

# Ashchurch Rural Parish Neighbourhood Development Plan Review

9 November 2023

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# The purpose of tonight's event

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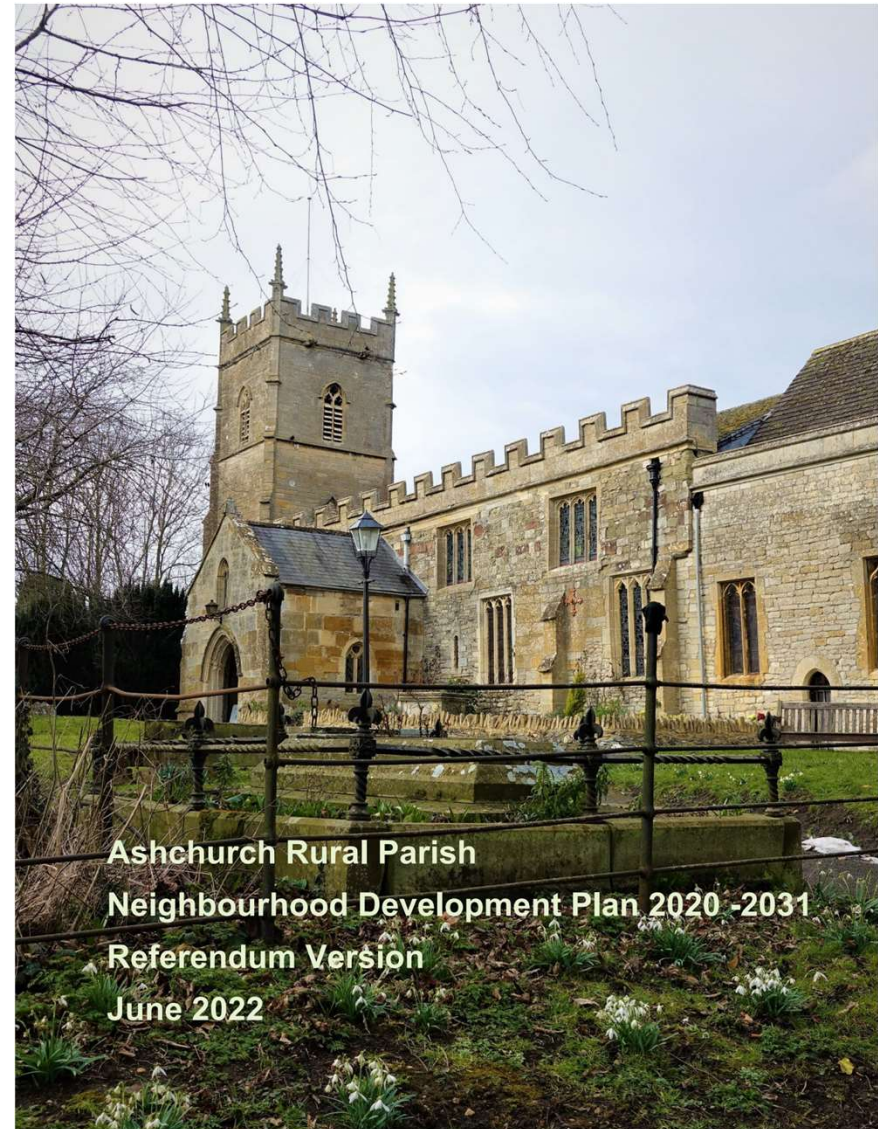
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- **Start the review of the Ashchurch Neighbourhood Development Plan (ARNDP)**
- **Update the community on what is happening on the planning and environmental fronts**
- **Agree community priorities**

# The ARNDP was made in June 2022

## Policies on:

- Transport
- Road safety and cycling
- Employment
- Community infrastructure
- Broadband
- Water management/ flooding
- Rural housing



