



**MATTER 7 EXAMINATION STATEMENT**  
**CLAREMONT PLANNING ON BEHALF OF**  
**EUROPEAN PROPERTY VENTURES**  
**(GLOUCESTERSHIRE) LTD**  
**OTHER POLICIES**



**This Statement for Matter 7 Other Policies will seek to address the Inspector's Questions identified below:**

**Issue: Whether the other policies in the plan are positively prepared, justified, effective, consistent with national policy and, where relevant, the JCS.**

7.2 To be effective, should the plan include a policy relating to proposals in the Green Belt based on national policy in the NPPF and to replace Policy GRB1 in the existing 2006 adopted Local Plan?



## **Matter 7 Other Policies**

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### **1. Introduction**

1.1 Claremont Planning Consultancy Ltd (Claremont Planning) previously provided responses to the Council's emerging Local Plan on behalf of European Property Ventures Gloucestershire Ltd (EPV). The representations were in respect of the Council's approach to allocations for housing, raising concerns that the Council had not allocated sufficient sites in the emerging Local Plan to appropriately deal with housing needs. In particular, they emphasised the potential to allocate additional sites at Shurdington including the site promoted by EPV, as suitable, available and deliverable to meet Tewkesbury's housing needs.

### **2. Green Belt Policy (Q7.2)**

2.1 The Green Belt covers a significant area of the Borough, and was originally designated to prevent the coalescence of Gloucester and Cheltenham, and covers large areas of land in this gap and around the settlements of Shurdington, Bishop's Cleeve and Brockworth. The Plan as currently drafted includes three policies relating to the Green Belt, which relate to the land that is proposed to be released from the Green Belt, and policies specifically dealing with Gloucestershire Airport and Bamfurlong Operational Policing Site. It is recommended that a separate Green Belt Policy should be added to the emerging Tewkesbury Local Plan, confirming what would represent appropriate development in the Green Belt and recognising in certain circumstances exceptional circumstances will exist to justify other developments in the Green Belt.

2.2 The JCS includes Policy SD5 which relates to the Green Belt, however it is arguable that this policy does not go far enough in specifying what would be appropriate development. It instead focuses on developed sites in the Green Belt, confirming what would be appropriate development at each of these sites. In addition, it confirms that amendments to the boundaries of the Green Belt were made through the JCS, and references the Framework in terms of restricting development in the Green Belt to the types of development deemed appropriate, unless it can be demonstrated that very special circumstances exist.

2.3 Whilst the JCS and the National Planning Policy Framework (Framework) do provide some policy guidance, it is considered that the Tewkesbury Borough Plan should include a policy similar to the adopted Policy GRB1 in the Borough Local Plan to 2011. This policy clearly set out what would be acceptable in the Green Belt with regards to the construction of new buildings, and the re-use of existing buildings.

2.4 It is proposed that an additional policy should therefore be added to the emerging Borough Plan which includes similar provisions, however, should be written in a manner that is consistent with the provisions of the Framework. In addition to confirming what would be defined as appropriate development, the policy should reference that where exceptional circumstances can be demonstrated, the Council will support proposals that would otherwise be inappropriate.

**Word Count: 453 words**