



Planning application reference 18/00249/OUT - Land at Stoke Road, Bishops Cleeve

Bishop's Cleeve Parish Council (BCPC) **OBJECTS** to the planning application for the following reasons:

Bishop's Cleeve has been subject to a significant number of new homes in the form of large-scale development since 2011. BCPC consider that this level of development, over a relatively short period of time, is simply unsustainable and has an adverse impact on community cohesion and social wellbeing. Further large-scale development as proposed will only act to further exacerbate this situation. At present, in 2018, Bishop's Cleeve has already fulfilled (constructed or committed through planning consent) the allocated number of new homes identified in the recently adopted JCS to be provided by 2031. BCPC considers that these circumstances clearly demonstrate that the number and rate of new homes is unsustainable; was not envisaged by the JCS; and any further development is at risk of skewing the whole spatial strategy for this area. This matter was raised by the Inspector during the JCS examination in relation to further development being required in and around Tewkesbury Town.

BCPC is very concerned that lack of infrastructure improvements and employment opportunities, which has not been commensurate during the period since 2011, has increasingly resulted in the village becoming a commuter/dormitory settlement. This has led to an increase in reliance on the private motor car and congestion and pollution on local roads. It is BCPC's view that the village needs to find a more sustainable balance between population and employment. Whilst the proposal does provide a proportion of commercial development, Bishop's Cleeve plainly does not require the larger proportion of new housing proposed and this is considered to be a diversionary approach, by the Developer, to secure a large-scale residential development of 215 new homes under the guise of a mixed-use development. The village needs time to absorb an already significant number of constructed new homes and substantial number of committed new homes, not yet built, which far exceeds the expectations of the spatial strategy at this point in the Plan period.

BCPC also has concerns about flood risk management. The site sits on an important juncture of the drainage on the western side of Bishop's Cleeve and any interference in its role would be detrimental to its strategic significance, impacting upon housing both in this area and on lower lying land to the west. It regularly floods during certain times of the year and, in July 2007, many homes close to this site were flooded. The large number of houses built since 2015 has already affected the flows of pluvial and fluvial water through the parish from east to west and is likely to continue given the location of some of the newer housing sites. There is a concern that the foul drainage capacity of Bishop's Cleeve has already been exceeded. This too was a factor in the 2007 flooding event. It is considered that the geology of the area and the site's location below the Cotswold escarpment need to be carefully taken into account given the nature of climate change.

The proposed development will conflict with neighbouring land use, given the site's close proximity to the various waste processing facilities at the Wingmoor Farm complex, affecting residential amenity and residents' health and wellbeing.

Notwithstanding the above, BCPC understands the Tewkesbury Borough can demonstrate a 5-year housing land supply and as such there is no pressing need for further homes to be provided in this location.

May 2018