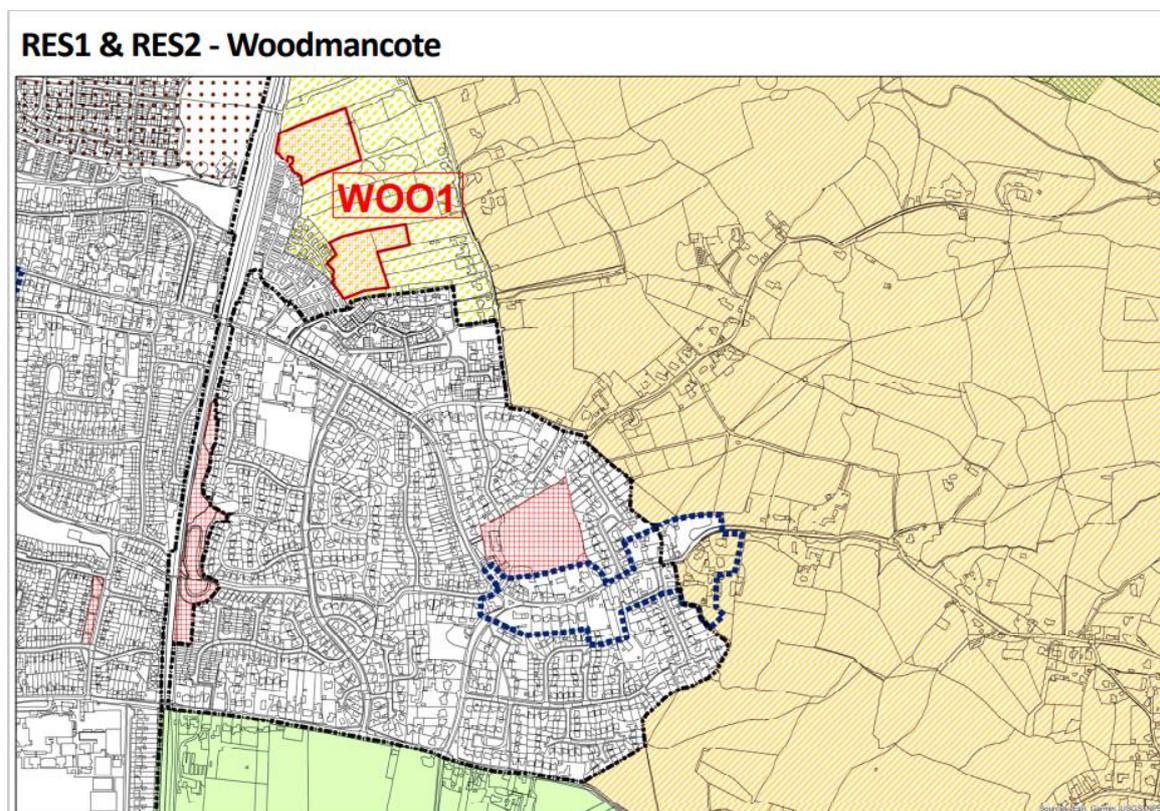


Appendix 6: Quantum of new residential development outside Woodmancote Village and interpretation of Borough Plan Policy RES4

Policy Background

1. The emerging Tewkesbury Borough Plan¹ seeks to direct new development to land within the Woodmancote Settlement Boundary under policy RES2, shown in Figure 1. The policy is quoted below alongside the supporting text. Woodmancote is designated as a Service Village².

Figure 1: Woodmancote Development Boundary



2. The text from RES2 is copied here:

Policy RES2 Settlement Boundaries

¹ Tewkesbury Borough Plan Pre – Submission Draft (Tracked Changes) 2011-2031 (2020)

² Ibid., paragraph 3.6.

Within the defined settlement boundaries of the Tewkesbury Town Area, the Rural Service Centres, the Service Villages and the Urban Fringe Settlements (which are shown on the policies map) the principle of residential development is acceptable subject to the application of all other policies in the Local Plan. In all cases development must comply with the relevant criteria set out at Policy RES5. (emphasis added)

3. Supporting justification is copied here:

3.24. This advice is reflected through the JCS approach to residential development (policies SP2 and SD10) which generally seeks to direct significant new development to the main urban centres and restrict new development in the open countryside.