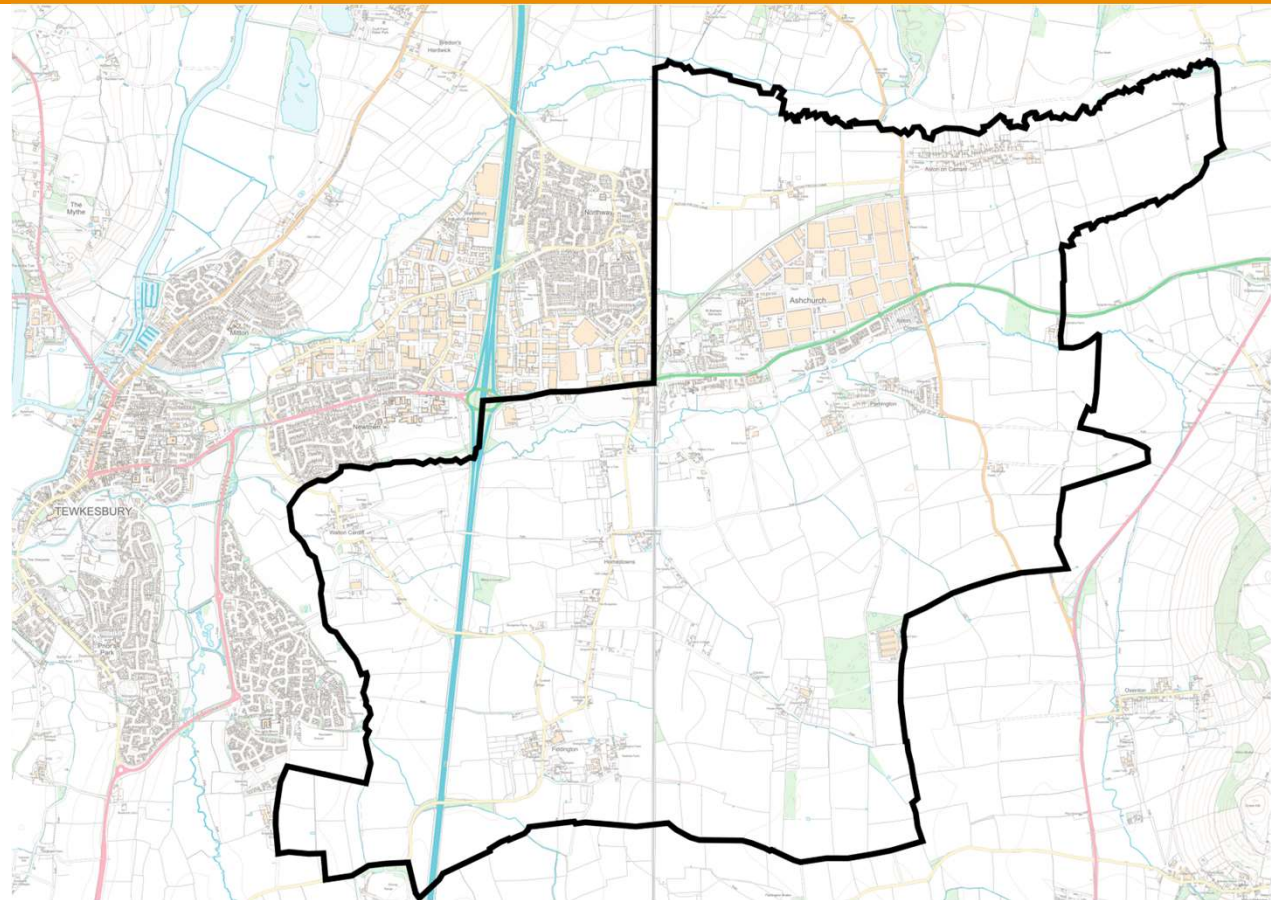
Ashchurch Rural Parish  
Neighbourhood Development Plan 2020 -2031  
Referendum Version  
June 2022

# Ashchurch Rural Parish neighbourhood area

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## Ashchurch Rural neighbourhood plan 2021



Ashchurch Rural Parish is likely to experience significant development over the next 10 years and beyond. This neighbourhood development plan seeks to ensure that this development enhances connectivity for the existing community and ensures that the appropriate level of necessary community facilities and services is provided. New development within Ashchurch Rural Parish will be sensitively designed to integrate within the existing environment. In rural areas, new development will reflect, preserve and enhance the existing rural character.

