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Deerhurst Parish Neighbourhood Plan

2024 – 2041

Pre-Regulation 14 First Draft



A plan for future generations

In 2019 a Steering Group was set up on behalf of Deerhurst Parish Council, to write a Neighbourhood Development Plan which represented the views of the Parish, was strongly evidence based and fulfilled national and local requirements. We knew that this was not an easy task as plans at the time were taking between 3 and 5 years, but we had not anticipated being interrupted by a global pandemic with three national lockdowns! Like the majority of Neighbourhood Plans begun at this time, our journey has been longer than anticipated. Having commissioned a number of 'expert' reviews (funded by a Government Agency) to form our evidence base and undertaken a Parish questionnaire we are confident that this plan now meets our aims – to ensure that the Parish is a great place to live, both now and for future generations.

A questionnaire was sent to all residents aged 16 and above, asking their views on living and working in the Parish. Residents were keen to give their viewpoints, and there was a consistency in responses. Overwhelmingly, respondents answered that they valued the way of life which they enjoy in the parish. They wish to protect the rich history, wildlife, dark skies and environment for future generations. There was an appreciation of the need to provide housing which is affordable to the young people in the parish, properties suitable for older people to downsize to, and the need to retain a good mix of age groups to maintain the vibrance of the community. However, there was widespread concern about the impact of additional building on a carefully balanced ecosystem, where they have seen friends and neighbours in the past having their homes flooded. Additional flood defenses have given immediate relief, yet these could easily be overwhelmed if largescale development is permitted in the area. The community at large welcomes small scale proportionate growth.

The policies in this plan have been written to reflect the views of residents, backed by several 'expert' reports commissioned as evidence. To dovetail with other local plans (the National Planning Policy Framework, The Joint Core Strategy and Tewkesbury Borough Plan) the Neighbourhood Plan covers from 2024 to 2041.

I am grateful to the Steering Group for their perseverance – from securing grants to website writing, document drafting, photography, designing logos, mapping, delivering and collecting questionnaires from every property, summarising and analysing huge quantities of historical and environmental data – and for keeping the belief that this would get finished – even when we couldn't meet for a year! Thanks also to Andrea Pellegram Ltd, for their planning expertise.

Neighbourhood Planning offers an opportunity for local communities to influence the world around them – both now and for the future. Thank you to the people of Deerhurst Parish for supporting us to protect and enhance our parish for future generations.

Laura Bromberg

Chair Deerhurst Parish Council
January 2026

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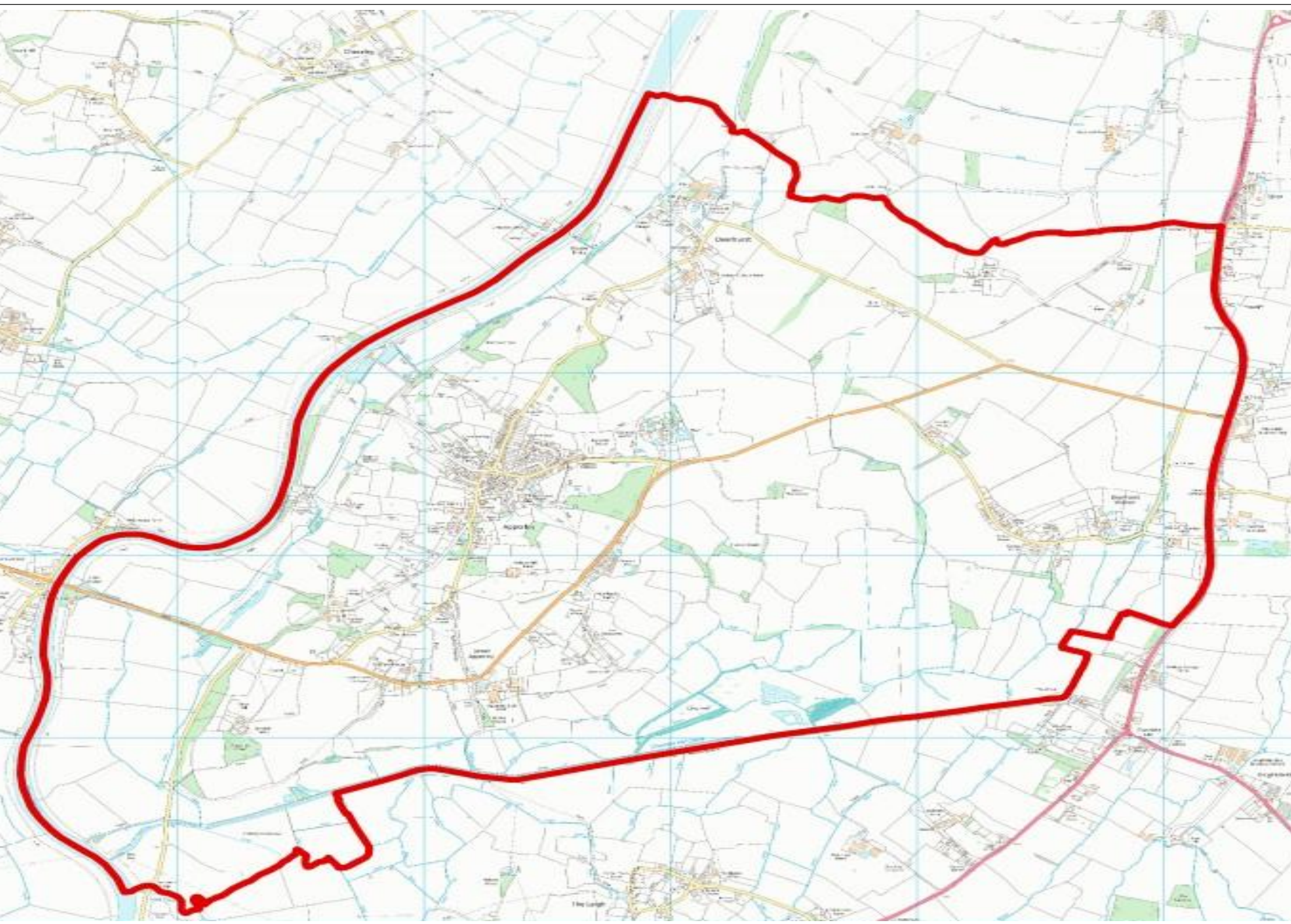


Front cover: The Priory Church of St Mary, Deerhurst
Above: iconic view towards Deerhurst from B4213
Opposite: The Vicarage and Duck Pond, Apperley



Contextual
information

01



1.1 Neighbourhood Plan preparation and consultation

This section of the Neighbourhood Plan confirms that the plan has been prepared in relation to the following:

- A designated Neighbourhood Area.
- Meeting Basic Conditions requirements for the preparation of Neighbourhood Plans.
- Screening the likelihood of potentially significant environmental effects arising from plan proposals.
- Contributing to the achievement of sustainable development.
- Ensuring broad conformity with national policies and strategic policies in adopted local plans.
- A time period for which the Neighbourhood Plan has been prepared.
- Extensive public consultation and engagement in the formation of the plan.

