture, horticulture and other rural industries; where it can be demonstrated that there are no suitable alternative premises/sites in nearby settlements, and where the Council is satisfied that the proposal would not adversely affect the viability or vitality of local shopping facilities.</p> <p data-bbox="486 564 1912 635">Proposals not in accordance with the provisions set out above will <u>instead</u> be considered against Policy RET4 <u>and the remaining provisions of this policy will therefore not apply.</u></p> <p data-bbox="486 667 810 692">In all cases the proposal:....</p> <p data-bbox="486 788 1912 932">The Council will seek to restrict, through the use of conditions, the range of goods sold to ensure that they are compliant with this policy. Furthermore, any additional services such as cafes will be strictly controlled and will only be permitted where they are ancillary to the <u>floorspace dedicated to the principal function of the premises for the</u> sale of plants, horticultural goods or food products grown on the property.</p>

Mod No.	Policy No./Paragraph No.	Modification
MM35	<p>New Para 7.26b (Policy HER3 Historic Parks and Gardens)</p> <p>Policy HER5 Locally Important Heritage Assets</p> <p>Paras 7.31 & 7.32</p>	<p><u>There are also historic parks and gardens that are non-registered assets. Such parks and gardens will be considered as non-designated heritage assets under Policy HER5 and may be identified on any 'local list' that the council produce. Further information is available through the Gloucestershire Historic Environment Record and the Gloucestershire Historic Landscape Characterisation archives and should also be consulted.</u></p> <p>Policy HER5 <u>Non-Designated</u> Locally Important Heritage Assets</p> <p><u>Non-designated</u> Locally Important Heritage Assets will be conserved having regard to the significance of the asset and its contribution to the historic character of the area.</p> <p>Proposals affecting a <u>Non-designated</u> Locally Important Heritage Asset and/or its setting will be expected to sustain or enhance the character, appearance, and significance of the asset.</p> <p>Across Tewkesbury Borough there are a wide range of <u>non-designated</u> locally important heritage assets that do not benefit from a national statutory designation such as Listed Building status. However, these assets still have an important contribution to the heritage of the area and the character of the environment. <u>The Council is working to produce a 'local list' to provide a live resource of such non-designated assets, including principles and criteria for listing. However, the local list cannot be exhaustive and exclusively determine which assets will be subject to this policy. Assets may also be identified by the Council as part of the planning application process</u> These non-designated assets will be identified on the Council's 'Local List' which it intends to publish in due course. However, further local heritage asset information is available through the Gloucestershire Historic Record and should also be consulted. The retention and preservation of these heritage assets will be sought and proposals to conserve them will be supported. Any proposals to remove or alter these assets will be assessed against the significance of the asset, the impact on the features that make the asset important and impact that the proposal would have on wider the character of the area.</p> <p><u>Non-designated</u> Locally important heritage assets also include non-designated archaeological assets across the Borough that also make a valuable contribution to the area's heritage. Proposals for new development should preserve these where possible and, where appropriate, provision should be made for excavation and recording with an appropriate assessment and evaluation in line with Policy HER4.</p>