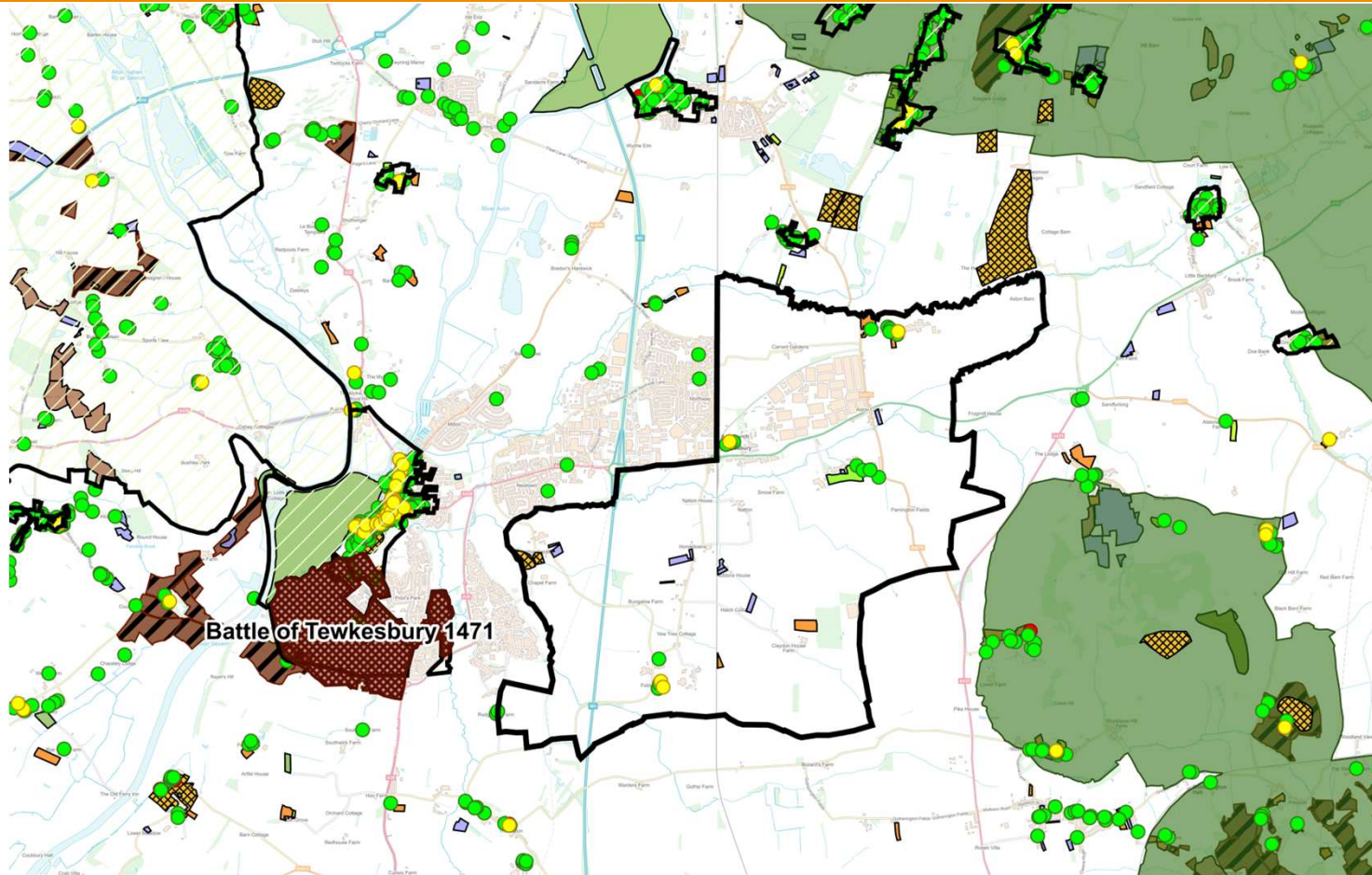
# The council set out what it wanted for the review:

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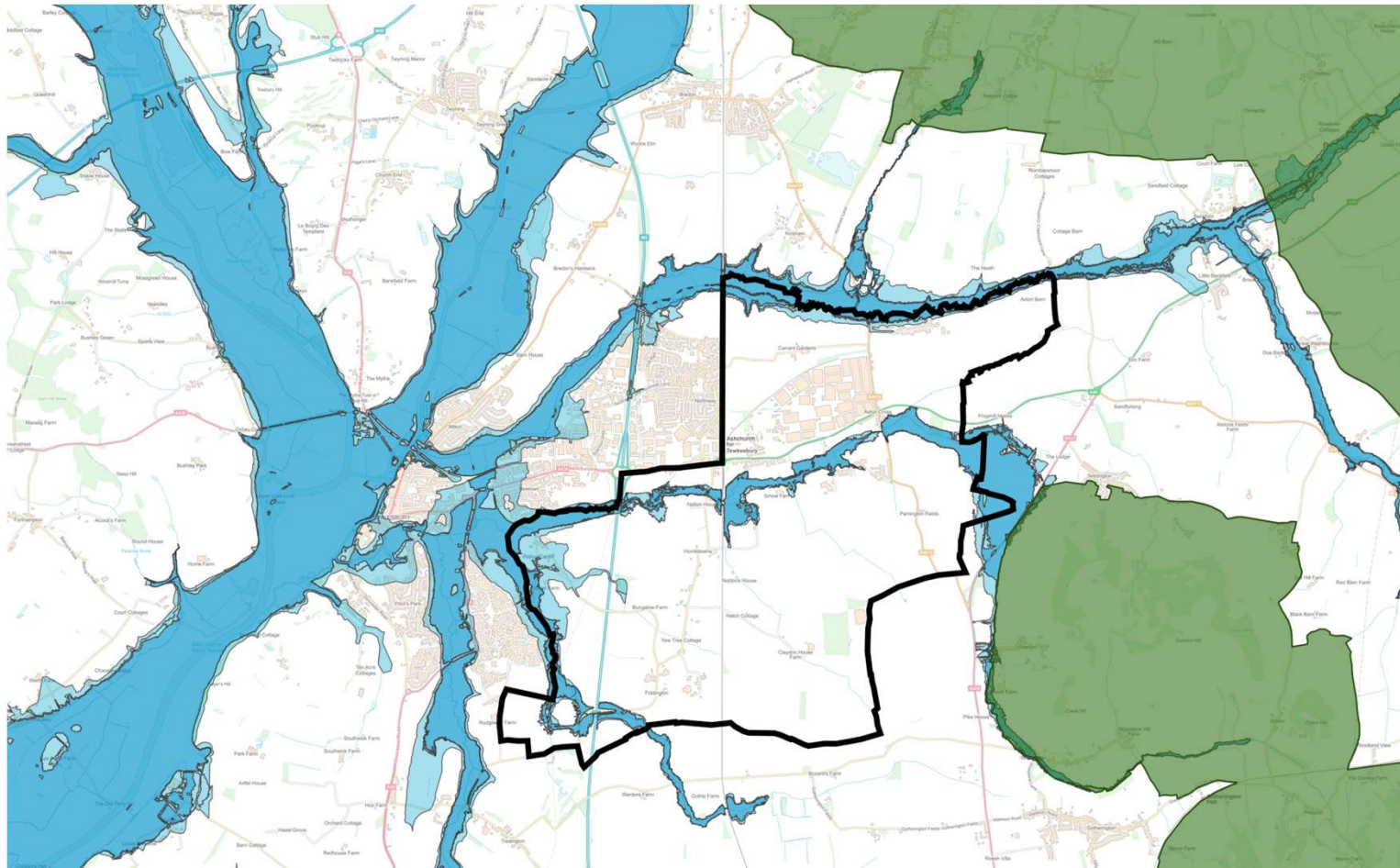
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213. It is expected that the NDP review will consider such matters as:
- a. Managing the impact of climate change.
  - b. Development boundaries around existing settlements to protect their character. The introduction of green buffers may be considered as a means to ensure that the existing settlements do not coalesce with new development.
  - c. Green infrastructure corridors that serve to retain a high level of biodiversity and flood management whilst providing recreational and walking and cycling opportunities for all residents.
  - d. Protection of the existing Public Rights of Way and undesignated quiet lanes and walking, cycling and equestrian routes in a designated network.
  - e. Accommodation of current leisure users of the countryside such as equestrian, running and cycling clubs into new development where possible.
  - f. Managing the construction of strategic development (including roads, housing, business development and public transport) by setting out principles of development that will protect and enhance the amenity of existing residents.
  - g. Necessary infrastructure such as school places, doctor and dentist surgeries, recreation, open space, flood management, etc.