1.1.1 Designated Neighbourhood Area

Deerhurst Parish Council applied for designation of whole-parish Neighbourhood Area for its Neighbourhood Plan. This was approved by Tewkesbury Borough Council on 6 February 2019.

Figure 1 Opposite: Deerhurst Neighbourhood Area for its Neighbourhood Plan. Contains OS Data Crown Copyright and Database Right (2018) TBC License number 100025298.

1.1.2 Basic Conditions for the Neighbourhood Plan

Neighbourhood plans must operate in accordance with guidance set out in the National Planning Policy Framework (NPPF) which says that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. This applies to plans at all levels and so Neighbourhood Plans should play their part in the planning system in the same way.

A key reference to the role of Neighbourhood Planning is set out in Paragraph 29 of the NPPF. Here, it says Neighbourhood Plans give communities the power to develop a shared vision for their areas and through them shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

Neighbourhood plans are required to meet Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004. A Basic Conditions Statement is published alongside the Neighbourhood Plan to demonstrate how the plan meets Basic Conditions.

Importantly, Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. A key requirement is that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

Once the Neighbourhood Plan has been brought into force, its policies will be considered alongside Local Plan policies under section 38(6) of the 1990 Act when determining planning applications. Where they are in conflict, Neighbourhood Plan policies will take precedence over existing non-strategic policies in the local plan covering the Neighbourhood Area, until they are superseded by strategic or non-strategic policies that are adopted subsequently.

1.1.3 Potentially Significant Environmental Impacts

The NPPF says that Neighbourhood Plans may require Habitat Regulations Assessments (HRA) or Strategic Environmental Assessment (SEA), but only where there are potentially significant environmental effects arising from their implementation. HRA or SEA are more likely to be required where there are environmental assets present which are sensitive to the effects of development, and where a Neighbourhood Plan which allocates sites for development or would in other ways promote development, could potentially generate impacts on them.

The area covered by the Deerhurst Parish Neighbourhood Plan has environmental designations which are relevant under regulations for the consideration of screening for Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA). Sensitive ecological sites include Coombe Hill Canal Site of Special Scientific Interest (SSSI) located within the parish boundary. Old River Severn Upper Lode SSSI, Turvey's Piece SSSI, Chaceley Meadow SSSI and Ashleworth Ham SSSI are located in adjacent parishes, whilst Dixon Wood Special Area of Conservation (SAC) is located 8.6km to the east of the parish and Bredon Hill SAC is located 14.5km to the north.

Deerhurst Parish also contains heritage assets relevant to consideration of SEA requirements. The Deerhurst monastic site and multi-period settlement located at Deerhurst village covers 10.07 hectares. Significant Listed Buildings are located within the same complex including Grade 1 Listed Odda's Chapel, The Church of St Mary and the Priory Farmhouse. Grade 2* Wightfield Manor is located to the east of Apperley. Further Grade 2 Listed Buildings are located within the settlements of Deerhurst, Apperley, Lower Apperley and Deerhurst Walton.

Significant areas of flood risk exist within the western and southern parts of the parish associated with the River Severn and surface water run-off from higher ground to the south of Lower Apperley.

Within this context, the Neighbourhood Plan does not make proposals for the allocation of sites for development that would give rise to potentially significant environmental effects or that would create potential impacts on important nature sites. A Screening Opinion from Tewkesbury Borough Council has confirmed that HRA/SEA is not required for the neighbourhood Plan.

*Following consideration of the information received, the determination has been made that by virtue of the nature of the type and scope of policies and proposals contained in the draft Deerhurst Neighbourhood Development Plan, **it does not require a Strategic Environmental Assessment.***

*Effects on European sites have been screened out by virtue of the nature of the type and scope of policies and proposals contained in the draft NDP. It is therefore concluded that **Habitats Regulations Assessment is not required.** (Tewkesbury Borough Council 24th September 2025)*

1.1.4 Requirement to promote Sustainable Development

The National Planning Policy Framework (NPPF) requires that the Deerhurst Parish Neighbourhood Plan should seek to contribute to the achievement of sustainable development through meeting economic, social and environmental objectives (set out in paragraph 8 of the NPPF). The Deerhurst Parish Neighbourhood Plan has been prepared with these requirements in mind. The Basic Conditions Statement published alongside the Neighbourhood Plan demonstrates how policies in the plan will contribute to sustainable development objectives.

1.1.5 National Planning Policies

The current version of the National Planning Policy Framework (NPPF) was published in December 2024. The NPPF sets out national planning policies in a single document and in so doing sets the framework for plan-making and decision-making on development proposals. The Framework explains the relationship between the NPPF, Local Plans and Neighbourhood Plans. This influences how local planning authorities approach the development of local plan policies and how they regard policies as strategic or non-strategic in nature. The NPPF identifies matters on which the government thinks local communities through Neighbourhood Plans can contribute to the achievement of national policy goals and also express their own ambitions and objectives.

1.1.6 Requirement for conformity with adopted plans

Basic Conditions are set down in regulations and these require that policies in Neighbourhood Plans must have regard to national policies and advice contained in guidance issued by the Secretary of State; and they must be in broad conformity with the strategic policies contained in the development plan for the area. The Basic Conditions Statement demonstrates how the policies of the plan conform with national and local policies.