MM36	<p><u>Policy LAN 2 – Landscape Character</u></p> <p>New paragraphs</p> <p><u>Para 8.8</u></p> <p><u>Para 8.9</u></p> <p><u>Para 8.10</u></p>	<p>Delete existing LAN2 and paragraphs 8.8 to 8.11 and replace with:</p> <p><u>All development must, through sensitive design, siting, and landscaping, be appropriate to, and integrated into, their existing landscape setting. In doing so, relevant landscape features and characteristics must be conserved and where possible enhanced, having regard to the Gloucestershire Landscape Character Assessment 2006 and the Cotswolds AONB Landscape Character Assessment 2003. All proposals which have potential for significant landscape and visual effects should be accompanied and informed by a Landscape and Visual Impact Assessment (LVIA) to identify the sensitivity of the landscape, and the magnitude and significance of landscape and visual effects resulting from the development, using a suitably robust methodology.</u></p> <p><u>Reasoned justification</u></p> <p><u>The countryside within and around the Borough of Tewkesbury consists of a rich mosaic of landscapes which are continually shaped by changes in the natural environment and human activity. All of these areas exhibit their own unique landscape patterns, and it is essential that their most important elements are recognised, conserved, and enhanced through new development. The distinct character areas are identified and described in the Gloucestershire Landscape Character Assessment 2006 (GLCA), drawing on analysis of a series of detailed ‘landscape character types’. Further landscape character assessments are also provided separately for the Cotswolds AONB which has the highest status of landscape protection.</u></p> <p><u>Away from the Cotswolds AONB, Tewkesbury Borough is dominated in particular by the Severn Vale Landscape Character Area as identified in the GLCA. This area is generally characterised by a gently undulating low-lying floodplain and riverside meadows contained between, and contrasting with, the Cotswolds escarpment and wolds to the east and the Forest of Dean to the west. These result in open, expansive areas and settled unwooded vales with little tree cover or hedgerows, lush pastureland and extensive patterns of ditches, streams, and other watercourses. Even so, the area also has a complex variety of underlying geology which has produced, amongst other landscape characteristics, elevated areas in a sequence of ‘vale hillocks’ and ‘escarpment outliers’. This complex pattern means that whilst the area presents as a broad plain at a regional scale, there is nonetheless intricate diversity at the local landscape scale which must be appropriately identified and respected in making development proposals.</u></p> <p><u>It is important that each of the discrete character areas are cherished and conserved on the strength of their intrinsic, locally distinctive landscape qualities, rather than through any comparative measure of subjective value. New development should therefore be carefully managed so that it is sensitively integrated into its landscape surroundings. Local landscape character including individual landscape features should be preserved and opportunities to enhance features and characteristics through new development should be taken.</u></p>
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Mod No.	Policy No./Paragraph No.	Modification
