

ASHCHURCH RURAL PARISH COUNCIL PUBLIC MEETING TO DISCUSS ASHCHURCH CONCEPT MASTERPLAN

Present:	Cllr. Angela Brown	ARPC
	Nicki Castello	Tewkesbury Green Party
	Cllr. Richard Chatham	Stoke Orchard & Tredington PC Chairman
	Cllr. Tony Davies	ARPC
	Jonathan Dibble	TBC JCS Programme Management
	Cllr. David Garnett	ARPC
	Cllr. Pauline Godwin	Northway PC
	Cllr. Mel Gore	TBC
	Rev. Suzanne Grindrod	St. Nicholas Church
	Cllr. John Hargreaves	ARPC Chairman
	Cllr. Elaine MacTeirnan	Northway PC and TBC
	Cllr. Stuart Meredith	Wheatpieces PC
	Cllr. Joanne Raywood	TTC
	Cllr. Simon Raywood	TTC
	Annette Roberts	TBC Head of Development
	Cllr. John Rogers	Northway PC
	Cllr. Gordon Shurmer	ARPC
	Cllr. David Street	ARPC
	Cllr. Steven Ward	Northway PC Chairman
	+ 59 residents	as shown on the registration sheets
Apologies:	Cllr. Brian Cooke	ARPC
	Pauline Hargreaves	resident Ashchurch
	Cllr. Vernon Smith	GCC

Cllr. Hargreaves welcomed attendees. He introduced Annette Roberts TBC, Head of Development and Jonathan Dibble TBC JCS Programme Management.

He advised the format of the evening and then introduced Cllr. Tony Davies, who would manage the evening.

Tony: Q: Why is the scheme necessary and why is it on such a large scale? It effectively urbanises what is obviously a rural community

Annette: A: The large scale applications provide opportunities for extra infrastructure whilst smaller applications do not offer same opportunities. This plan is comprehensive and the overall scale is that this is required for Tewkesbury over a longer time period.

Tony: Q: Is it to address the shortfall from the JCS – how many was that?

Annette: A: Partly. The JCS inspector that a review needs to look Ashchurch. JCS Inspector stated need to look at all in terms of capacity. There is 2,500 unit shortfall. Best practice is to keep looking, forward planning and not stop at end of date of JCS.

Tony: Q: MOD site is a brownfield site. I believe there is a brownfield register, has this register been reviewed?

Annette: A: Yes, sites have been identified on that register.

Tony: Q: The plan is for 10,000 houses – what is the evidence that this is necessary?

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Annette: A: Overall need is set by government targets. Units calculated by using standard methodology including migration etc. These are considered and extrapolated over a number of years. Tewkesbury need is approximately 650 dwellings per year

Tony: Q: *The Concept masterplan states 8,000 homes?*

Annette: A: Concept - 10,000 homes gives Garden Town status which could then facilitate additional funding for infrastructure, etc. Garden Town status could also mean bring forward road improvements more quickly than without. Garden Town provides green spaces, etc.

Tony: Q: *10,000 houses equates to approx. 23,000 occupants. To put this into perspective the population of Tewkesbury including Priors Park, Mitton, Wheatpieces, Newtown, Northway and the whole of Ashchurch combined according to the 2011 census is 21,000 occupants. You are proposing doubling that figure?*

Annette: A: TBC recognise that fact, this is why we are bringing this plan to residents now. It's an opportunity to deliver houses.

Tony: Q: *Garden Town 10,000 houses, government support, community engaged early stage. ARPC called tonight's meeting, this is the first that many of the residents have heard about it. TBC haven't informed people.*

Annette: A: We are trying to engage with the community but we must have a structure. All councillors have been involved, then the community, whether or not bid for garden town is successful.

Tony: Q: *What evidence is there that development to create 11,000 to 17,000 FTE jobs are required? How many industrial buildings are empty today? The document states that there is an urgent demand for employment land. From where?*

Annette: A: J9 is a key area for employment in the local plan. We need to get a balance of homes and jobs. There are companies who want to come to J9. We need to create employment land. Development at J6 is proceeding apace there. We need to do the same or lose out.

John Rogers Northway: Q: Can we have confidence in the structure?

Annette: A: Confidence yes, all development will have to pass planning applications. We need infrastructure first. There is significant international involvement in road and rail, etc. We need to co-ordinate or miss out.

Ian Parker, Fiddington and Chair of SoL: Q: What other sites have TBC looked at?

Annette: A: This is from JCS, we need to look at Inspector's comments. There are no other locations in the borough with development of this scale at the moment. Some might come forward in future. Deerhurst had been suggested but TBC do not agree. This is the best area around J9 and close to railway line.