1.1.7 Local Plans Context

At the time of writing (July 2024), the adopted development plan for the area is made up of the following development plan documents:

- Tewkesbury Borough Plan, 2011-2031 (Adopted 8 June 2022)
- Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, 2011 – 2031 (Adopted December 2017)
- Gloucestershire Waste Core Strategy, 2012-2027 (Adopted 21 November 2012)
- Saved Policies from the Gloucestershire Waste Local Plan, 2022-2012 (Adopted 2004)
- Minerals Local Plan for Gloucestershire, 2018-2032 (Adopted 20th March 2020)

Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are now producing a Strategic and Local Plan (SLP) to plan for development in the area to 2041. The SLP will provide an overarching planning strategy, shared policies covering all three councils, and local policies covering matters of local importance. A Regulation 18 Issues and Options Consultation (spatial options and key policy areas) took place in December 2023.

Gloucestershire County Council is currently preparing a new Waste Local Plan to replace the Waste Core Strategy, saved Waste Local Plan policies and other supplementary planning documents. A review of Minerals Local Plan policies will commence in 2025.

1.1.8 Supporting Documents

There are several supporting documents which were used to create the plan, set out below.

- a) Deerhurst Parish Neighbourhood Plan Design Guide (AECOM, April 2024).
- b) Deerhurst Housing Needs Assessment (AECOM, 2020).
- c) Ecological networks and opportunities for nature restoration through the Deerhurst Neighbourhood Development Plan (Gloucestershire Wildlife Trust, Gloucestershire Centre for Environmental Records and Wild Service, 2020).
- d) Local Insight Profile for Deerhurst Parish, 31 March 2023 (OCSI).
- e) Deerhurst Historic Environment Record.
- f) NDP Background Paper 2021-06-06 (NPSG).
- g) Apperley Settlement growth since 2011 under Policy RES4. Paper on defining a settlement edge in Apperley (NPSG, 4th February 2024)

1.1.9 Neighbourhood Plan Time Period

The intention of this Neighbourhood Plan is to ensure that it is in conformity with adopted plans whilst ensuring conformity with updated requirements in the NPPF and with emerging local plans in preparation.

The Neighbourhood Plan meets the Basic Condition to conform with adopted local plan policies which cover the period to 2031 and national policies where these supersede them. Whilst at an early stage the SLP will look forward to 2041. In accordance with good practice, the Neighbourhood Plan looks forward at least 15 years.

The proposed time period for the Neighbourhood Plan is from 2024 – 2041

1.1.10 Consultation with the Community

Effective engagement with the local community in Deerhurst Parish has been essential to develop a vision and objectives for future development policies that can make a difference to local people in the parish. A Consultation Report has been prepared to support the Neighbourhood Plan and this provides details on consultation and engagement undertaken in its development. The Consultation Report provides information about the Parish Neighbourhood Plan Survey which took place between December 2019 and January 2020.

1.1.11 Monitoring and review

The Neighbourhood Plan seeks to achieve a number of outcomes which will require further actions, active monitoring and periodic review to determine whether objectives and policies are being achieved and observed. This will be achieved by the Parish Council through an annual review of planning applications.

Opposite Table 1: Deerhurst NDP policies mapped to NPPF. Source Steering Group, 2025

1.2 Our policies mapped to National Planning Policy Framework

National Planning Policy Framework Objectives		Policies
Social	to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and	NDP1 Local Community Assets NDP2 Managing housing development in Apperley NDP3 Housing development NDP4 Design and character of new development NDP5 Key views and vistas in Deerhurst Parish NDP6 Environmental performance of buildings NDP7 Lighting schemes
Environmental	to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.	NDP8 The use of public information on flood events NDP9 Development to support integrated delivery of improved resilience and nature recovery NDP10 Local nature recovery and resilience
Economic	to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure	NDP11 Support for the local economy NDP12 Development to support homebased working and home-based businesses

1.3 Our vision and community objectives

1.3.1 Community Vision

The vision for this Neighbourhood Plan is to maintain the rural character of the Parish and safeguard the Heritage Assets, whilst allowing suitable, good quality and sustainable development that meets the needs of the community.

1.3.2 Objectives

- Secure sustainable development in the Parish
- Secure good design in all development to complement local character and heritage
- Ensure housing type meets locally identified requirements
- Support local jobs in key local economic sectors



1.3.3 Deerhurst Parish Within a Wider Development Context

Deerhurst Parish is not identified as a location suitable for significant housing development. It does not contain large service centres or service villages. The parish has significant constraints in terms of flood risk, a lack of accessibility and poor community infrastructure. There are significant landscape, ecological and heritage constraints.

Local Plan policies apply generally restrictive policies. These have not worked well and the largest settlement in the parish, Apperley, has experienced a steady rate of infill and edge settlement development, as well as countryside development of varying quality.

There is a strong desire for the Neighbourhood Plan to identify what is important about the parish from a social, economic and environmental perspective and to ensure that planning policies at every level operate effectively to protect and enhance them.

There is a familiar drift to an older population living in isolation and this should be avoided if possible. A living community needs jobs and housing, and it would be better if this were provided locally to sustain a balanced community and reduce car travel elsewhere.

A balance is needed to ensure that the rural heritage, landscape and environmental assets which make the parish special are not impacted on or reduced in value as a result of unplanned and unattractive development. Through modest development, the key features of the area which are much-loved by local residents, and which attract tourist and leisure visitors who boost the local economy, can be maintained.

1.3.4 Challenges and Opportunities

A key challenge for the neighbourhood plan has been to provide local evidence to support development which meets distinct local character requirements across the economy, housing and community infrastructure, given that the area is not identified for planned development.

1.4 Deerhurst Parish characteristics

This section of the Neighbourhood Plan provides an overview of Deerhurst Parish and sets the context for the challenges and opportunities facing the parish of Deerhurst.

1.4.1 Context

Deerhurst Parish is located just South of Tewkesbury and falls within the district of Tewkesbury Borough Council in Gloucestershire. This rural parish includes the settlements of Deerhurst, Apperley, Lower Apperley, Walton Hill and Deerhurst Walton. In addition, the area is typified by a scattering of isolated properties and various sized neighbourhood clusters. The parish is bordered by the River Severn to the West and the A38 to the East. The Coombe Hill canal is an SSSI run by Gloucestershire Wildlife Trust. It forms the southern boundary, and together with the meadows on the River Severn floodplain, they provide a rich variety of wildlife.