MM37	Policy LAN3 Strategic Gaps of <u>Local Importance</u>	<p>The council will protect the strategic Gaps of <u>Local Importance</u> identified on the Policies Map to help retain the separate identity, character and/or landscape setting of settlements and prevent their coalescence. Development within strategic Gaps <u>of Local Importance</u> as shown on the Policies Map will only be permitted where:</p> <ul style="list-style-type: none"> • the open or undeveloped character of the gap would not be significantly adversely affected; • the separate identity and character of the settlements would not be harmed; and • the landscape setting of the settlements would not be harmed. <p>The likely impact of the proposal in conjunction with any other developments with extant planning permission will be taken into account.</p> <p>Proposals in conflict with these requirements will only be permitted where the development is directly related to the essential needs of agriculture, forestry, or other land based industries.</p>

	<p>Para 8.33</p>	<p><u>accordance with Policy NAT3), although the Council recognises that there may be exceptional circumstances where this is not possible in whole or in part, or where the benefits of net gain may be better realised through compensatory measures off site. Where such circumstances can be satisfactorily demonstrated, the Council will consider alternative approaches in consultation with bodies such as the Local Nature Partnership (LNP). In all cases, enhancements must be appropriate to the ecological network. The term 'landscape scale net gain delivery' refers to enhancements to the Nature Recovery Network. Locally defined ecological networks (which will be identified in due course within a Local Nature Recovery Strategy) will form part of, and contribute to, the Nature Recovery Network.</u></p> <p>Providing net gains in biodiversity is possible for all development proposals from a single house to larger, strategic scale development by measures such as <u>which could, for example, include:</u></p> <ul style="list-style-type: none"> ● incorporating bird and bat boxes into the fabric of buildings; ● using native trees, shrubs and pollinator friendly planting in landscaping schemes (in keeping with the landscape character area); ● establishing areas of wildflower meadows, woodland and community orchards within open space, landscaping, and other areas adjacent to nearby areas of existing wildlife value; ● designing in green roofs or walls; ● prioritising the integration of 'green' sustainable drainage systems (SuDS) to benefit wildlife; ● restoring connections for wildlife (e.g. hedgerows) and re-moving barriers to movement (e.g. river culverts); and ● enhancing, restoring, or recreating priority habitat <p><u>This list is not prescriptive and is provided purely for illustrative purposes. It only provides examples of the kind of measures which alone or in combination may help to deliver gains for biodiversity. Each proposal will present its own specific requirements and opportunities which will determine the nature of interventions required.</u></p>
	<p>Paragraph 8.34</p>	<p>Simple measures can also be put in place to avoid creating additional barriers for wildlife, such as designing in gaps in garden fences and joining up landscaped areas with open spaces and habitat areas to facilitate movement for wildlife. <u>Planting hedges as a boundary treatment rather than fencing/walls can also be an effective way to deliver meaningful biodiversity gains in some cases.</u></p>
	<p>Para 8.36</p>	<p>The features, habitats, and species of importance to environmental quality, biodiversity and geological conservation considered in relation to points a) to c) of Policy NAT1 will include:</p> <ul style="list-style-type: none"> ● Sites of Special Scientific Interest (SSSIs); ● legally protected species;