# Ashchurch is relatively “unconstrained” in planning terms



# Flood zone 2/3 and the AONB

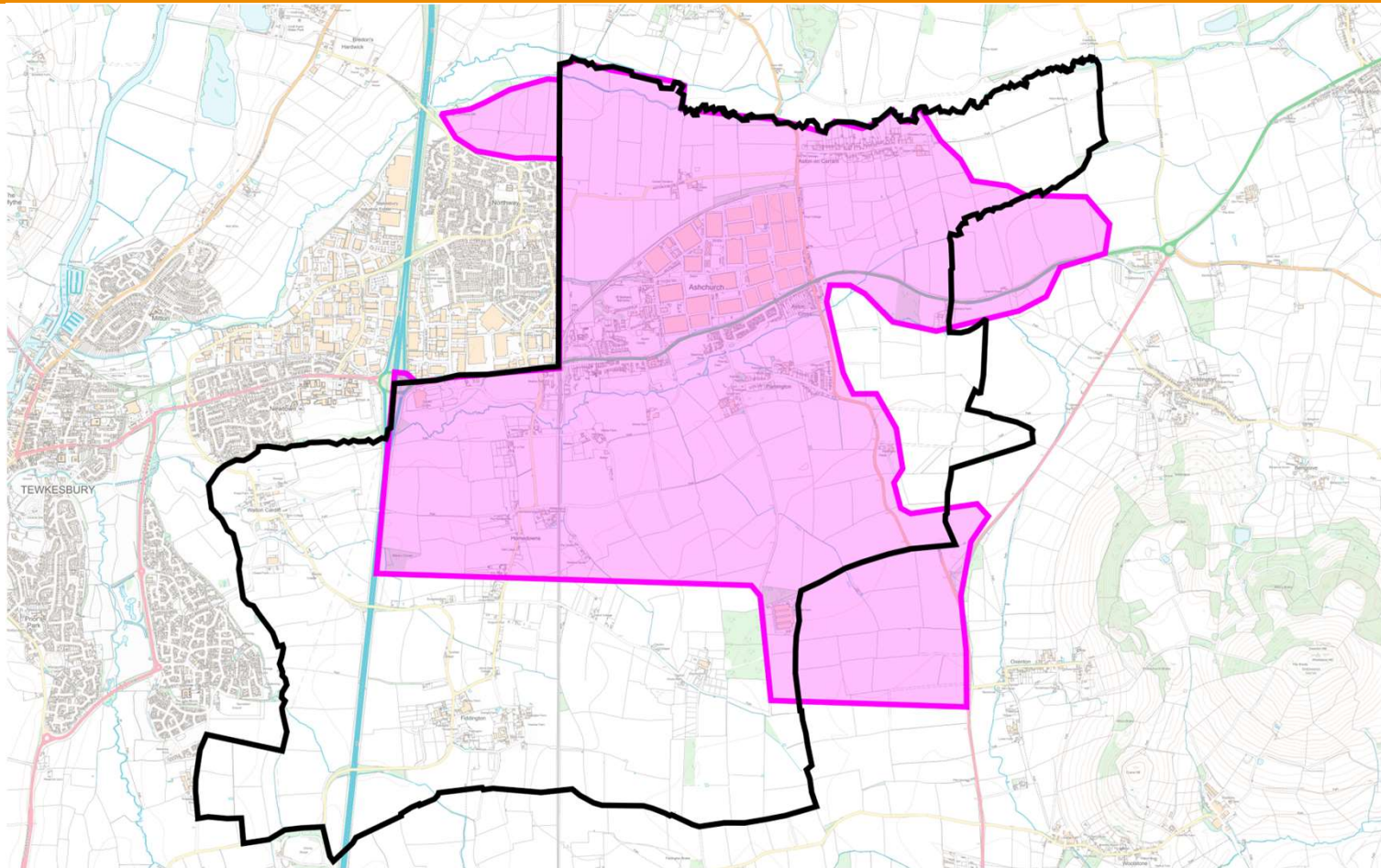




# The approximate Garden Town area

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# The biggest problem for planning is....

There is no 5 year housing land supply and the national planning policy framework allows developers to gain planning permission with little impediment when this is the case...

This is putting significant pressure on Ashchurch Rural parish in the form of unplanned speculative housing developments.

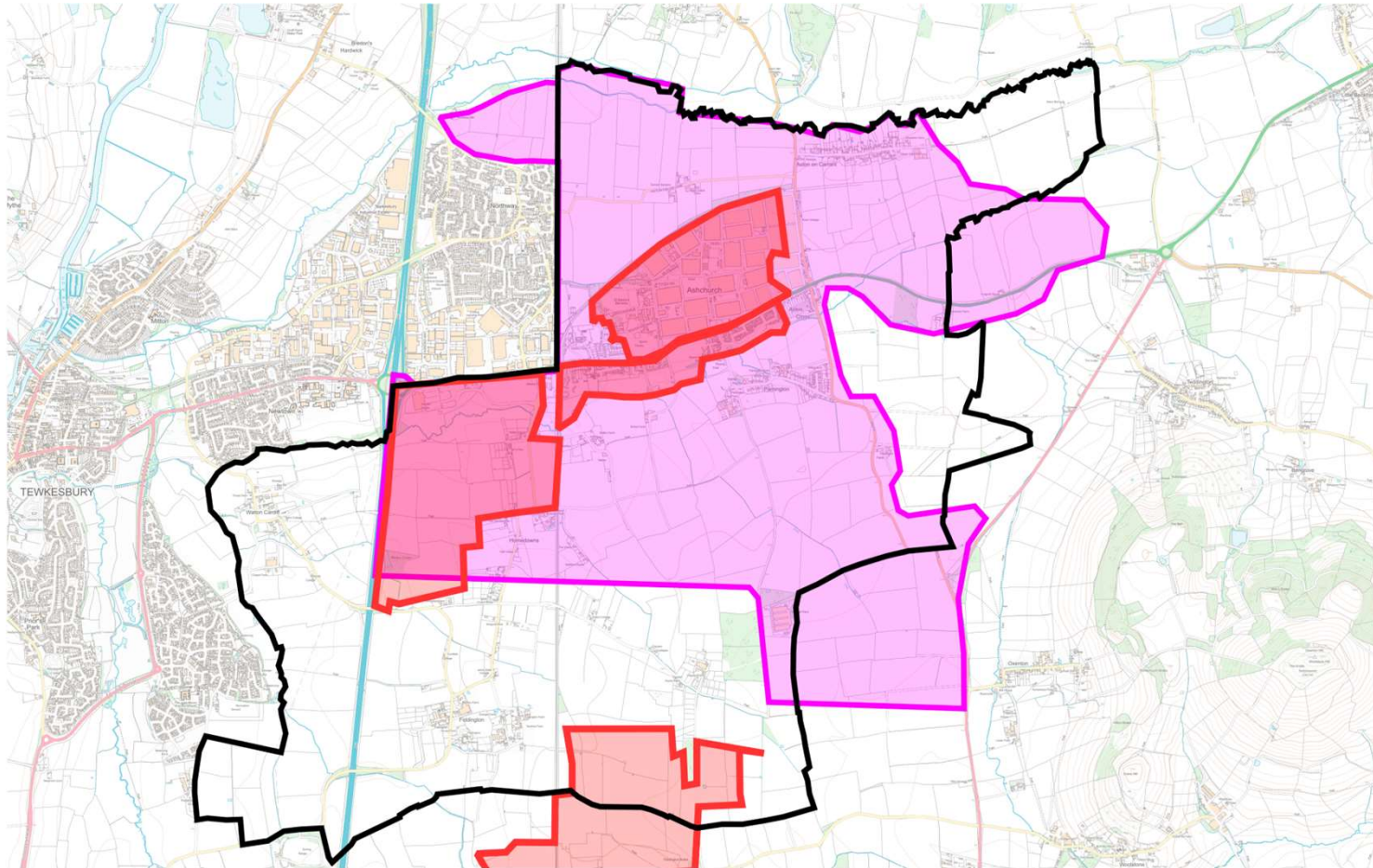
Table 5 – Five Year Land Supply Calculation (2023/24 to 2027/28)

