

WELCOME

Greystoke Land welcomes you to this exhibition of their proposals for up to 175 new homes on land to the south of Pamington. This area of land is identified for residential development in the Tewkesbury Garden Town Strategic Framework Plan that has been published by Tewkesbury Borough Council.

The application site boundary is shown edged red on the plan.

The primary reasoning for the submission of this planning application is the fact that the Borough Council is failing to deliver sufficient new homes, both market housing and affordable housing.

The housing land supply situation is described on Board 7. Our proposals are shown on the next Board.



Red Line Location Plan

THE ILLUSTRATIVE MASTERPLAN

These illustrative plans (Board 2 and Board 3), have been prepared from a series of parameters plans which provide the basis for details to be prepared by the house builder. All details are then submitted to Tewkesbury Borough Council as detailed planning applications for determination.





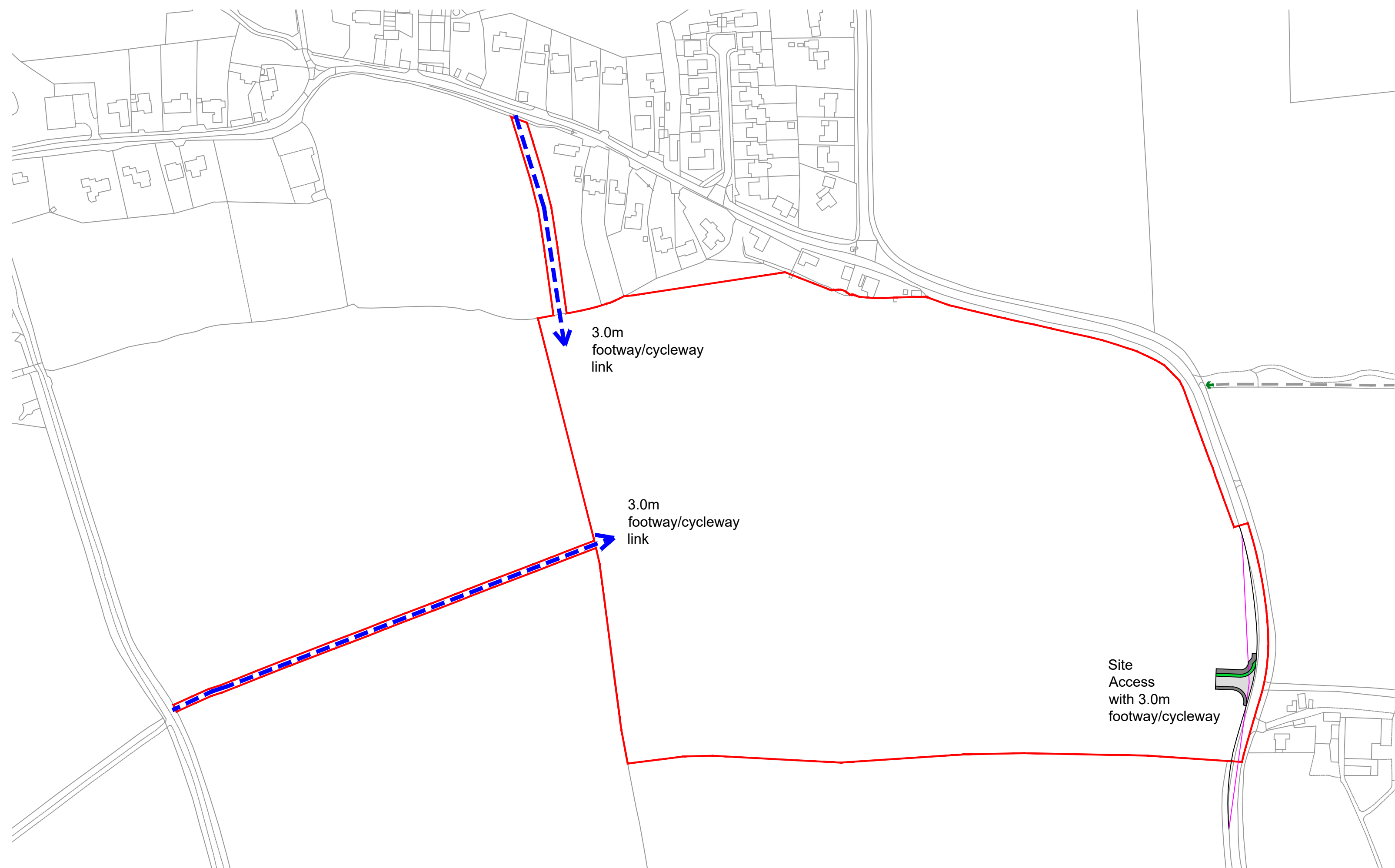
Illustrative Landscape Strategy

PARAMETERS PLANS

Parameter Plans have been prepared which provide the framework for the submission of design details. It is anticipated the Borough Council will impose a planning condition on a grant of planning permission requiring the details of the development to be in accordance with the context of these parameter plans.