<p>Para 8.46</p>		<ul style="list-style-type: none"> • Local Sites, including Local Wildlife Sites, Regionally Important Geological/geomorphological sites, and any new Local Nature Reserves; • species or habitats of principal importance recognised in the Biodiversity Action Plan or listed under Section 41 of the Natural Environment and Rural Communities Act 2006 (priority habitats and species) <u>and in any Post 2020 UK Biodiversity Framework;</u> • <u>Land forming part of locally defined ecological networks identified in Local Nature Recovery Strategies;</u> • trees, woodlands, and hedgerows (where they are considered to be of sufficient value), ancient woodland (including semi-natural and replanted woodland), aged and veteran trees and historic orchards; and • ponds, where these make an important contribution to the quality of the environment and its biodiversity resource <p>A number of the <u>The</u> priority habitats within Tewkesbury Borough <u>represent local ecological networks which, together with protected sites, Local Nature Reserves and green/blue infrastructure, will form part of the Nature Recovery Network. form part of Strategic Nature Areas on the Gloucestershire Nature Map produced by the Local Nature Partnership (Figure 1).</u> These identify landscape-scale areas where <u>there are opportunities to create, restore or enhance habitats or improve connectivity. there is opportunity for both the maintenance and, crucially, the restoration/expansion of Priority Habitat.</u> The aim of Strategic Nature Areas is to highlight and thus provide the opportunity to link existing areas rich in wildlife and to improve a percentage of intervening land for biodiversity. In accordance with Policy SD9 of the JCS and the requirements of NAT1 the Borough Council will seek to secure <u>enhancements to local ecological networks through opportunities provided by new development. For example, a number of the housing site allocations within this plan contain areas of priority habitat which could be restored and/or expanded as part of the development, in addition to improved habitat connectivity being provided with surrounding features. The enhancement of local ecological networks may also be the focus for the off-site delivery of biodiversity net gain where this is appropriate. Furthermore, the provision of on-site green/blue infrastructure and other ecological enhancements should seek to contribute to local ecological networks. In all cases enhancements should be informed by Local Nature Recovery Strategies. improvements to Strategic Nature Areas through new development wherever possible and appropriate to do so.</u> A strategically important ecological network for Gloucestershire is also being developed by the Local Nature Partnership and this will be likely to be heavily based on the Strategic Nature Areas, strategically important green infrastructure areas as well as main rivers and other watercourses. A Gloucestershire ecological network map will be produced which will show existing priority habitat and restoration zones through which habitat management, restoration or creation could improve connectivity.</p> <p><u>Figure 1 deleted</u></p>
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MM39	<p>Policy NAT3 – Green Infrastructure: Building with Nature</p> <p>Para 8.56</p> <p>Paras 8.57 to 8.59</p>	<p>Development must contribute, where appropriate to do so and at a scale commensurate to the proposal, towards the provision, protection, and enhancement of the wider green infrastructure network.</p> <p>All proposals for green infrastructure will be expected to be designed in accordance with the ‘Building with Nature’ standards.</p> <p><u>All proposals for major development⁴ will be required to provide a high standard of design for green infrastructure in accordance with established, recognisable standards – including the National Design Guide and Building with Nature Standards.</u></p> <p>JCS Policy INF3 provides the strategic guidance on what is expected from new development in regard to green infrastructure provision. All development should contribute towards the provision, improvement, and maintenance of the green infrastructure network across the Borough where appropriate to do so. <u>Whilst the Council will only expect ‘major’ development proposals to be designed in accordance with established, recognised green infrastructure standards,</u> →All developments can <u>still</u> potentially make a positive impact on the green infrastructure network and proposals will, where appropriate, be expected to make such provision at a scale that is commensurate with the development.</p> <p>In 2017 a partnership between the Gloucestershire Wildlife Trust and the University of the West of England launched the ‘Building with Nature’ scheme. Building with Nature introduces a set of best practice standards for the development of green infrastructure, <u>bringing</u> together existing guidance to recognise the importance of high quality green infrastructure at all stages of the development process. The standards help to define what good green infrastructure <u>is</u> and set out the basic approach to providing it through new development. <u>The Building with Nature standards can be used as a tool for demonstrating the provision of high quality green infrastructure as part of new development in accordance with Policy NAT3. The National Design Guide (MHCLG, 2019) also provides a useful set of design principles in relation to green infrastructure. Whilst the ‘Nature’, ‘Movement’ and ‘Public Spaces’ characteristics are the more obvious provisions, the general design guidelines throughout the document are equally as important to landscape/green infrastructure design (for example understanding context and local character features, climate change adaptation and mitigation, and ongoing management and maintenance).</u></p> <p>To achieve high quality infrastructure provision, and to ensure that best practice is followed, the Borough Council will expect developers to utilise these relevant standards to inform development from the outset. Compliance and the design process should be demonstrated through Design and Access Statements and/or any site-based green infrastructure strategy.</p> <p>Developers are referred to the Building latest with Nature User Guide available on the Council’s website https://www.tewkesbury.gov.uk/planning-policy-evidence-base</p>
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MM40	Policy ENV1 Development near sewage treatment works	<p>An Odour Monitoring Zone is defined on the Policies Map around the sewage treatment <u>works</u> at Hayden (Boddington and Staverton Parishes), Tewkesbury, Winchcombe and Brockhampton (Bishop’s Cleeve Parish).</p> <p>Development which is likely to be significantly affected by odours will not be permitted within the Odour Monitoring Zone unless it can be demonstrated, through an Odour Impact Assessment, that the health and quality of life of its occupants would not be adversely affected.</p> <p>New paragraph added to policy:-</p> <p><u>All development adjacent to sewage treatment works must demonstrate by way of suitable mitigation how they will not cause unreasonable restrictions upon existing sewage treatment operations or their ability to achieve sustainable development in the future over the time horizon of the plan.</u></p>