Steve Ward Northway: Q: 2,500 required ! Why has it gone from 2,500 up to 10,000 homes?

Annette: A: JCS need is the shortfall to 2031 of 2500, then 650 per year beyond to "2050" is an additional 12500 homes.

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Steve Ward Northway: Q: Why 10,000 for Tewkesbury town. Why not put them somewhere else? The numbers don't add up!

Annette: A: That number is what we need, 10,000 homes by 2031 and beyond to c2050, etc. The figures do add up – proven methodology used.

Sue Mitchell Homedowns: Q: Appreciate J9 needs employment opportunities but when I opened the email and saw the road drawn in red dots through where my house and neighbours houses are – it was a great shock.

Annette: A: It is only indicative of the need for a road, not a definite position of road. The need for a road has been discussed for over 20 years. There was a concept drawn up in 1993 by the Dept. for Transport indicating a similar alignment. However at this time – 1993 - there was a national decision not to build east/west across the country. Funding went elsewhere. A46 is imperative to work on but road location is not defined. Just where it could go. There is a long way to go before details are finalised.

Christopher Finch Fitzhamon Park: Q: Housing assessment is 650/year government figure. This has been the same number in 2008, 2009, 2010. With BREXIT there may be fewer houses required as people may well leave country. Had migration been taken into consideration? If so, how many? There are vacant industrial sites around J9, opposite petrol station for example.

Annette: A: Methodology does take into account of fluctuations. April 2017-April 2018 960 houses were built. There was a call for more homes than 650 but TBC reduced it to 650 because it considered migration. There is housing need especially affordable homes in broader area, to save people commuting down from Birmingham or coming up from Bristol. We need more affordable homes. Sainsbury's site has planning permission and so therefore is live – it is retail and unless Sainsbury's change this, we cannot do anything else. Currently there is no prospect of that site coming forward for general use.

Elaine MacTiernan Northway and TBC: Q: JCS examination, immediate review to replace the loss of the MoD site (2,500). Then number went to 8,000. Mitton site blocked – 8,000 housing zone jumped to 10,000 + Will you indicate where extra 2,000 homes have come from?

Annette: A: 2,000 houses assumes Mitton site plan land included. Mitton site is for 500, change MoD employment area to housing: 550, A46 including c200 Pamington, +900 towards east.

Steve Ward Northway: Q: 900 homes!! You have failed to disclose to residents!!

Tony: Q: Have these 900 homes been advertised?

Johnathon: A: No it is only a concept.

Annette: A: The Concept Masterplan is for 8,000 houses – garden town means more this gives opportunity but not part of JCS. If this comes forward concept plan can move forward.

Steve Ward Northway: Q: You have bid, so if agreed, you can build your garden town?

Annette: A: No – this does not mean it has planning permission. These are possible houses for 2031-2041-2051. Nothing is definite as to how this can be accommodated.

Tony: Q: Will you consult with local community?

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Annette: A: Yes, of course.

Roger Grimshaw Tredington: Q: Wychavon – is there joined up thinking?

Annette: A: Yes TBC have a duty to cooperate. Mitton site falls in Wychavon. Most people living there would probably use TBC. Senior officer level working together. 500 houses at Mitton would be attributed to meeting Tewkesbury needs. Highways England recommended holding objection for site, not gone to appeal or anything, no decision made on that site.

Tony: Q: Flooding – the Tirlbrook/Carrant brooks area – the surrounding fields are often covered in water in the winter and they act as a giant soakaway – has this been considered properly?

Annette: A: Flooding really important. There would be a significant investigation – solutions such as balancing ponds, etc. This plan gives opportunity to invest and put matters in place – significant scale will attract funding to deal with issue.

Tony: Q: 850 houses Fiddington – why object when we need homes?

Annette: A: There is no decision yet on this planning application and it will be discussed at TBC planning committee next Tuesday 18th. TBC are recommending refuse because the master plan indicates that area is best for industrial/employment, etc. Homes there would jeopardise strategic planning and potential A46 alignment.

Tony: Q: What if you lose the appeal?

Annette: A: If we lose we look at what we can do. We will be disappointed because we believe that is best place for employment land.

Tony: Q: Is it best? Employment creates 10 times more traffic than houses.

Annette: A: Employment has a greater impact on roads than houses but with employment will come improved infrastructure.

Tony: Q: Transport. The report also states that even with “localised link and junction improvements such measures will be of limited benefit either in the near term or beyond” and that “more substantial and comprehensive road infrastructure improvement is required”

What is meant by substantial and comprehensive road infrastructure improvement?