Site Access & Pedestrian Links

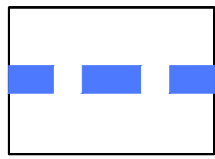


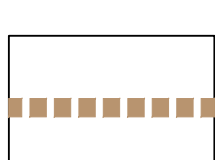


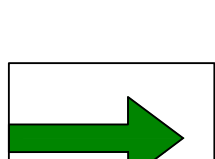


This plan provides the starting point for the preparation of a Master Plan.

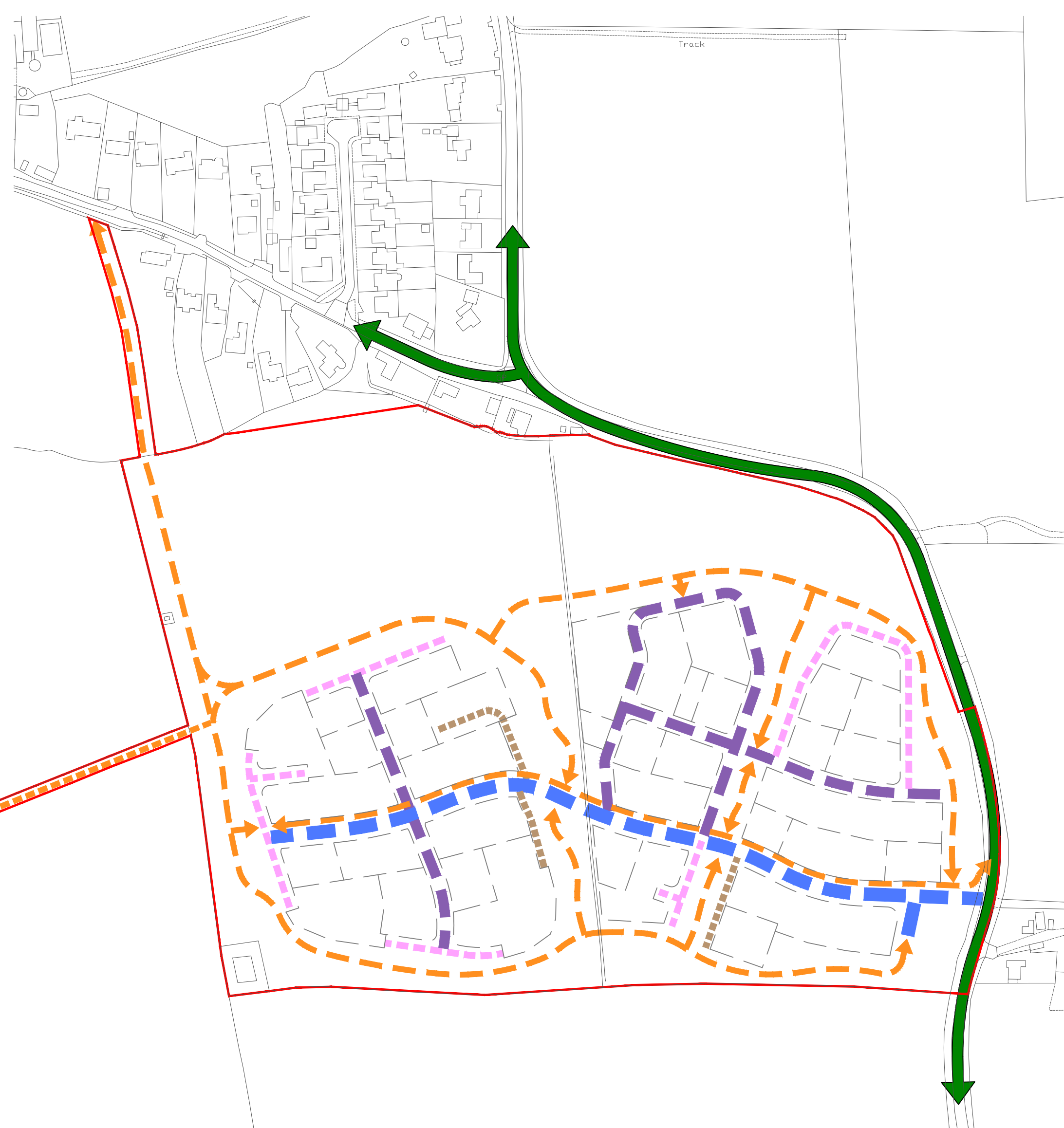


Access and Movement

This plan shows how travel is provided for.

