

BACKGROUND

INTRODUCTION

Stoke Orchard is designated as a 'service village'. A number of developments have come forward over the last 20 years, with a recent permission to the east of the village for 126 homes. The positive impact that development can have is clear from the community that has emerged, both socially and economically. Engagement is a key factor to deliver well-designed places, and to realise opportunities that development can provide.

The site is on the edge of the development boundary, and is enclosed by the solar farm to the north. Unlike the land to the south of the village (which is Green Belt), there are no firm landscape designations to the north. The site is part of a location which has previously been assessed by Tewkesbury Borough Council:

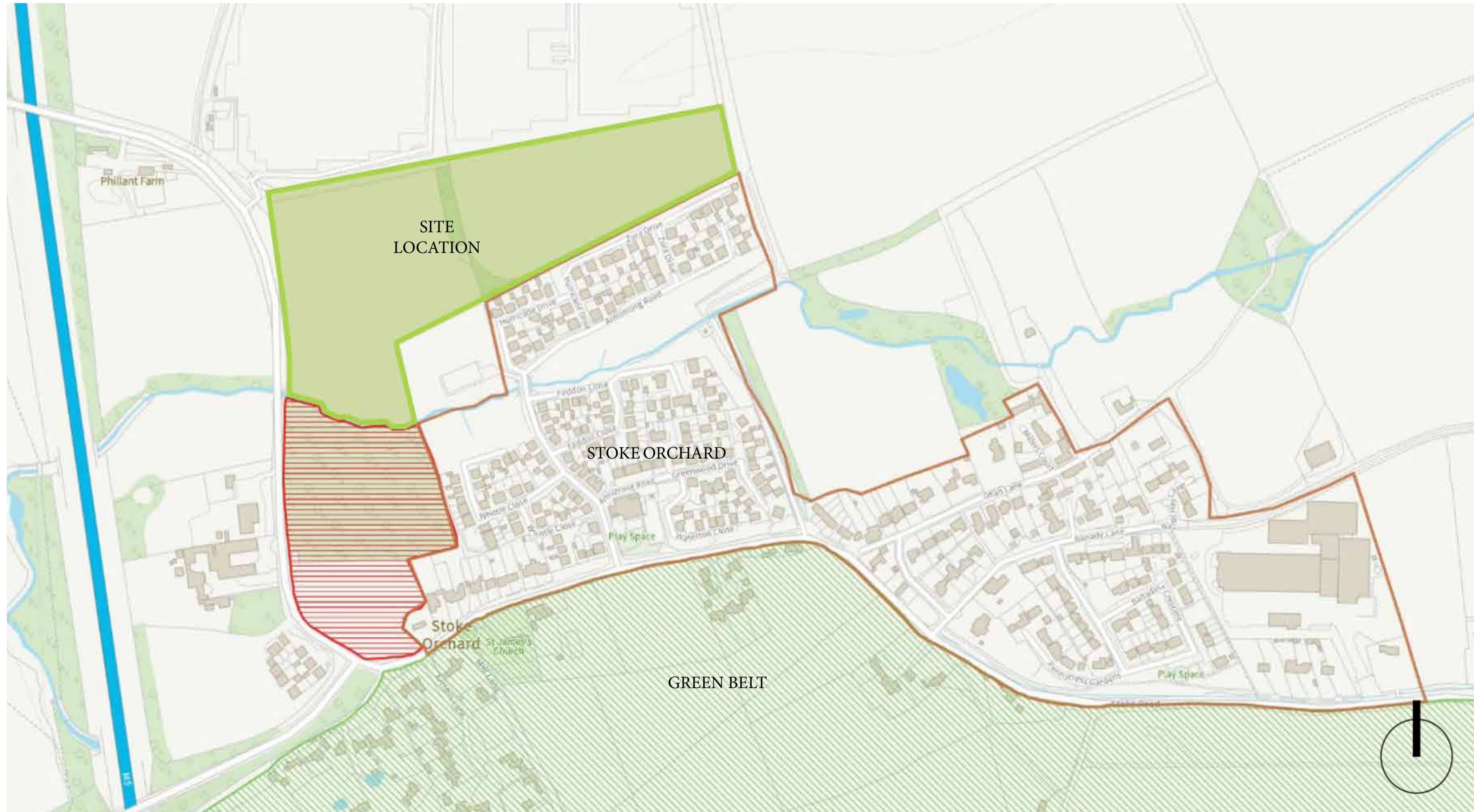
"Site well contained in landscape terms as a result of solar farm to north, brook and traditional orchard to south and CRE (Bloor) development to south east. Site is physically well related to the village due to the adjoining CRE development, but is visually disconnected due to orchard and functionally disconnected due to the lack of footpath."

[source: Tewkesbury Borough Council Housing Background Paper, October 2019]

The lack of footway connection to the Primary School can be resolved (see indicative development board), and the lack of physical connection is resolved via the inclusion of the land to the east of the site.

WHY NOW:

Tewkesbury Borough Council cannot demonstrate a suitable supply of housing. This engages something called the tilted balance in National Planning Policy. This means that the Borough Council must grant planning permission for housing unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in National Policy, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.



ADOPTED LOCAL PLAN PROPOSALS MAP