|  | DWELLINGS                | TOTALS       |
|--|--------------------------|--------------|
| <b>1. Requirement (2023/24 to 2027/28)</b>   |                          |              |
| Standard Method = 557 dwellings per annum x 5 years  | 2,785                    |              |
| <b>Total Including 5% NPPF Buffer</b>  |                          | <b>2,924</b> |
| <b>2. Deliverable Supply (2023/24 to 2027/28)</b>  |                          |              |
| A - Major Sites with (10+) with a detailed planning permission                                       | 669                      |              |
| B - Non-major sites (5-9) with outline or detailed planning permission                               | 134                      |              |
| C - Major Sites (10+) with an outline planning permission  | 657                      |              |
| D - Dwellings on small sites (0-4) with permission (extant permission incl. 78% implementation rate) | 134                      |              |
| E - Small site windfall allowance  | 138                      |              |
| F – Local Plan (Tewkesbury Borough Plan) Allocations   | 160                      |              |
| <b>Total Deliverable Supply</b>  | <b>1,892</b>             |              |
| <b>3. 5 Year Supply Calculation</b>  |                          |              |
| (Deliverable Supply/Total Requirement) x 5 Years   |                          |              |
| <u>0% Buffer</u>   | <u>5% Buffer</u>         |              |
| 67.9% Supply   | 64.7% Supply             |              |
| <b>3.4 Years Supply</b>  | <b>3.24 Years Supply</b> |              |
| -893 dwellings   | -1,032 dwellings         |              |

# Recent major planning applications (approximate - not to scale)

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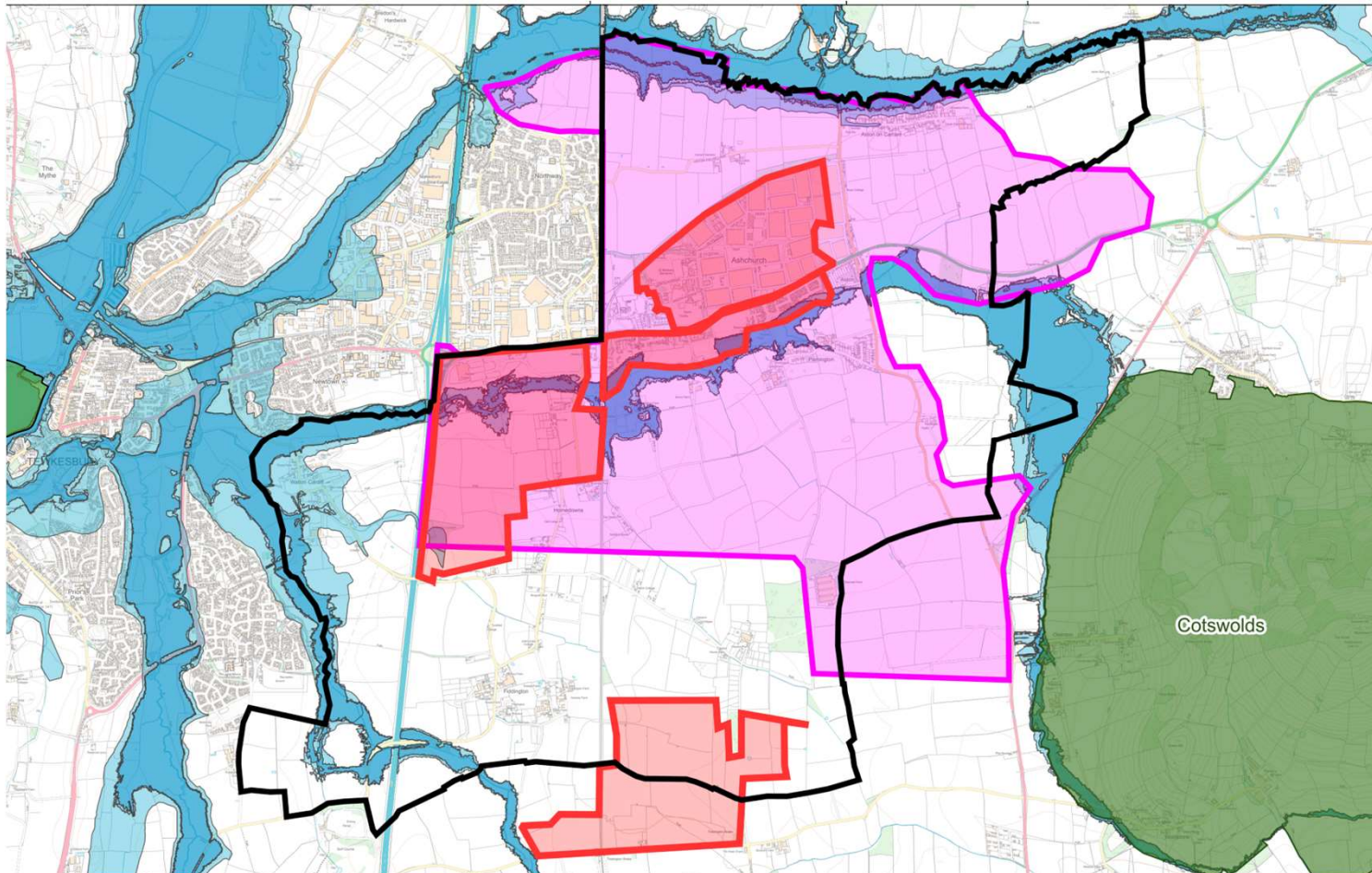
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# Planning applications, flooding and AONB