Annette: A: Not just tweaking here and there but need to address future issues as well as current issues. A46 is a national & international issue connecting east & west even up to Grimsby.

Tony: Q: J10 4-way. Are you hoping for structural change i.e. expressway from Teddington Hands to junction 10 to deliver this plan?

Annette: A: All options are being considered, nothing will be ruled out. Roads required in area will need improvements to both J9 and J10.

Tony: Q: This plan is not deliverable until infrastructure is provided. Is that correct?

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Annette: A: Yes, that's why we have this Concept plan to gain funding for infrastructure.

Tony: Q: Phase 1 - how will southern relief road to Tedddington Hands help?

Annette: A: Because it will reduce road traffic on A46 and provide greater capacity.

Greg Prince Natton: Q: Flooding south A46 for residential development – looking at land in line with existing properties (I am in building game) developers will raise land for new houses but not protect existing homes?

Annette: A: We would look to protect existing homes as well as new ones.

Greg Prince Natton: I would prefer houses by Hitchins rather than industrial development. Houses land will be permeable – industrial will not be permeable – tarmac everywhere!!

Annette: A: They will if planning conditions says it, they will build with permeable surfaces.

Linda Lee Aston-on-Carrant: Q: What is the time structure ?

Annette: A: The next stage of the JCS – a draft schedule Autumn 2019. Timescale not yet determined but JCS then general answer to concept likely to be publicly examined. TBC need to support . ARPC can have input.

Mark Whyman Fiddington: Q: Has any work been done on the impact on property values on existing homes?

Annette: A: No work has been undertaken.

Tony: Q: Clearly developments on this scale will have a significantly negative effect on existing residents completely overwhelming & transforming the local community. Whilst nobody is entitled to a view it will change the overall appearance, culture and being of the Parish itself. People have invested in small holdings maybe with some equine interest. Small businesses have evolved around this and they will be decimated. Are you going to address this loss to people?

Annette: A: Development needs to happen. A large plan will help but will not be palatable to everyone. Cannot say where development will be. That's why we are talking now.

Sam Sandbach Walton Cardiff: Q: I would like to ask how wise it is to develop a concept for a garden town which is spread around a flood plain that is already poorly drained? How will local alleviation ponds actually work when the River Severn is already unable to cope with the water it carries at the moment? Will there be ongoing drainage to the River Severn itself if this sort of scheme goes ahead?

Annette: A: Yes, any mitigation that is required to alleviate the impact of flooding and improve the river Severn will have to be addressed before planning applications are approved. This will be achieved with the help of the environment agency and all other agencies that have responsibility for flooding. Infrastructure and similar problems of large scale would need to be addressed at top level. Each individual case would have to ensure that all requirements were met.

Linda Lee Aston-on-Carrant: Q: Tewkesbury Abbey was an island in 2007. Newtown didn't flood until the 1960's with water lying everywhere. Development of this scale does not make sense and will make the situation worse

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Annette: A: We need to look somewhere. This is an opportunity. Large areas will have to be looked at. Will need significant geotech.

Linda Lee Aston-on-Carrant: Q: Other areas, where?

Annette: A: TBC submitted bid for garden town and Ashchurch was chosen because of size of area available.

Linda Lee Aston-on-Carrant:Q: Garden Town, why?

Annette: A: The Scale will attract infrastructure investment

Maggie Garnett Natton: Q: Concept plan – lots of pages – what about Deerhurst Apperley?

Annette: A: No, there is no TBC plan. TBC are not promoting it. If it comes forward in future it will be available. As will anywhere else which may come forward. Response for JCS 18th January 2018 – closure date.

Linda Lee Aston-on-Carrant: Q: It would be better for a number of developments in smaller areas, not large in one place.

Annette: A: Certain parts could have dispersal strategy then infrastructure would not necessarily be improved.

Olivia Gregory Fitzhamon Park:Q: JCS could end up with 10,000 homes. Tewkesbury struggling now with doctors appointments, etc. Difficult with the number living here now.

Annette: A: This scale of development would bring community development, schools, doctors, etc.

Olivia Gregory Fitzhamon Park: Q: Wheatpieces school was built and immediately not big enough.

Annette: A: Council isn't responsible for community facilities including healthcare. Large scale given TBC better chance to get community services.

Alison Croft Aston-on-Carrant: Q: Submitted garden town, can we see it? When were we consulted on the bid.

Annette: A: Consultations have been out there. Local authorities must submit bid to work for their residents. Garden Town bid became available in August. Parish councils have been involved.

Elaine MacTiernan Northway and TBC: Q: Funding bid for garden town – department of housing, Highways England, Homes England have all been involved. If you win bid what have you been promised will happen especially A46 (1993). Not in RIS2 to improve this area (box 2 only comes down to Evesham). What guarantee that no building employment/houses until infrastructure is in place?