⁴ The term ‘major development’ for the purposes of Policy NAT3 has the same meaning as that defined in the Glossary to the NPPF: For housing development, where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015

<p>MM41</p> <p><u>New paragraph 8.66a</u></p> <p>Paragraph 8.74</p>	<p>Policy ENV2 – Flood Risk and Water Management</p>	<p>Proposals (including surface water drainage schemes) should be designed to appropriate, locally specific allowances for climate change for peak river flood flows and rainfall intensity; <u>and undertake new hydraulic modelling where necessary;</u></p> <p>Opportunities to reduce the existing risk of flooding <u>from all sources</u> in the Borough will be sought, including, requiring developments to <u>provide contribute towards the provision of additional</u> flood storage on sites located within the headwaters of the Borough’s watercourses <u>or other techniques such as natural flood management and re-naturalisation of watercourses (link with Policy NAT2)</u></p> <p><u>New bullet points added to policy:</u></p> <ul style="list-style-type: none"> • <u>Opportunities to improve and subsequently maintain existing measures for providing an adequate warning system within the borough, through appropriate financial contributions, will be sought where any new development relies on such a service over its lifetime to allow safe access/egress for future residents.</u> • <u>Foul water drainage from new development should, wherever possible, be managed via the mains sewer. Adequate infrastructure to accommodate this (both in terms of physical capacity and environmental capacity) must be available or capable of being made available in a timely manner.</u> <p><u>There is a need to ensure sufficient wastewater infrastructure in any new development in order to protect water quality and the water environment. Where there are concerns about the capacity of wastewater infrastructure, applicants will be requested to provide information about how the proposed development will be drained and wastewater dealt with. Priority should always be given to the management of foul drainage via the public sewer and public sewage treatment works. Applications for developments relying on anything other than connection to a public sewage treatment plant will need to be supported by sufficient evidence to understand the potential implications for the water environment. The Council will consider the phasing of development where this is necessary to allow time for infrastructure improvements to be carried out.</u></p> <p><u>Well-designed S</u>sustainable drainage systems can offer multifunctional benefits including improved water quality, and habitat creation <u>and climate change mitigation</u>, along with health and wellbeing and amenity benefits through their integration with green infrastructure. <u>In this regard, other policies in this plan are closely linked to flood and water management, such as RES5 New Housing Development, EMP5 New Employment Development, NAT3 Green Infrastructure: Building with Nature and HEA1 Healthy & Active Communities. It is considered that multifunctional sustainable drainage systems are synonymous with good design: the National Design Guide (2019) recognises the importance of multifunctional ‘green’ sustainable drainage systems for achieving well-designed places (paragraph 96). The integration of sustainable drainage systems with green infrastructure and street networks is of particular importance for achieving multifunctional benefits. For example, bioretention tree pits, roadside swales, rain gardens and permeable paving manage surface water close to source whilst providing attractive street scenes, improving water quality, and creating a habitat for wildlife. Conversely, traditional piped systems and underground storage (i.e., tanks or crates) provide very few benefits other than surface water attenuation. It is considered that almost every site can</u></p>
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		<u>incorporate a sustainable drainage system providing some multifunctional benefits. For example, even the most constrained, space limited brownfield site can potentially offer a range of solutions including green roofs, permeable surfacing, and rainwater harvesting, thus delivering biodiversity, water quality and water conservation benefits.</u>
MM42	Policy ENV3 Solar Farms	5. Enable the conservation or <u>and</u> enhancement of habitats and biodiversity features within the site and its surroundings, <u>including local ecological networks identified in the Local Nature Recovery Strategy.</u>
MM43	Para 9.16 (Policy RCN2 New Sports and Recreational Facilities)	<u>Sports lighting</u> Floodlighting can be a <u>significant cause of light pollution</u> nuisance to adjacent land users and can cause an unnecessary glow in the night sky visible for some distance. Any proposal for such lighting <u>Proposals that include sports lighting must demonstrate provide evidence for how essential it is for the particular project their need. Proposals that include sports lighting and must be of a design to</u> minimise environmental impact, <u>in particular, they and must not have a significant adverse impact on local ecological networks. Adverse impacts can be avoided through for example, e.g.</u> the use of LED lights; the orientation of high intensity lighting for golf driving ranges away from <u>ecological habitats/networks</u> , homes and roads. <u>In some circumstances, the lighting will be required to implement an automatic switch-off timing mechanism for reasons of environmental sustainability and/or not be operated at certain times of year due to local ecological circumstances. Sports lighting should be switched off when the playing surface is not in use.</u>
MM44	Policy COM3 Telecommunications	Proposals for development involving telecommunication equipment will be permitted provided that there are no unacceptable adverse impacts on the surrounding environment or amenity and health of neighbouring properties. Particular consideration will be given to the visual impact of any proposals within the Area of Outstanding Natural Beauty, Special Landscape Area, Landscape Protection Zone, Conservation Areas, and heritage assets. In the siting of any equipment, every effort must be made to minimise its visual impact. Proposals will be expected to use/share existing structures or buildings where possible.
MM45	APPENDIX 2 LOCALLY IMPORTANT OPEN SPACES	Add: <u>Victoria Gardens, Tewkesbury</u>

