

Land North of Cherry Orchard Lane, Twyning

Public Consultation for Proposed Residential Development



Introduction

Thank you for taking the time to read this information leaflet, which has been prepared to consult the community. Walsingham Planning are acting on behalf of our client, who are promoting Land North of Cherry Orchard Lane at Twyning as a sustainable location for residential development.

This leaflet has been designed to provide you with a platform to review our draft development proposals and to give us your ideas and comments on how the scheme can meet the needs of the local community.

In due course, Walsingham Planning intend to submit an outline planning application to Tewkesbury Borough Council proposing new market and affordable homes, alongside a range of other benefits including public open space, a play area and off-site highway improvements. Your feedback is important to us as it will help us shape the final proposals.



Land North of Cherry Orchard Lane, Twynning

The Proposals

We are proposing a new high quality residential development on the site of up to 70 new homes, which will range in typology and include a policy compliant level of affordable housing. In addition to this, a significant amount of new public open space is proposed, which in itself will provide for new planting, a community orchard, footway/cycleway routes and biodiversity benefits. The illustrative layout on the following page provides further details.

The development will require the creation of a new access point via Shuthonger Lane. As part of the scheme, it is proposed that a 2m footway be provided along the western section of the highway, to be routed north and to link to an uncontrolled pedestrian crossing facility, in turn connecting with an approved new footway along the eastern side of this lane.

Whilst the proposals are still evolving, careful consideration has been given to how the site could be laid out so that it is sensitively designed and of a scale that is appropriate to Twynning. The number of homes proposed is considered appropriate to the size of the site and wider settlement. The proposals reflect the typical housing densities in recently approved residential schemes close to site and Twynning as a whole.

Key Features



New Market and Affordable Homes



High Quality Public Open Space



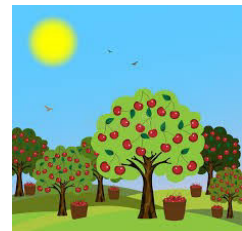
Ecological Enhancements



Sustainable Drainage Systems



Contributions to Local Education



Community Orchard



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The Site



The site is shown in red on the site location plan and comprises approximately 4.7 hectares of agricultural land to the west of Twyning, abutting the current settlement boundary. The site is bound to the south by Cherry Orchard Lane and to the north by Duddage Business Park. Directly east of the site are two open parcels of land; one of which is 1.1 hectares in size and is situated south of 'Brockridge Paddocks'. This site benefits from planning permission for a residential development of 21 dwellings.

Directly south of this site lies a 2.91 hectare parcel of land which has also obtained planning permission, permitting an age restricted (over 55's only) residential development of 36 dwellings.

The site is relatively unconstrained. It lies within Flood Zone 1, which means it has a low probability of flooding. It does not lie within a conservation area and there are no listed buildings within the site. Notably, there are two listed buildings to the north, and these are referred to as "Duddage" and "The Fountain".

No specific landscape designations apply to the site, although the site is bounded by a mix of hedgerow and trees, which serve as important landscape and ecological features.

Planning Background

The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) (2011—2031) is one of the principal Development Plan documents, setting out the long-term vision and objectives for the three authorities. The JCS outlines that new developments will be established in sustainable locations and should be designed sensitively towards existing villages, towns and cities and with respect to the natural and built environment.

The Tewkesbury Borough Plan (2011 – 2031) provides planning policies specifically for the Tewkesbury borough for the period to 2031. It sets out a vision whereby the borough is *"a place where a good quality of life is open to all, where our environment and heritage assets are cherished, a sufficient supply of homes is available and where a thriving economy supports healthy and happy communities"*.

The Twyning Neighbourhood Plan (2017) was prepared in collaboration with the local community and provides further guidance for developers and a suite of development management policies applicable to Twyning specifically.

It has been established that within the Tewkesbury borough, there is a current housing supply shortage. In response, the Council have published an Interim Housing Position Statement which provides guidance for applicants and stakeholders on how the Council will seek to support the provision of appropriate forms of new housing in order to deliver a sufficient housing land supply.



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Community Benefits

The proposed development will provide a range of both onsite and offsite benefits to the local community. Large areas of high quality new public open space will be delivered on the site, including new planting, a community orchard, a new play area, all of which will increase the total level of community facilities and green infrastructure in Twyning.

In the context of both a local and national housing shortage, the development will provide much needed new housing to the local community and those seeking to move to Twyning. The proposed scheme will deliver a policy compliant 40% affordable housing provision - which will be varied in their size and tenure – to be agreed in liaison with the local planning authority.



The proposals, if permitted, will provide a package of financial contributions arising from the Community Infrastructure Levy (CIL) to be spent on projects identified within the Tewkesbury borough area and in Twyning specifically. Furthermore, a package of Section 106 contributions to mitigate impacts arising from the development will be agreed through discussions with the local planning authority and are likely to include contributions towards education provision, public transport and off-site highway works. Finally, upon completion and occupation of the residential development, the viability of existing local facilities will increase as a result of rising local expenditure.

Your Views Matter



While we further refine the development proposals, we would very much like to discuss the development with the local community and hear your thoughts.

Once our planning application has been submitted to Tewkesbury Borough Council, there will be a further opportunity for you to make formal representations via the statutory consultation process.

Contact Us

Thank you for taking the time to read this leaflet, we would love to hear from you and welcome any comments you may have on the current proposals.

Please send any comments in to us by 12th of July 2024, via email to:

bristol@walsingplan.co.uk