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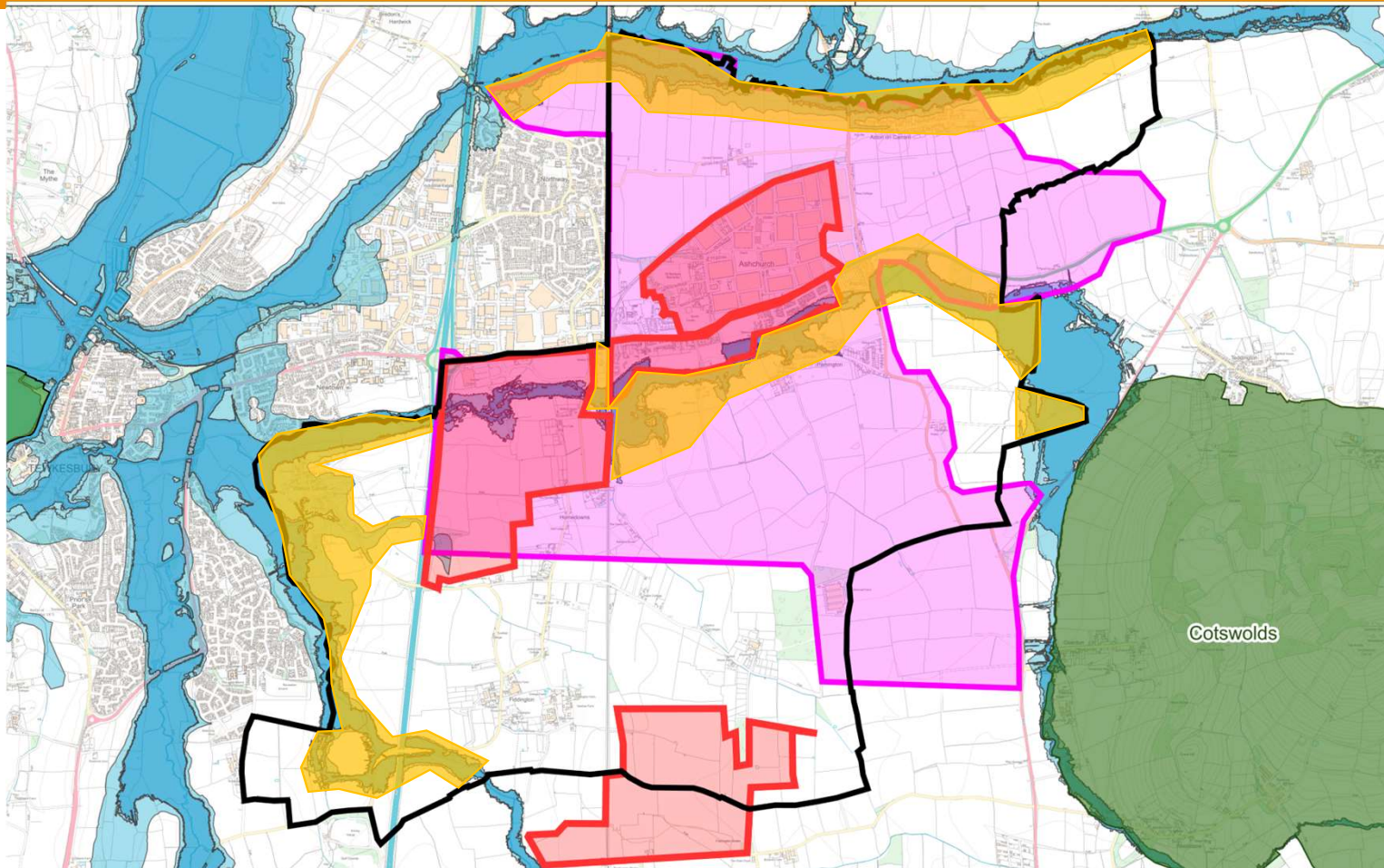
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# Opportunities for local nature recovery?