1.4.2 Key facilities

Local services and facilities are limited. Of the main settlements in the parish, Apperley has the most facilities. The village was included in a Tewkesbury Borough Council settlement audit in support of the local plan, and it ranked 32nd of 65 similar settlements assessed and was not included in the 12 Service Villages identified in the Borough Plan. The settlement was relatively unconstrained in terms of environmental, landscape and heritage designations, but lacked sufficient accessibility and infrastructure to support site allocations and planned housing.

The main employment location in the area is outside the eastern boundary of the parish at Highfield Business Park. Farm-based enterprises are located within the parish and some caravan parks and cottages provide a small amount of accommodation for tourists. There are two pubs and a primary school in the parish, but no local shops. A village hall provides community space and Apperley has a cricket club.

The overall position of the parish is of a tranquil location which is attractively located next to the River Severn reliant on farming, small rural enterprises and potential tourism and recreational opportunities.

1.4.3 Key infrastructure

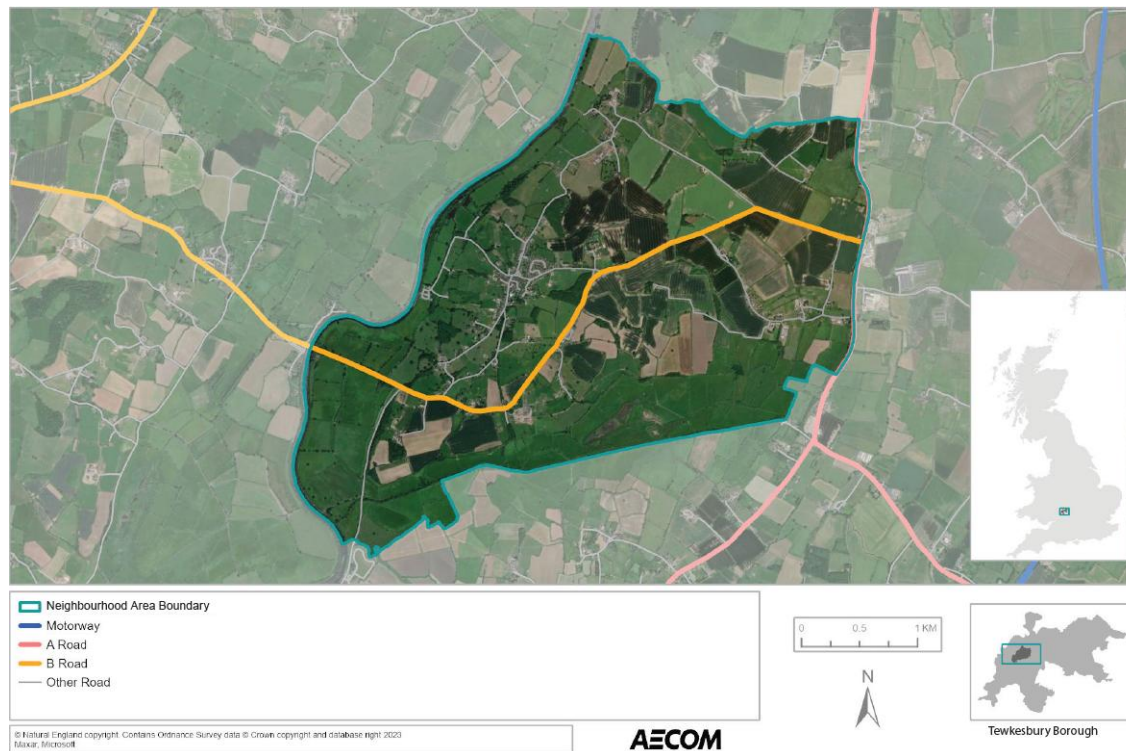


Figure 2: Road network in Deerhurst Parish. Source AECOM 2024

A single B-road (B4213) runs through the parish, connecting to the A38. The main settlements are located on small country lanes which branch off the B4213. The road continues west across the River Severn into adjacent rural parishes. In effect there is one way into and out of the parish by the B4213. There are no railway lines or streetlights, adding to the sense of tranquility that residents, and tourists to the area hold dear.

There is a direct bus service to Tewkesbury and Gloucester that passes through Apperley and operates roughly every two to three hours between Monday and Saturday. It operates at times that would allow a 40-minutes bus commute to Gloucester but would not be convenient for a commute to Tewkesbury, though the journey to Tewkesbury is only 12 minutes. Connecting services for Cheltenham run along the A38, stopping at Coombe Hill. There are no evening services.

1.4.4 Environmental characteristics of the parish

Deerhurst Parish is characterised by rural villages set in open countryside, surrounded by spectacular views, and is rich in wildlife. These are highly appreciated by local residents, and protecting this landscape was a key feature in the responses of the local questionnaire. A Gloucestershire Centre for Environmental Records database identified a significant number of sightings of rare and protected species in the parish, recorded between 2000-2019.

A report commissioned by Gloucestershire Wildlife Trust, as an evidence base for the Neighbourhood Plan, noted the importance of preserving and extending traditional orchards in the parish, and highlighted the importance of retaining open spaces. Two specific areas for preservation and enhancement in particular were identified in the report—an area in the very North of the parish adjacent to the River Severn, and the Coombe Hill Nature Reserve in the South of the Parish. This Site of scientific Special Interest (SSSI) is run by GWT.

The River Severn and its floodplain provides the most notable environmental feature within Deerhurst Parish. The River Severn forms the western boundary of the parish, and its floodplain extends east on low lying land, with significant areas of flood risk along the entire southern border of the parish (along the line of the Coombe Hill Canal).

Deerhurst is constrained in terms of development as a result of flood risk. Apperley and Lower Apperley sit on raised ground which affords protection from flooding, and it is here that most development in the parish has occurred in recent times. Care is needed to avoid extensions of the settlement onto lower ground and in areas of flood risk, which are increasing as a result of climate change.

Coombe Hill Canal and Meadows is a place of vistas and endless skies, of floods and farming, and ancient landscape fringing the River Severn. Equally appealing on a frost-bitten winter morning and on a glorious summer day, Coombe Hill is an ideal place to revel in the peaceful serenity of the countryside. Bring binoculars to bird watch or enjoy the wildlife and scenery.