Key

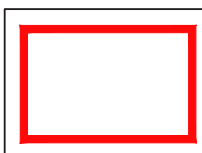



-  Primary Vehicle Route
-  Indicative Secondary Route
-  Shared Drive
-  Private Driveway / Courtyard
-  Pedestrian / Cycle Footway
To provide access to and around development
-  Pedestrian Footway
-  Main Roads Bordering Site
-  Build Zones With Indicative Buildings
-  The Site

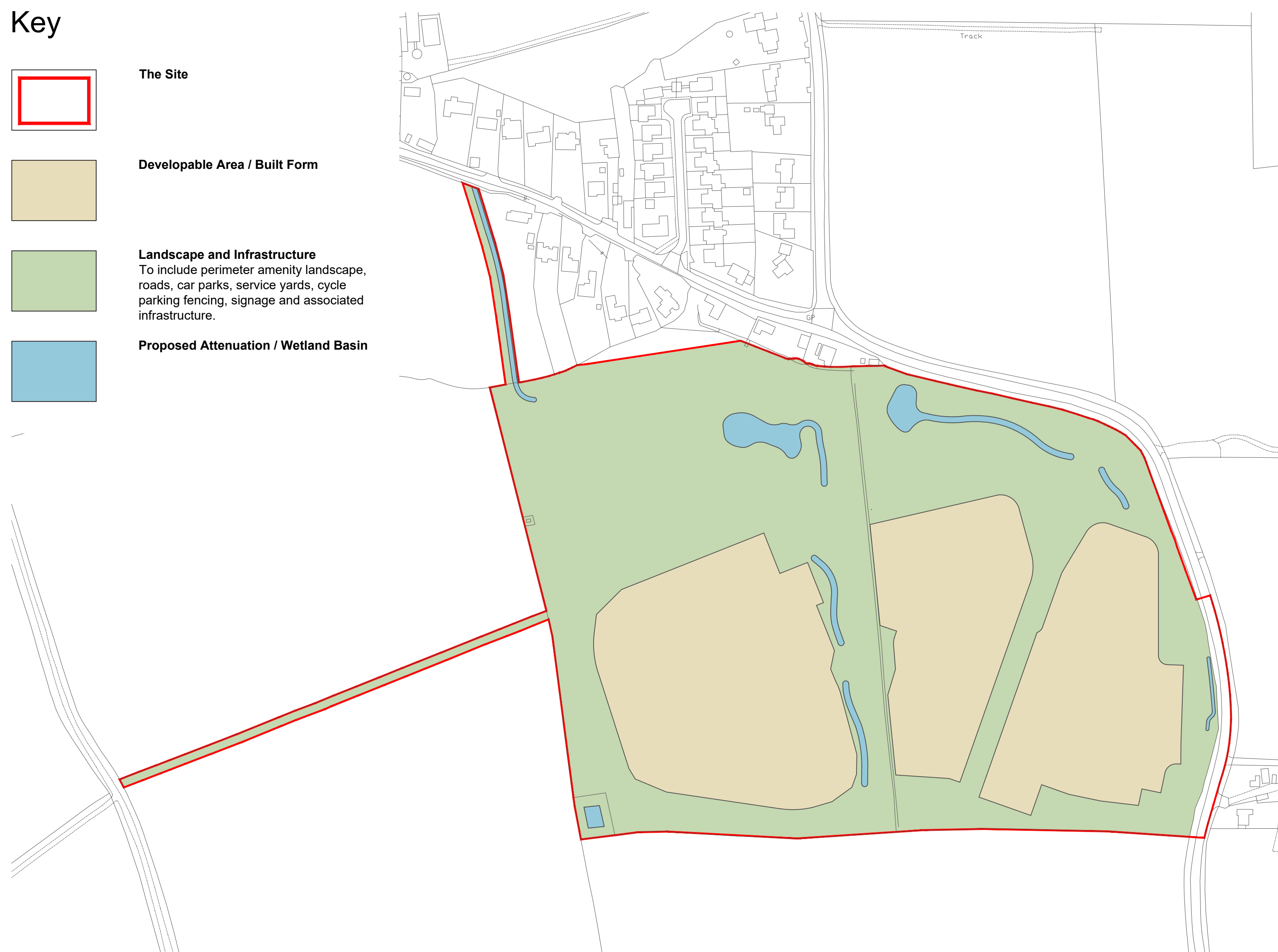


Land Use

This parameters plan identifies the principal land uses – new homes, open space, and provision for surface water drainage.

Key

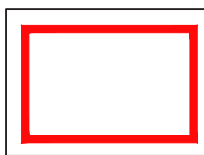
-  **The Site**
-  **Developable Area / Built Form**
-  **Landscape and Infrastructure**
To include perimeter amenity landscape, roads, car parks, service yards, cycle parking fencing, signage and associated infrastructure.
-  **Proposed Attenuation / Wetland Basin**



Green Infrastructure

This plan provides the landscape setting for the development and safeguards a setting to Pamington.

Key

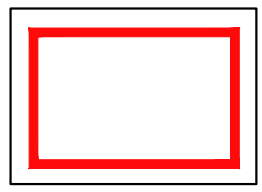
-  **The Site**
-  **Building Zone Area**
To include perimeter amenity landscape, roads, car parks, service yards, cycle parking fencing, signage and associated infrastructure.
-  **Informal Green Space**
To achieve bio-diversity net gain.
-  **Proposed Attenuation / Wetland Basin**
-  **Species-Rich Neutral Grassland Cut for Hay**
-  **Existing Vegetation Retained**
To include scrub, field hedges and trees retained
-  **Proposed Buffer Planting**



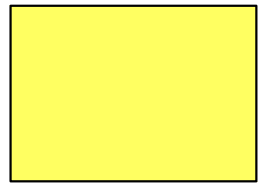
Building Heights

This parameter plan provides a texture in built form across the development.

Key



The Site



Development up to 2 Storey:
Incorporating occasional key 2.5 storey use, up to 9.5 metres from FFL to ridge height, where FFL may be up to 0.4m above existing ground level.



Development up to 2.5 Storey's:
Incorporating occasional key 3 storey use as focal point building, up to 11 metres from FFL to ridge height, where FFL may be up to 0.4m above existing ground level.



HOUSING LAND SUPPLY

It has been a requirement of national planning policy over many years that local planning authorities ensure that there is a minimum supply of deliverable new homes, for a period of 5 years.

The Council accepts that it is presently failing to deliver sufficient new homes to meet the housing needs of the Borough.

A Planning Inspector has recently examined the housing supply in the Borough and concluded that the supply is *'at best at 3.39 years. That is a significant shortfall'*. **(PINS Ref: APP/G1630/W/23 3314916 Land at Gotherington)**

The inadequacy of the housing land supply has real day-to-day consequences for households seeking new homes, especially those people requiring Affordable Housing.

It is of course acknowledged that the inadequacy in the supply of housing land does not necessarily mean that all applications for new housing must be permitted. Proper consideration needs to be given to all technical and environmental issues.

