



Ashchurch Rural Parish Council

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Neighbourhood Development Plan

Our NDP has now successfully completed its examination and is thus compliant with regulations. It is now with Tewkesbury Borough Council who will arrange for a referendum of all residents. If a majority of residents who vote are in favour then the NDP will become what is known as “made”. After this stage the NDP must then be taken into account by developers and planners when considering future projects; it will help protect our community. However, given the Garden Town concept plan and its huge impact to our community we intend to enter an immediate review of the plan and will keep residents advised as things progress so we can take account of your views where possible. Another aspect of NDPs is that the percentage of the Community Infrastructure Levy (CIL) available to the Parish Council for community projects, levied on all new housing developments as homes are completed, is increased from 15% to 25%. Given the level of developments, this will add up to a substantial amount for ARPC to spend on community projects. We will of course ensure we consult with residents when funds become available.

Garden Town



The Garden Town Concept for c10,000 new homes is gradually evolving and the latest overview of the plan is shown here. The entire plan is not available on the Garden Town web site yet but it can be viewed on Tewkesbury Borough Council web site within the agenda reports pack of the Executive Committee dated 6th October 2021. We encourage all residents to view the whole document and note that this is a long term project over the next 30 years and thus detail will obviously change as things progress. The plan comprises a number of

large areas and thus it is effectively split into phases for delivery as follows:

- Phase Zero being Mitton area for possible 500 to 1000 homes which is part of the Garden Town concept, despite this being in Wychavon. It should be noted that a recent planning application for the first 500 homes at Mitton was refused by the Wychavon planning committee. In addition, the approved development at Fiddington for 850 homes plus another possible 460 homes south of this subject to appeal.
- Phase 1 being the area north of Northway and the MOD site plus an area north of the A46 but east of the MOD site.
- Phase 2 being everything south of the A46 and east of the railway line.

ARPC has a number of concerns considering these plans, particularly over flooding, traffic & the loss of identity for the various small communities within our parish and as such are participating in bi monthly meetings with the Garden Town team at Tewkesbury Borough Council. We will also ensure that our residents have the opportunity to examine the detail and ask questions concerning this concept during the coming year.



Ashchurch Bridge Over Rail

An integral part of the Garden Town development is the proposed bridge over the mainline railway known as ABoR or more commonly the “bridge to nowhere”. This is a proposal to replace the existing level crossing at Aston Fields Lane and The Grange in Northway and subsequently possibly a new road to link up to the B4079 at Aston on Carrant and the B4080 via Hardwick Bank in Northway. It will seemingly open up the land north of the MOD site and land at Northway for housing. We at ARPC have major concerns with not only the planning process for this application i.e. why is the road and the 826 homes that the Borough Council are contracted to deliver not included within the planning application but also the detrimental effects on traffic, flooding, heritage and the overall concerns of the community. Under the circumstances and with the support of Bredon, Kemerton and Northway Parish Councils we applied for Judicial Review into the planning permission but surprisingly this was rejected in the High Court. Our legal team have now reviewed this judgement and have recommended we appeal this decision. We have thus submitted to the Appeals Court permission to appeal and are awaiting a decision. If permission is granted then there will be a hearing later this year.

New Developments

There are a number of new developments impacting upon our parish; here is a summary:

Barleyfields near to Aston Cross

The second phase of development by Linden Homes Ltd is now well underway with homes for sale. We have been lobbying Gloucestershire County Highways and National Highways to provide a solution for residents to be able to access Ashchurch and Tewkesbury Schools without having to make the dangerous crossing outside the entrance to the development. Our County Councillor, Vernon Smith, has also taken this matter up and there are now plans to create a footpath on the south side of the A46 to the pedestrian lights by the care home and then to be routed behind the care home to Ashchurch School. Pupils requiring access to Tewkesbury School can cross the road using the lights and then access the footpath and cycle way on the north side of the A46. These details are not yet fully agreed but we are hopeful that they will be finalised soon and then work can commence. We continue to lobby for a crossing at the entrance to Barleyfields and note that the refuge island at the western end of the modified road scheme has sustained kerb damage and have concerns regarding the road layout design. These are being raised with National Highways.

Retail Outlet Centre and Garden Centre

These works by Robert Hitchins Ltd are seemingly progressing at pace with a new junction at Fiddington Lane and the A46 controlled by signals. The Alexandra Way Junction has commenced and will be completed this Summer. Further works are required to improve the road to J9 of the M5 including improvements to the southbound access and northbound exit from the M5 at this junction. We anticipate that they will be completed by December and that the Cotswold Designer Outlet & Garden Centre will be completed in around Autumn 2023. The Garden Centre at 75,000sqft will be the largest Dobbies outlet in the South West and the Outlet Centre comprising 95 units will be operated and let by Realm.

850 Homes at Fiddington

This development, which is now owned by Persimmon Group, includes a new primary school with pre school places, small retail outlets, a new extensive Community Centre which includes sports changing rooms, playing pitches and allotments. The Community Centre will be transferred to ARPC once completed and we will then be able to provide additional community facilities to add to those at the Village Hall. Access will be via new new roads being constructed for the Retail Outlet and Garden Centres and we anticipate construction commencing during 2023 with a likely build out rate of around 100 new homes per annum; thus it will take around 8 or 9 years to complete.



These works by New Dawn Homes have commenced and we do have some concerns that the planning conditions are not being fully adhered to and thus have asked Tewkesbury Borough Council Planning Department to check the progress and confirm that these important conditions are being followed. As some will be aware, the site approaches the flood area generated by the Tirlbrook water course and we obviously have some concerns for future residents. We understand from the developer that homes are likely to be available in 2022.