Gloucestershire Wildlife Trust website, 2021

Deerhurst parish, Gloucestershire

Designated sites and habitats of value to wildlife

Aerial photo background

 Sites of Special Scientific Interest

 Local Wildlife Sites

 GWT Nature Reserve

Important wildlife habitats:

 Floodplain grassland

 Amenity grassland

 Open water

 Woodland – semi-natural

 Woodland – plantation

 Scrub

 Traditional orchard

 Allotments

 Churchyard

 Scattered scrub

 Deerhurst parish boundary

Priority Habitats are outlined narrowly in red. Note that some of the ponds and the older hedgerows may also be in a Priority Habitat category, depending on their stage of establishment and use.

0 1 km



Map produced by Gloucestershire Centre for Environmental Records
v1 draft – March 2020

Background map: © Google Imagery 2020

1.4.5 Historical context of the parish

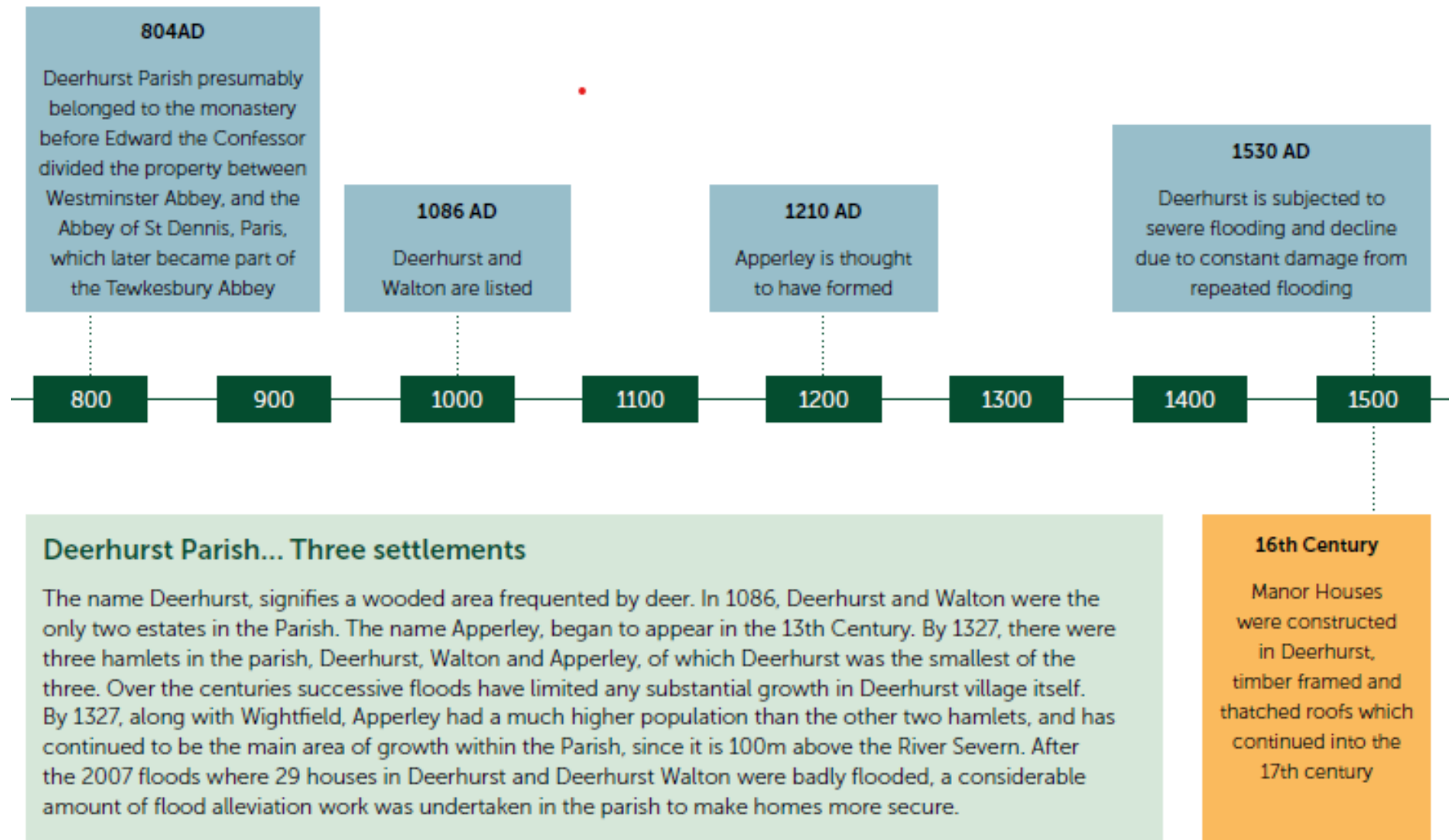
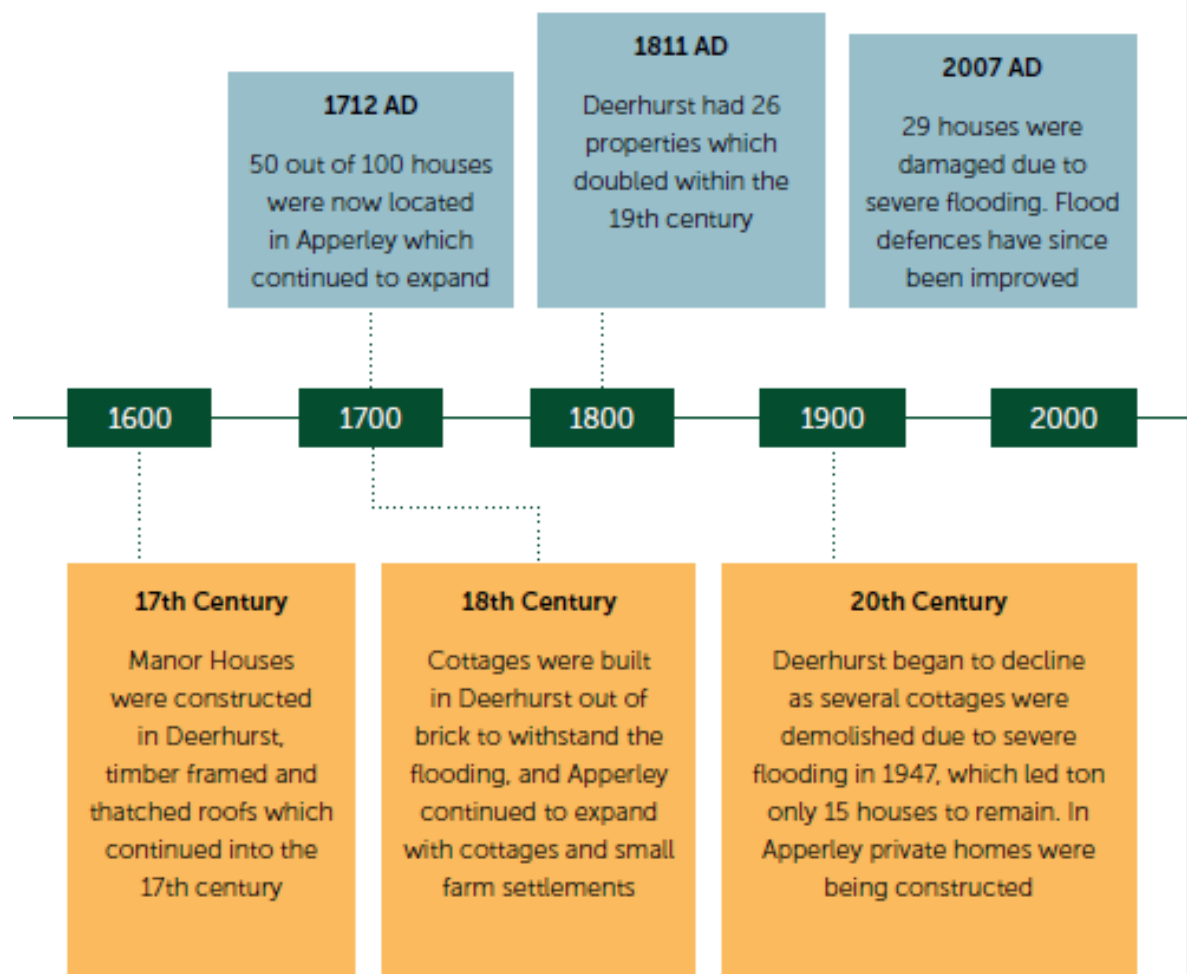