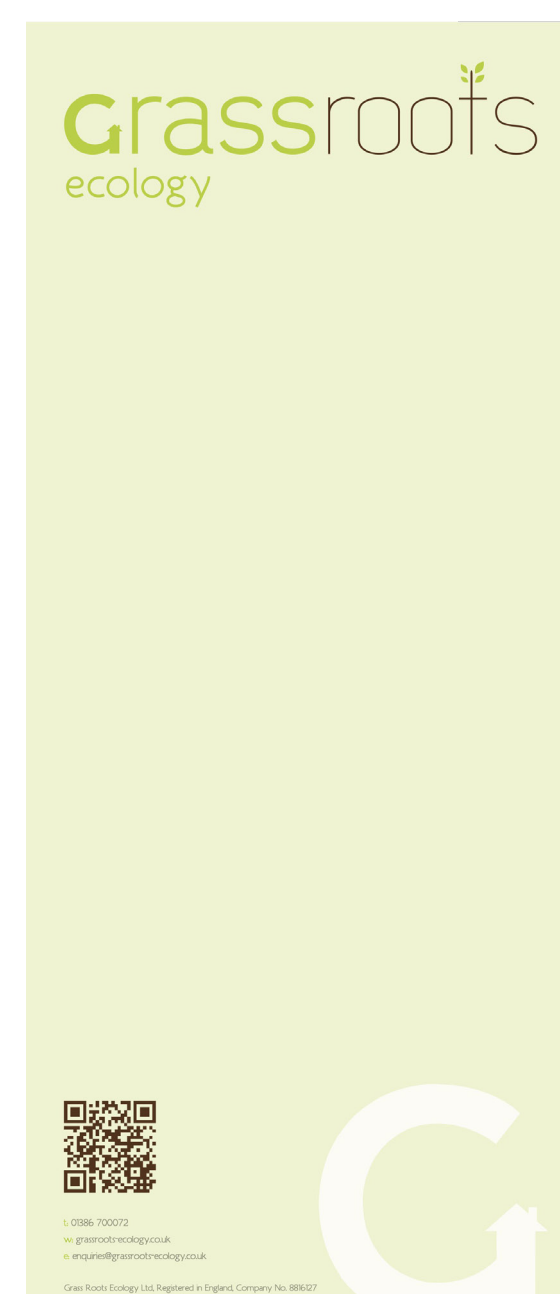
TECHNICAL AND ENVIRONMENTAL ASSESSMENT

The application is accompanied by reports comprising:

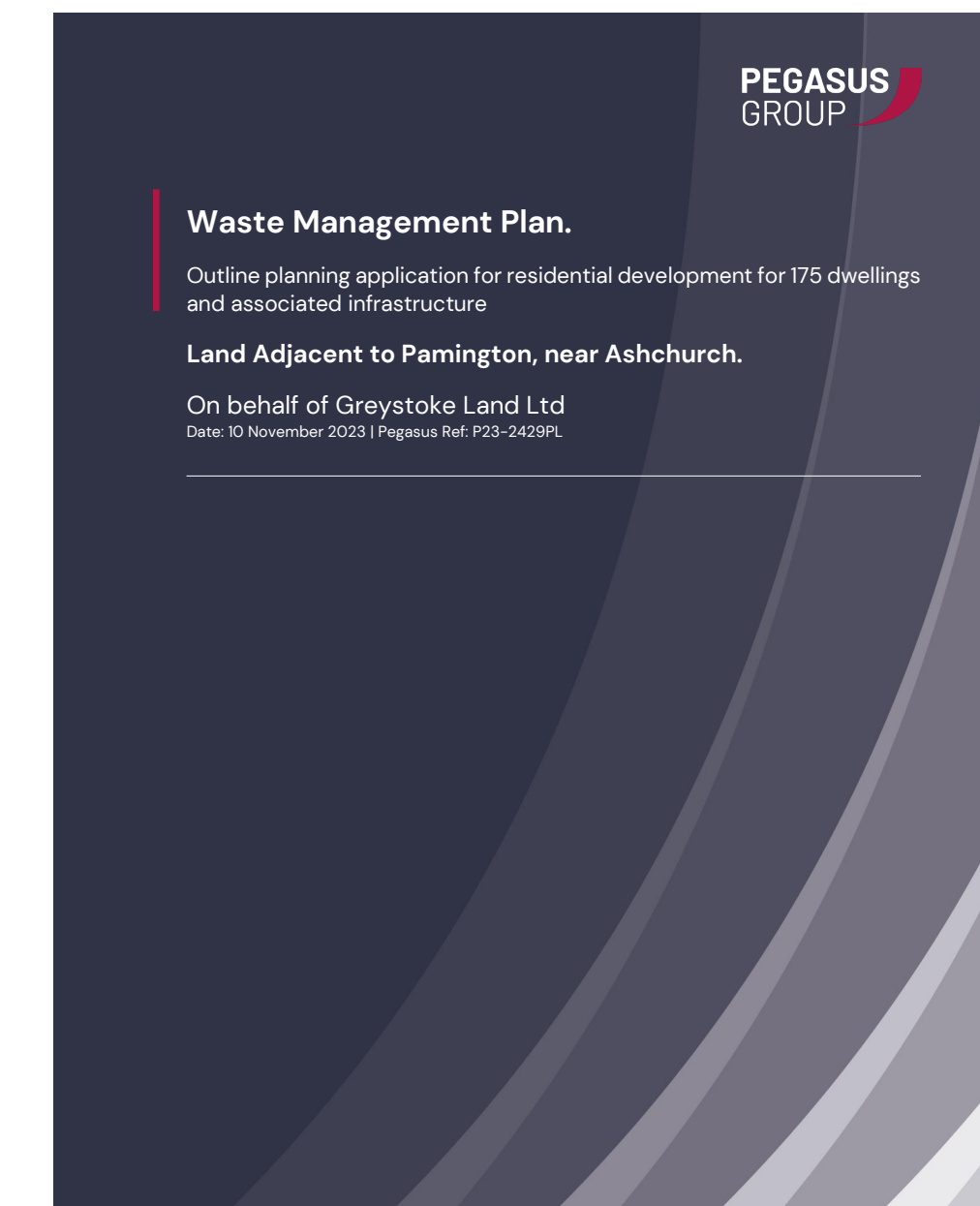
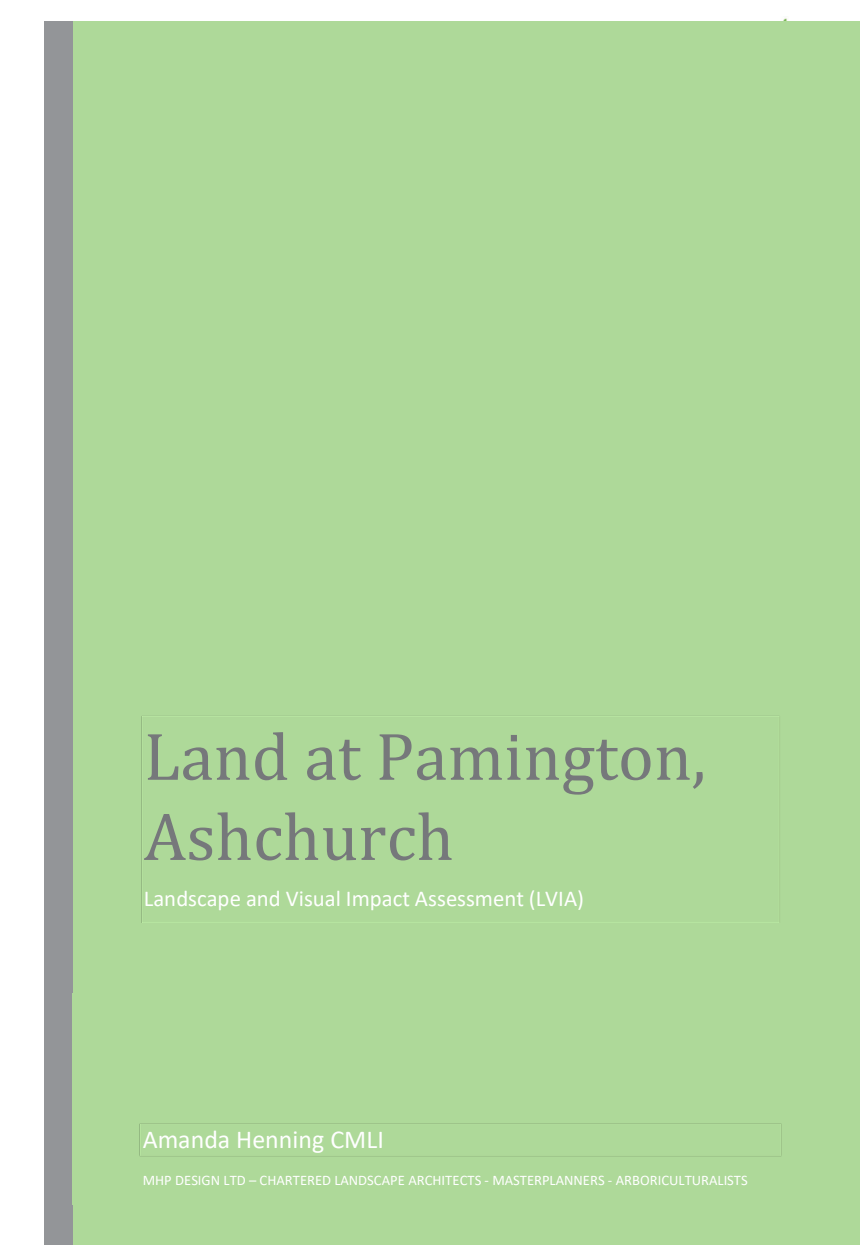
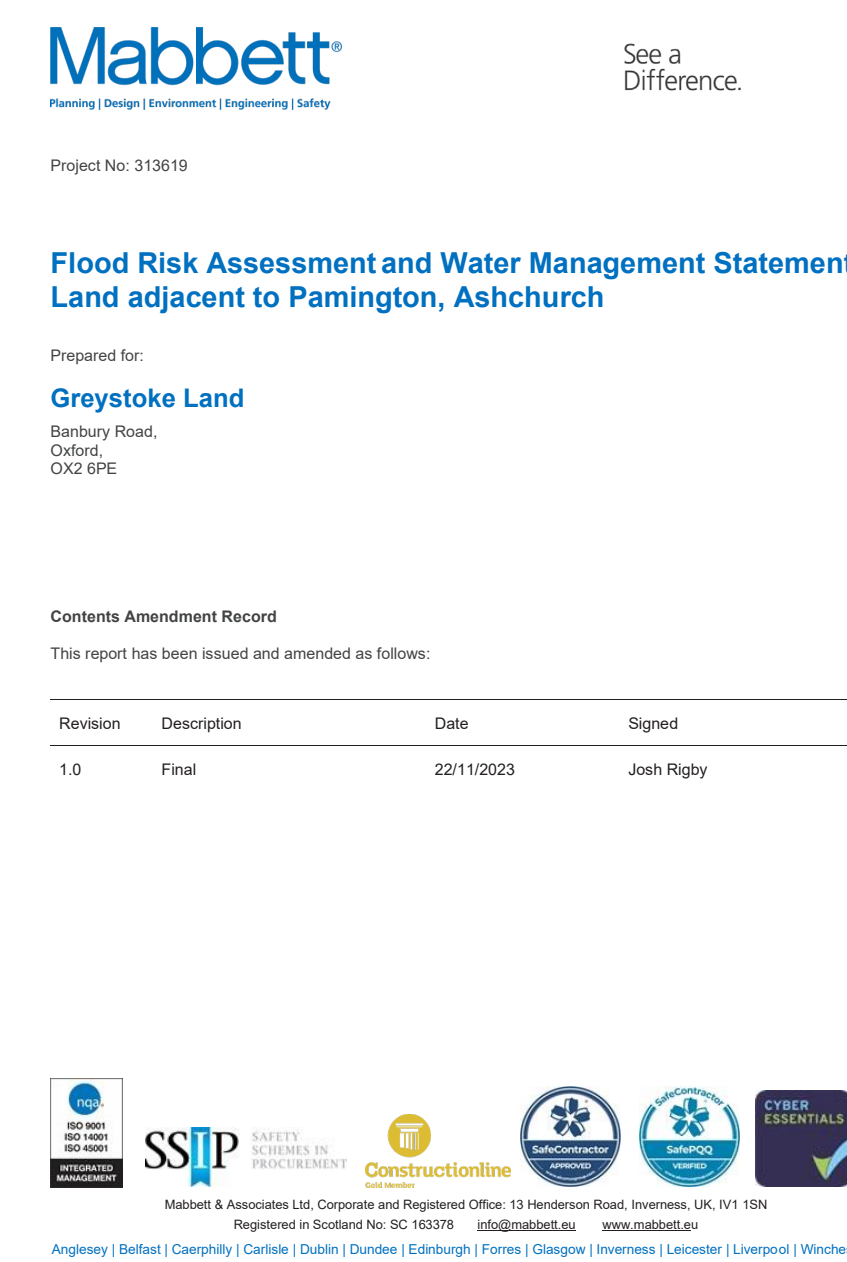
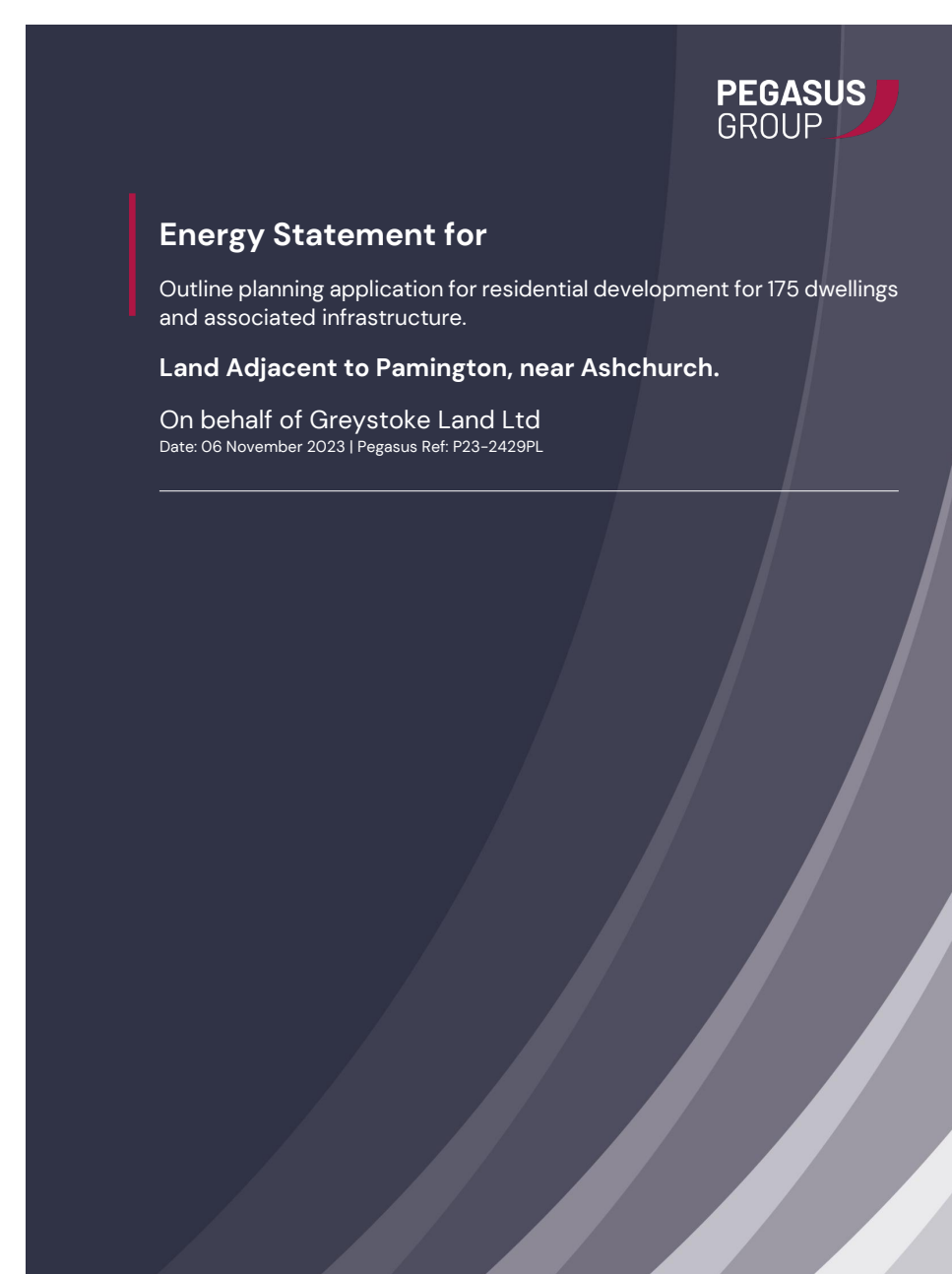
- Transport Assessment
- Travel Plan
- Landscape and Visual Impact Appraisal
- Heritage Impact Assessment
- Ecological Impact Assessment
- Arboricultural Impact Assessment
- Flood Risk and Drainage Strategy
- Waste Management Plan
- Energy Statement

All of these reports will become viewable on the Council’s Portal, when the application is registered. Alternatively, these reports can be viewed on Framptons' website (see Board 9).

The conclusions reached by the appraisals that have been undertaken are that while it is inevitable some adverse impacts will arise from the development of a greenfield site, none are of substance to outweigh the benefits from the development, especially the provision of much needed new homes.



ECOLOGICAL IM ASSESSMENT
Greystol
Pamington, Ashchurch



NEXT STEPS

Once the planning application is registered, the Council will undertake consultations with statutory and non-statutory consultees. The public will have an opportunity to provide comments on the planning application.

You may make comments on the proposals using the forms available today, or via Framptons' website at:

[www. https://framptons-planning.com](https://framptons-planning.com)

All representations will be addressed in a Statement of Community Engagement which will be submitted to the Borough Council.

We hope that this exhibition has been helpful to you in explaining the proposals. Members of the planning team are available, if you wish to ask questions about the development.

Thank you for attending.

Date: 06.12.2023