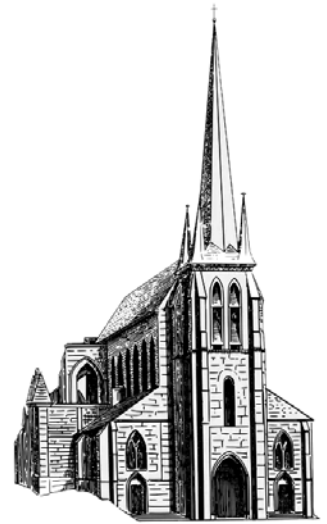
The application for 460 homes to be built south of the permitted development for 850 homes detailed above was recently permitted on appeal to the planning inspectorate. ARPC have obtained legal agreements that the existing Milne Covert coppice complete with a fully funded 10 year management plan be transferred to ARPC ownership. The coppice will include a pathway and natural barriers to ensure it is preserved for the benefit of the community. In addition a new sports pitch will be provided complete with a new changing room facility/multi purpose building plus a set of allotments will all be transferred to ARPC ownership.



Services, Song & Sanctity

St Nicholas Church has been serving the people of Ashchurch since 1121. Weekly services, of either Holy Communion or Morning Praise, are held on Sundays at 11am. Twice a month a traditional Book of Common Prayer Communion Service is held at 8am. On the last Sunday of the month the two congregations of Ashchurch and Kemerton join together for a service and the venue alternates between the two churches. All are welcome to attend. The church is open on Wednesdays each week from 10am to 3pm for anyone to go in to have a look, or just take the time to sit and pray. In October and November last year we had some work done in the church to remove two front pews in order to give more space at the front for concerts and events. This space has already been used for a Christmas concert by the Roses Theatre Choir and by Northway Pre-School for their Nativity in December. Some of the stonework around the church that has been in a poor state has also been lovingly repaired.

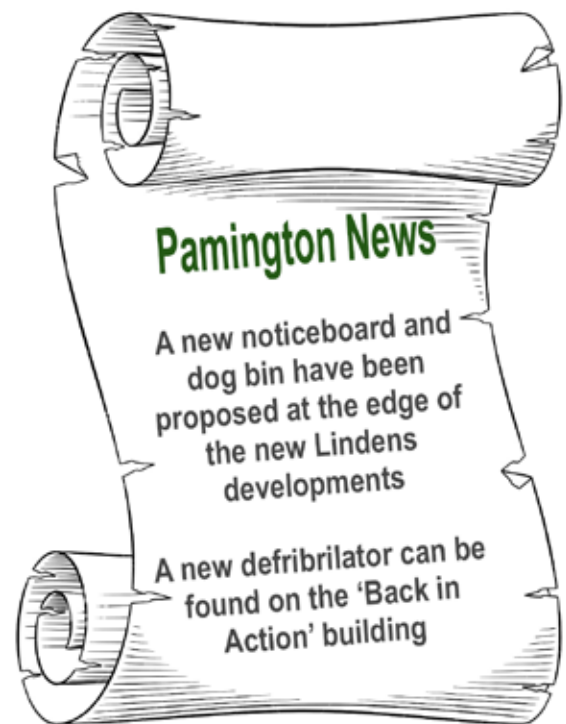
For more details visit www.stnicholasashchurch.org.uk



Festive Cheer!

Aston on Carrant continues to be an excellent community and over Christmas had a visit from Father Christmas and his sleigh, including carols accompanied by the Tewkesbury Town Band. This raised a considerable sum for Acorns Hospice at Worcester and Gloucestershire Open Door for the homeless. The occasion gave a festive feeling to all. Our village sign placed at the entrance to mark the Millennium in 2000 was looking in need of freshening up. It has been restored and repainted and funds for the refurbishment were raised by the village. The Covid virus has made us all appreciate the benefit of good neighbours and an depicts the character of our village.

For more information on the meetings, the council and the parish, please have a look at our website.



We are hoping to distribute future newsletters via email.

To sign-up, go to the parish council website, visit the council Facebook page or email the clerk at

clerk@ashchurchruralpc.org.uk

We hope you are enjoying this Newsletter – here we have collated some information about Ashchurch Rural Parish Council, it's Councillors and employees. A Parish Council is a civil local authority and is the lowest tier of local government that makes decisions on behalf of the people in the parish. Parish Councils have a wide range of powers which relate to local matters – community buildings, allotments, play areas, open spaces, and bus shelters to name a few. It also has the power to raise money for the Parish through the Council tax (precept).

Ashchurch Rural Parish Council is made up of seven Councillors who were elected at the last election held in 2019. Every year the Council elects one Councillor to be the Chairman. The current Chairman is John Hargreaves. John has served on the Council for many years and has a wealth of local knowledge. Tony Davies is the Vice-Chairman of Ashchurch Rural Parish Council. The council has two paid officers who assist with the running of the council and attend and minute meetings. Jules Owen is the Clerk and Responsible Financial Officer (the Proper Officer) for Ashchurch Rural Parish Council and Leah Beech is the Assistant Clerk.

Jules has over twenty years' experience in the sector and thoroughly enjoys the role. Having recently completed a foundation degree in Community Governance at De Montfort University, in conjunction with the Society of Local Council Clerks, she has just embarked on a BA (Hons) degree in the same subject. Her knowledge and experience are invaluable in her role with Ashchurch Rural Parish Council, enabling her to advise the Council in its decision-making processes etc. When Jules is not working, she enjoys playing the saxophone and walking her miniature dachshund!



SAVE THE DATES

16 May 2022 - Annual Meeting of
Ashchurch Rural Parish Council
20 June 2022 - Parish Council Meeting
18 July 2022 - Parish Council Meeting

All meetings commence at 6.30pm
At The Devereux Centre, Barton Road,
Tewkesbury. GL20 5GJ
Public and press are encouraged to
attend