Figure 4: Historical timeline for Deerhurst Parish. Source, The Ridge Planning, 2020



Deerhurst, Walton and Apperley

In the 8th Century Deerhurst village was built around a priory, on rising ground near the River Severn. The parish has two Saxon churches; the priory church of St Mary is one of the largest and finest Saxon churches in the country, and Odda's chapel is one of the few Saxon buildings that are dated (1056). These attract visitors from around the world.

Deerhurst Walton was formed from the joining of several farms and was bigger than Deerhurst itself. Walton Farm and Walton Hill Farm were built by 17th Century. Upper Farm, Walton Hill the remaining thatch, dates back to pre-16th century. The population probably centred around the two farms. The hamlet is now around 30 houses.

Apperley originated as a group of separate settlements at Upper and Lower Apperley. Several small timber framed cottages were built in the 16th and 17th centuries, and several retain their thatched roofs. Apperley Hall was built in 16th Century, and Cook's Green Farm, may be connected with Cook's Place, which was mentioned in 1434. The village expanded in the 18th and 19th centuries with houses being built in brick, with clay and tile roofs. Since WW1 the village has continued to grow, with the addition of a mix of social housing, bungalows, new private housing and converted

1.5 Deerhurst Parish Demographics

1.5.1 Deerhurst Parish – Age profile, 2021

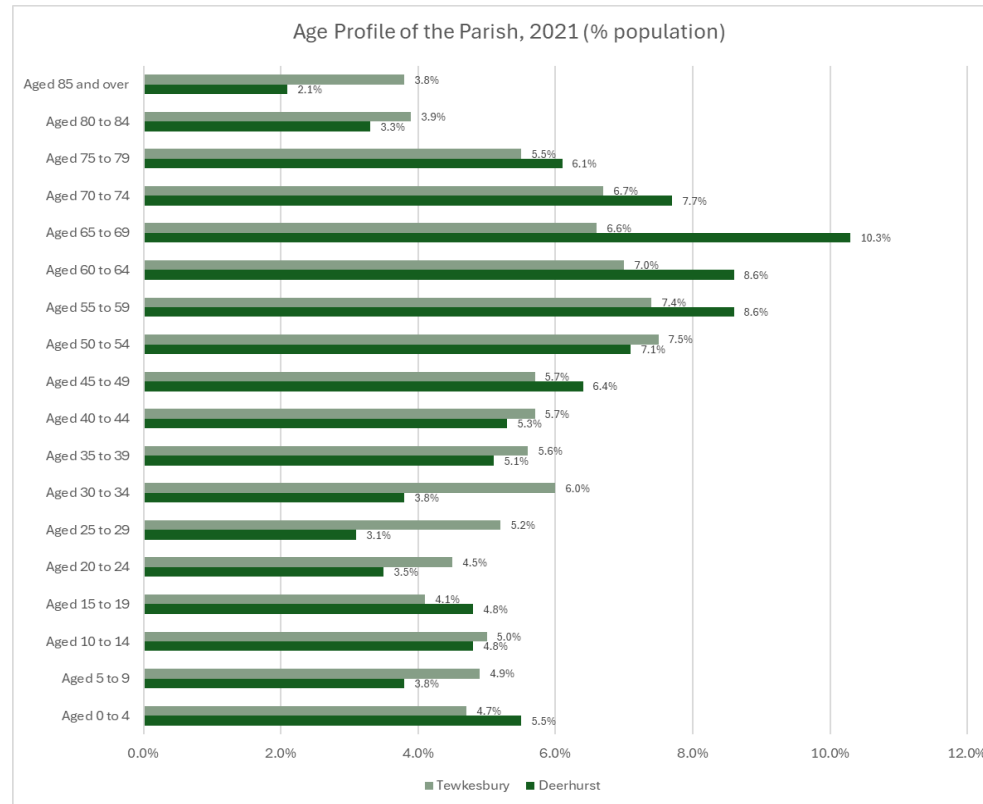


Figure 5 (above) provides the age profile of the population with a median age in the 50-54 Age cohort, compared to a Tewkesbury median age in the range 45-49 years. The population of Deerhurst Parish grew from 906 in 2011 to 974 in 2021. Source ONS 2021 Census.