Annette: A: Guarantee no planning until infrastructure in as we cannot control this. Midlands Connect as far as Evesham. Until this published it started other agencies to be able to see there is opportunity to deliver in this area. I cannot guarantee timescale. RIS2 Road for A46? Maybe potential concept might be able to short circuit funding because of scale.

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Linda Lee Aston-on-Carrant: Q: A46 was not addressed before Pamington agreed to?

Annette: A: Planning application passed as it was showed it would work.

Tony: What is the level of support from central government?

Annette: A: Sent to government but advised this would sell ourselves short so not 8,000 but 10,000 - a Garden Town brings significant government support.

Tony: Q: What is significant?

Annette: A: It opens doors at government level and brings monies & support, etc. not just TBC wishing.

Christopher Finch Fitzhamon Park: Q: Southern relief road, where will it go to, dotted line is incomplete? Relieving A46 of trucks etc, Where will they go to?

Annette: A: It really isn't defined.

Christopher Finch Fitzhamon Park: Q: 8,500 homes (120Ha). A46 trunk road full from all directions 10,000 houses in that area = 20,000 – 30,000-40,000 car journeys, not just Tewkesbury also Evesham, etc. will expand. Traffic will come from there. New Junction on M5 will cost £100 million according to Laurence Robertson and it will not be built. M50 middle Wales to M5 then to East coast. We need joined up thinking between Highways England, Gloucestershire and Worcestershire. Problems that exist don't fit Highways England modelling, someone in central government need to listen and build something roadwise.

Annette: A: I agree totally. This type of plan could start all this type of issues. Joined up thinking absolutely required. J9 and J10 need improvements.

Stuart Payne Aston-on-Carrant: Q: 1993 solution - same issue – what is going to happen, nobody wants garden town. You are saying we need 10,000 homes to get road improvements we need?

Annette: A: Road improvements needed in area for development anyway.

Tony: Q: It's surprising you have not considered remodelling Aston Cross junction.

Annette: A: It is being looked at & we have been looking at as part of it all.

Colin Fay Aston Cross: Q: Can TBC guarantee no development until A46 sorted?

Annette: A: Cannot guarantee any build whether A46 sorted or not.

Colin Fay Aston Cross: Q: There is traffic chaos everyday, you need to do the road improvements first.

Annette: Q: Any development of scale will need significant road improvement.

Linda Lee Aston-on-Carrant: Q: What about the 1993 road plan?

Annette: A: That was a national decision. Funds were invested further north. This is our chance to get funding to improve the road.

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Elaine MacTiernan Northway and TBC: The bridge over railway – Pauline Godwin and I in J9 group discussed with Consultants to align Aston Fields road over railway area around Phase 1. Could not go further north because landfill. Aston Field Lane Hardwicke Bank road will not alleviate traffic. The Park, Northway Lane, Shannon Way A46 – 6 options all dismissed. Except 2. Are TBC going to look at any other?

Johnathon Dibble: Q: Yes. We did put in a bid for a bridge and were successful. More details to be done. Bridge replaces level crossing – benefit safety. Bridge looked at (12 options) will go to next phase detailed planning for bridge – all your questions are relevant but we don't have answers yet. Bridge agreed in principal

Tony: Q: £8 million for bridge when did you apply?

Johnathon Dibble: A: End last year. Award advised February 2018. Still lots of work to do.

Tony: Q: A bridge is better than railway crossing. Joining B40789/B4080 for what purpose? Where do you think the traffic will be going?

Johnathon Dibble: A: We don't have all the answers until detailed modelling completed

Ian Parker Fiddington and Chair SoL: Q: Sainsbury's – held off because of economy, retail park, garden centre, extra houses behind Fitzhamon Park. What happening between J9 and railway? What effect will this have on Newtown etc What improvements suggested on A46 currently?

Annette: A: Will come forward piecemeal but due to cost- small developments will not bring significant benefit to improve road. This plan will give greater chance to improve the road.

Tony: Q: 3,100 homes Phase 1, density of 30 houses per Ha v's Hitchin 15 houses per Ha

Annette: A: BP design scale and density 30-40 dwellings per Ha within the area is normal, similar number of houses to Northway.

Tony: Q: Will these be Houses or Flats?

Annette: A: Could be flats but do not know at the moment.

Tony: Q: Schools Phase 1 primary school 3,000 houses is bigger than Wheatpieces. Do you plan to replace Ashchurch School?

Annette: A: Could be – not definite what school structure will look like. Discussions with County Council will take place. Could be two we don't know yet.