MM46	APPENDIX 3 LOCAL NATURE CONSERVATION SITES	<p>DEERHURST</p> <p>Gloucestershire Wildlife Trust Reserve: A small osier bed adjacent to the River Severn important as an intermittent breeding site for a locally rare bird, there is an unimproved meadow adjacent to the reserve which is also of interest.</p> <p>TEWKESBURY</p> <p>Mythe Railway Gloucestershire Wildlife Trust Reserve (part): A disused railway supporting a collection of plants unusual in the Severn Vale.</p>
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MM47 APPENDIX 6 - Five Year Housing Land Supply Calculation – including RES1 allocations

Five Year Housing Land Supply Calculation (as at April 2020) – including RES1 Housing Site Allocations

	DWELLINGS	TOTALS
1. Previous Delivery (2011/12 to 2019/20)		
JCS Requirement = 495 dwellings x 9 years	4,455	
Actual Delivery	5,579	
Surplus		1,124
2. Requirement (2020/21 to 2024/25)		
JCS Requirement = 495 dwellings per annum x 5 years	2,475	
Total Requirement (minus previous surplus – 1,124)	1,351	
Total Including 5% NPPF Buffer		1,419
3. Deliverable Supply (2020/21 to 2024/25)		
A - Major Sites with (10+) with a detailed planning permission	474 ⁵	
B - Non-major sites (5-9) with outline or detailed planning permission	138	
C - Major Sites (10+) with an outline planning permission	375	
D - Dwellings on small sites (0-4) with permission (extant permission incl. 78% implementation rate)	81	

		E - Small site windfall allowance	138	
		F –Tewkesbury Borough Plan Allocations	822	
		Total Deliverable Supply		2,028
4. 5 Year Supply Calculation				
(Deliverable Supply/Total Requirement) x 5 Years				
(2,028 ÷ 1,419) x 5				
= 7.15 Years Supply				
+609 dwellings				

⁵ The [Five year housing land supply statement \(December 2020\) includes a deliverable supply of 501 dwellings from this source.](#) This has been reduced by 27 dwellings at Table 4 as there is overlap between TBP allocation BRO1 (166 dwellings) and permission ref. 08/01461/FUL (Brockworth District Centre - Whittle Square, Plot 5030). [There are 27 unimplemented dwellings from 08/01461/FUL](#) that relate to the same site area as BRO1.

MM48 APPENDIX 7 - Overall housing trajectory 2011-2031 as at April 2020 including TBP allocations

Overall Housing Trajectory 2011-2031 (as at April 2020) including RES1 Housing Site Allocations

Year	Completions & Commitments	Mitton Delivery	Borough Plan Delivery	Total and Projected Completions	Cumulative Completions	Plan - Annual Housing Requirement	Plan - Cumulative Housing Requirement	Monitor - number of dwellings above or below cumulative requirement
2011-12	319			319	319	495	495	-176
2012-13	463			463	782	495	990	-208
2013-14	517			517	1299	495	1485	-186
2014-15	567			567	1866	495	1980	-114
2015-16	630			630	2496	495	2475	21
2016-17	730			730	3226	495	2970	256
2017-18	933			933	4159	495	3465	694
2018-19	981			981	5140	495	3960	1180
2019-20	439			439	5579	495	4455	1124
2020-21	612			612	6191	495	4950	1241
2021-22	148		140	288	6479	495	5445	1034
2022-23	176		265	441	6920	495	5940	980
2023-24	198	25	291	514	7434	495	6435	999
2024-25	196	50	126	372	7806	495	6930	876
2025-26	196	100	45	341	8147	495	7425	722
2026-27	186	100	50	336	8483	495	7920	563
2027-28	146	100	40	286	8769	495	8415	354
2028-29	146	125	25	296	9065	495	8910	155
2029-30	146		25	171	9236	495	9405	-169
2030-31	146		0	146	9382	495	9900	-518