1.5.2 Deerhurst Parish - Occupations, 2021

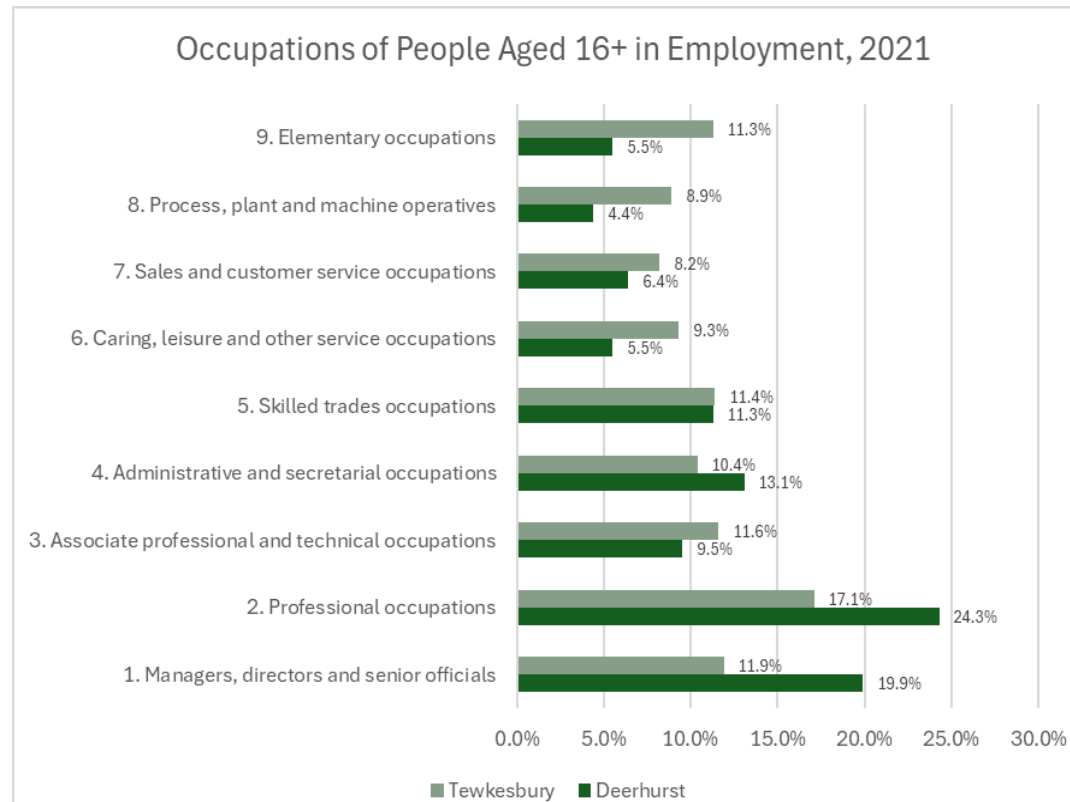
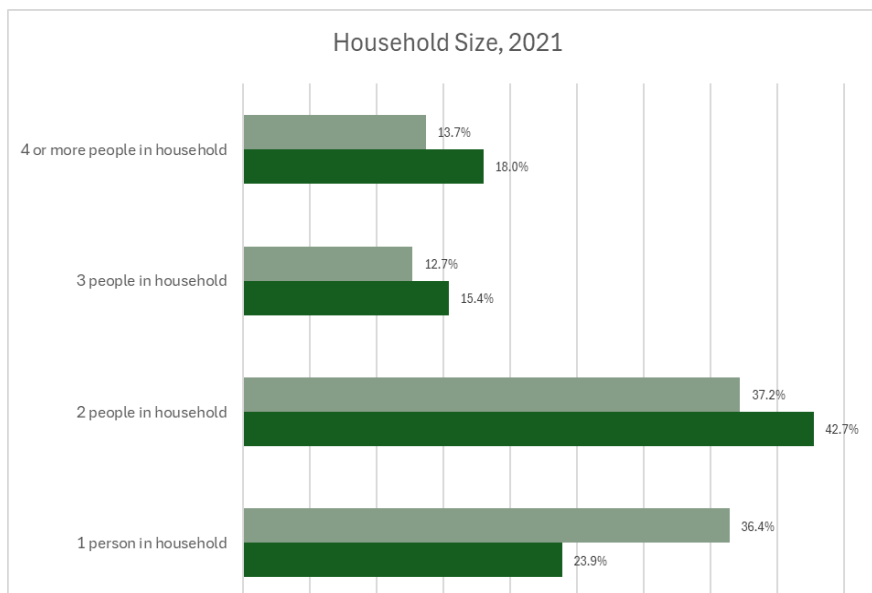
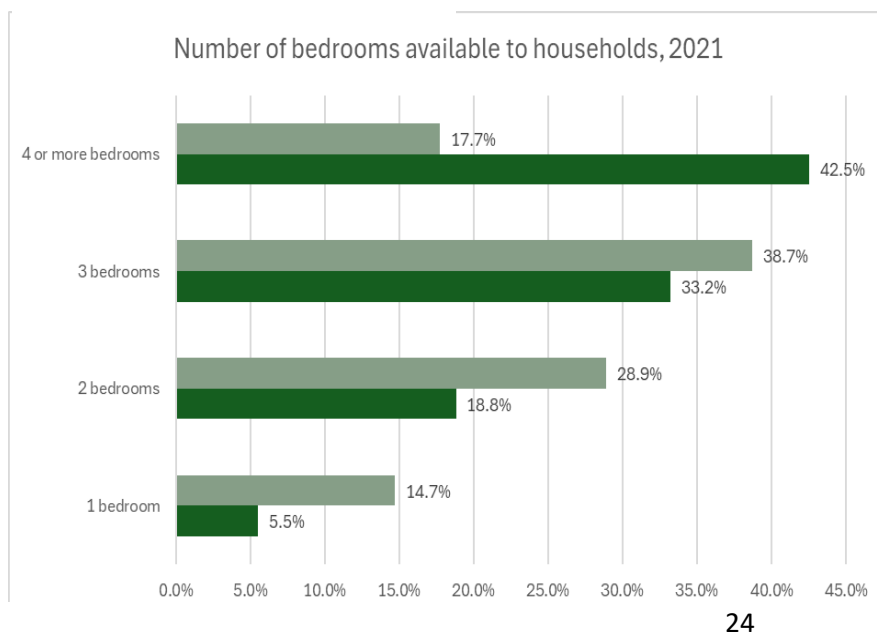


Figure 6 (above) shows that in 2021, the Census recorded a larger proportion of part-time workers in Deerhurst Parish than for Tewkesbury Borough as a whole – 36.6% worked less than 30 hours per week as opposed to 29.9% in the Borough as a whole.