4. Policy RES 3 indicates that in the remainder of Woodmancote, new residential development will be acceptable only under limited circumstances. The policy is copied here:

Policy RES3 New Housing Outside Settlement Boundaries

Outside of the defined settlement boundaries (identified on the Policies Map) the principle of new residential development will be considered acceptable where development being proposed consists of:

- 1. The reuse of a redundant or disused permanent building (subject to Policy RES7)***
- 2. The sub-division of an existing dwelling into two or more self-contained residential units (subject to Policy RES8)***
- 3. Very small scale development at rural settlements in accordance with Policy RES4***
- 4. A replacement dwelling (subject to Policy RES9)***
- 5. A rural exception site for affordable housing (subject to Policy RES6)***
- 6. Dwellings essential for rural workers to live permanently at or near their place of work in the countryside (subject to Policy AGR3)***
- 7. A site that has been allocated through the Development Plan or involves development through local initiatives including Community Right to Build Orders and Neighbourhood Development Orders. (emphasis added)***

5. Supporting justification is copied here:

3.27. Within the rural areas (i.e. those parts of the Borough located outside of defined settlement boundaries) a restrictive approach is required to new residential development consistent with the advice at paragraph 79 of the NPPF and Policy SD10 of the JCS, and so to not undermine the JCS spatial strategy and its distribution of development.

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6. RES3.3 allows new residential development under policies in RES4. RES4 is copied here. The wording of the policy was amended by the Local Plan Inspector in his letter to the Head of Development Services dated 16 June. The recommendation was to delete wording from the policy which is indicated here as struck out text.

Policy RES4 New housing at other rural settlements

To support the vitality of rural communities and the continued availability of services and facilities in the rural areas, very small-scale residential development will be acceptable in principle within and adjacent to the built up area of other rural settlements (i.e. those not featured within the settlement hierarchy) providing:

a) it is of a scale that is proportionate to the size and function of the settlement and maintains or enhances sustainable patterns of development;

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 rule no more than 5% growth or ~~10 dwellings during the plan period, whichever is lesser,~~ will be allowed;

c) it complements the form of the settlement and is well related to existing buildings within the settlement;

d) the site of the proposed development is not of significant amenity value or makes a significant contribution to the character and setting of the settlement in its undeveloped state;

e) the proposal would not result in the coalescence of settlements;

f) the site is not located in the Green Belt, unless the proposal would involve limited infilling in a village, limited affordable housing for local community needs (in accordance with Policy RES6) or any other exceptions explicitly stated within the National Planning Policy Framework.

7. RES4b limits growth outside the Woodmancote Development Boundary in the Plan Period of 2011-2031 to no more than 5% growth.

Current Dwelling Stock of Woodmancote

8. A review of the electoral register indicates that there are 1291 properties on the electoral roll. However, it is believed that three of these are in Southam Parish (Woodmancote Farm, the Old Stables and Gambles Farm). There are also five commercial properties listed. Therefore, in February 2021, Woodmancote Parish has 1283 residential dwellings of which 1108 are within the Woodmancote Settlement Boundary in accordance with RES2.

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9. The remaining 175 dwelling outside the Settlement Boundary are relevant to policy RES4b, providing its baseline. This includes 9 new dwellings that have been granted permission and built during the plan period. These are shown in Table 1.
10. Applying the limit from RES4b (5% new dwellings over the plan period) would indicate that between 2011 and 2031, only 8.75, or rounding up, 9 dwellings, should be built. Over the 20 year plan period, an average annual rate of new buildings allowed under RES4b would be one new dwelling every two years.

Planning permissions granted since 2011

11. A review of planning permissions granted between 2011 and February 2021 indicates that there have been 12 new dwellings allowed as set out in Table 1.

Table 1: Planning Permissions outside the Woodmancote Settlement Boundary 2011 - 2021

	Dwelling	Application	Permission Granted
1	1 The View	13/01137/FUL	18/11/2013
2	2 The View	13/01137/FUL	18/11/2013
3	3 The View	13/01137/FUL	18/11/2013
4	4 The View	13/01137/FUL	18/11/2013
5	Liberty Farm	14/01160/Ful	14/10/2015
6	Wooltons	16/00654/FUL	10/6/2016
7	Inglecroft	16/01334/FUL	5/10/2017
8	Hillview Stables	18/00860/FUL	4/8/2017
9	Badgers Bank	15/00905/FUL	17/8/2018
10	Coach House	17/00338/FUL	6/2/2018
11	Log Cabin Bushcombe Farm	19/00863/FUL	19/11/2019
12	Yew Tree Farm – Plot 3359	20/00381/FUL	17/11/2020

Conclusion

12. In the Tewkesbury Borough Plan period which ends in 2031, there is no requirement for further housing outside the Settlement Boundary. The identified need under policy RES4b of 9 dwellings has been exceeded since 12 dwellings were granted permission and 9 have been built.