Tony: Phase 1 Land availability – are landowners agreeable?

Annette: A: Every year we look for core sites - most of these are available

Tony: Q: Ashchurch centre around the church to provide access to the railway station. The church was built at the end of the 11th century in a setting that many residents cherish. There are ancient trees and of course the graveyards to consider? Residents believe that the field in front of the church and around it cannot ever be developed as it was placed into a trust for the benefit for the use of the Rector/incumbent but it would never be owned by the Rector. Is it the right place?

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Annette: A: I believe so around church not necessarily right next to church. Appropriate location for a hub.

Tony: Q: It will need to service 4685 homes – c 11000 people plus existing residents. Equivalent to the whole of Tewkesbury Town. Is there room/space to do so?

Annette: A: There would be a number of small scale units across 10,000 dwellings each within walking distance. The church hub would be a central area. It's all a concept at the moment.

Tony: Q: Why not go Eastwards into the MOD site and thus not dig up ancient grounds?

Annette: A: We wouldn't dig up ancient grounds. Could be moved to MoD Ashchurch site maybe.

Johnathon Dibble: A: We cannot move the railway station, so logical place to have hub.

Tony: Q: You want to try and squeeze the hub between the church and the railway line – it needs to be looked at

Tony: Q: In Phase 1 the green corridor along the Carrant Brook – is this to be a PROW?

Annette: A: Could be, maybe.

Tony: Q: Phase 2 depends upon the MoD site being available. It is subject to review in 10 years time with no guarantee it will be released.

Annette: A: There are no guarantees. If government wants it to happen they might release the MoD site.

Tony: Q: Why not use that site for employment, use the railway spur and take cars off A46?

Johnathon Dibble: Closest possible to motorway is the best solution.

Maggie Garnett Natton: Q: Are you saying A46 and housing – the only improvement to the roads will be if we have housing? Will the funding received be for concept or TBC in general?

Annette: A: We have been looking at this for a long time. One is not exclusive to the other. TBC alone – no but A46 probably will keep looking at it. If Garden Town yes, not necessarily exclusive. If bid fails will still look at trying to improve A46. Funding would go to this area for the specific issues not anywhere else in the Borough.

Tony: ARPC are taking notes which we will be putting on notice boards and web sites.

Christopher Finch Fitzhamon Park: Q: 10,000 jobs. Buildings at J6 for employment are mostly for distribution which are increasingly run by robots – not people therefore not many jobs. What jobs are in your economic development plan? Right jobs to boost economy.

Johnathon Dibble: A: Policy terms difficult to select types of businesses. West Cheltenham cyber development promoted but cannot be guaranteed

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Christopher Finch Fitzhamon Park: Q: 10,000 houses- will you ensure 35% social housing. Are you going to guarantee it as developers get out of it. Will there be houses for local people only – it happens in Cornwall, Devon, Dorset. Tewkesbury people need houses.

Johnathon Dibble: A: Affordable housing, individual plans are taken as indicative. All strategic plans at the moment are achieving 35%. Policy is fitting local people into affordable homes. Does allow some movement in JCS so not always local.

Colin Fay Aston-on-Carrant: Q: More houses but why build so many? Why build on flood plain and on green fields? Negative impact on those who live there.

Annette: A: Positive already here – help plan it and be part of community area. Will look different, extra services, etc. Goes for anywhere when development of this scale happens. Keen to talk to you for the benefit of the wider community. That's why we are here tonight. If we don't involve ourselves it will happen anyway. May not be supported by council without a plan TBC have less impact. Significant development elsewhere in Borough.

Alison Croft Aston-on-Carrant: Q: Phase 4 so vague. You have the right to get roads sorted but you don't.

Annette: A: Power to refuse is very, very limited for TBC. If not supported by Gloucestershire Highways or Highways England. We do need look at road very carefully – we are. It's a concept could happen but not a definite plan.

Linda Lee Aston-on-Carrant: Q: Your saying if we don't comply and discuss this plan development will happen anyway. Why are we not given information? It sounds like a threat!

Annette: A: It's not a threat - if we can plan we have better chance of getting things sorted. With concept plan it gives more power to reject planning applications. With plan we have the chance to forward think with individual planning and not look at it in isolation.

John Hargreaves thanked all for attending. Thanked Annette and Johnathon for responding to the questions. He thanked Tony for posing the questions and managing the evening. He also thanked the bar staff!!

John Hargreaves asked the audience – If you were offered no development large scale but no infrastructure improvements or a Garden Town with improvements, which would you choose? Leave as is, or Garden Town?

Audience – Leave as is

Meeting concluded at 9.00pm