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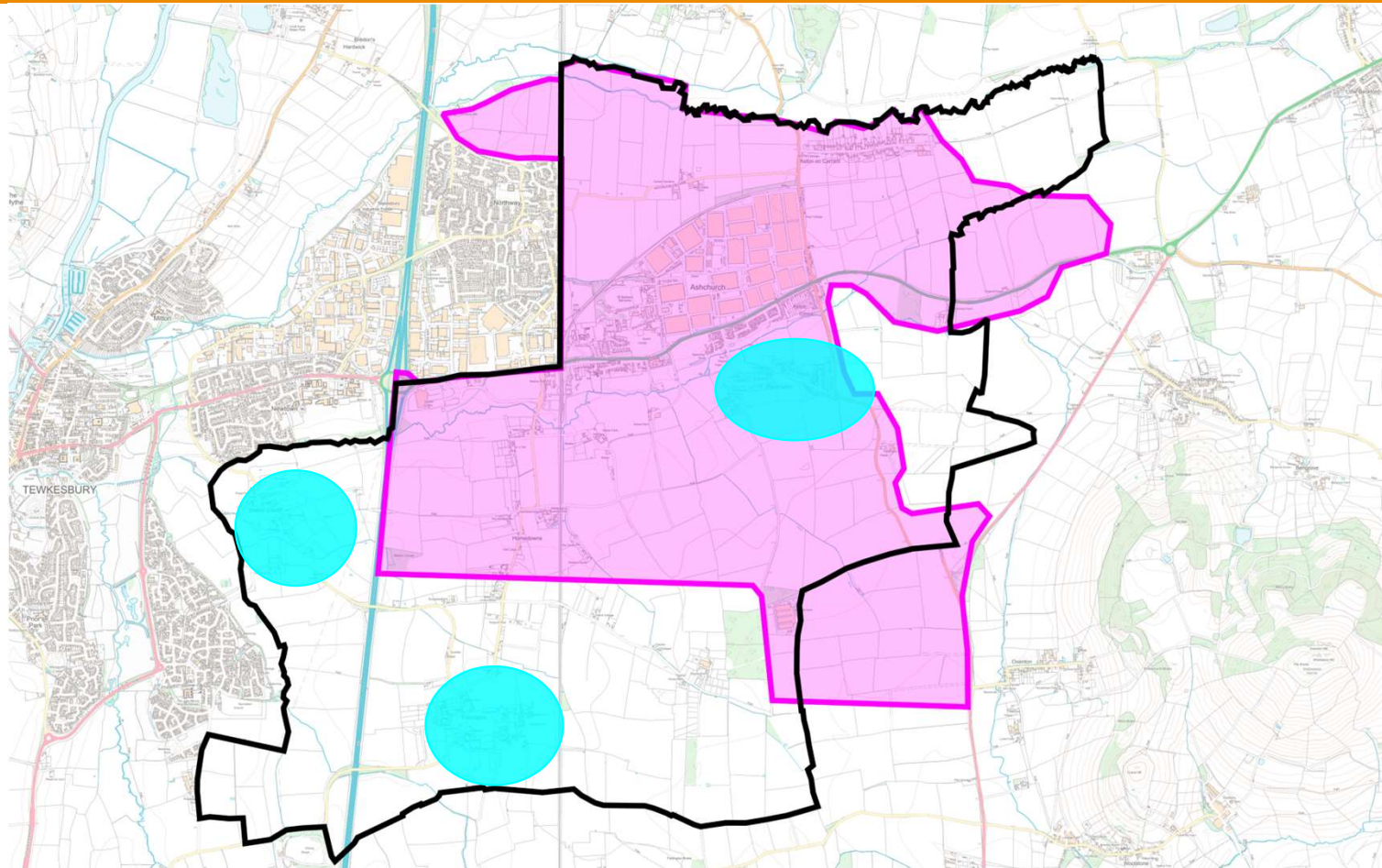
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# Opportunities for village buffers?

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# Timetables....

|  | 2023               | 2024  | 2025   | 2026                          |
|--|--------------------|---|--|-------------------------------|
| Joint Strategic Plan                           |                    | Spatial Options and key policies (Reg. 18)                        | Preferred options (Reg. 19)                          | Submission to SoS (Reg. 22)   |
| Tewkesbury Local Plan                          |                    |   |  |                               |
| ARNDP Review                                   | Evidence gathering | Community consultation (Regulation 14)                            | Submission to TBC (Regulation 15/16) and Examination | Referendum<br>ARNDP 2 is Made |
| Gloucestershire Local Nature Recovery Strategy |                    | Key priorities and first draft Local Nature Recovery Strategy Map |  |                               |

# What should the NDP's plan period be?

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**The current period is 2020-2031**

- **Should we add 5 years?**



# How do we update the vision?

**Ashchurch Rural Parish is likely to experience significant development over the next 10 years and beyond. This neighbourhood development plan seeks to ensure that this development enhances connectivity for the existing community and ensures that the appropriate level of necessary community facilities and services is provided. New development within Ashchurch Rural Parish will be sensitively designed to integrate within the existing environment. In rural areas, new development will reflect, preserve and enhance the existing rural character.**

# What should our key additional policies be?

- **Local Nature Recovery Strategy?**
- **Village buffers?**
- **Small housing allocation?**
- **Anything else?**

Get in touch if you want to learn more...

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