Source ONS 2021 census.



Source ONS 2021 census.



Source ONS 2021 census.

1.5.3 Deerhurst Parish – Household Size,

Figure 7 (opposite above) shows Deerhurst Parish and Tewkesbury Borough have a high proportion of one and two-person households with median average household size at 2 persons.

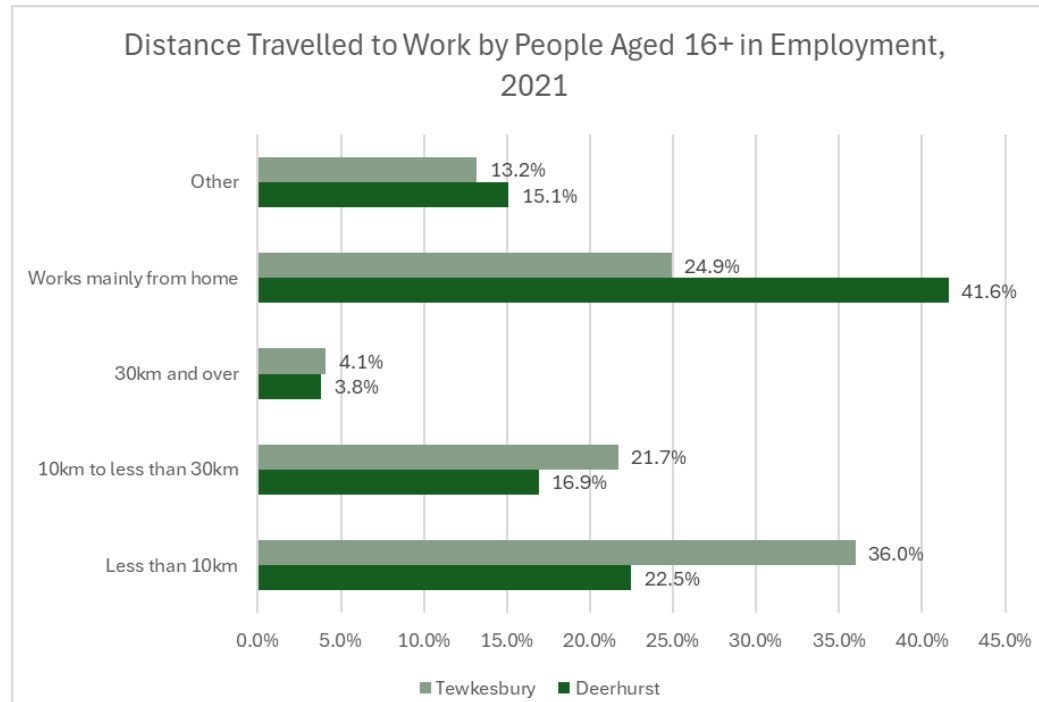
Whilst households in Deerhurst Parish are generally small, the houses occupied by them are larger. Almost 76% of households occupy homes with three or more bedrooms and just 24% occupy homes with one or two bedrooms (around 100 properties). According to the 2021 Census, the combination of small household size with larger property size means that around 87% of households in the parish are considered to have at least one spare bedroom and only 1.2% of households are considered to lack a bedroom their household size would indicate they need.

Figure 8 (opposite below) shows homes are mostly owned outright or with a mortgage (80% of households). Social rented housing (11.7%) and private rented or rent-free housing (8.3% accounts for the rest). Households in the parish mostly occupy whole houses (93%), with 2.7% occupying flats or maisonettes and a greater proportion (4.4%) living in caravans or mobile homes.

A significant proportion of the adult population is retired. Of those aged 16 years or over, the 2021 Census records 43.5% as economically inactive and 53.9% as in employment with 2.5% unemployed.

In occupational terms, in comparison to Tewkesbury Borough as whole there are higher proportions of workers in managerial and professional employment and lower proportions in care, leisure, sales, customer service, process and plant and elementary occupations.

1.5.4 Deerhurst Parish – Transport, 2021



Source ONS 2021 census.

Figure 9 (above) shows Deerhurst parish residents who travel to work mostly use their cars for commuting. The 2021 records Census almost 42% of population over 16 in employment as working mainly from home (during Covid pandemic restrictions). Of those travelling to work, the above chart shows that most people travelled less than 30km.

Only 4.6% of households do not have use of at least one car or van. 23% of households have the use of 3 or more cars or vans (around 33% of households have three or more people in them, including children).

The method used by people to get to work is overwhelmingly by private motorised means (car, van, motorbike or taxi) with only 3% of all people aged 16 years and over in work travelling by bike, walking or bus.



Deerhurst
Neighbourhood
Plan Policies

02

Deerhurst Neighbourhood Plan Policies

NPPF	Policies	Pages
Social	NDP1 Local Community assets	
	NDP2 Managing housing development in Apperley	
	NDP3 Housing development	
	NDP4 Design and character of new development	
	NDP5 Key views and vistas in Deerhurst Parish	
	NDP6 Environmental performance of buildings	
	NDP7 Lighting schemes	
Environmental	NDP 8 The use of public information on flood events	
	NDP9 Development to support integrated delivery of improved resilience and nature recovery	
	NDP10 Local nature recovery and resilience	
Economic	NDP11 Support for the local economy	
	NDP12 Development to support homebased working and home-based businesses	
	NDP13 Transport and active travel	



Above: view towards Hoo Lane, from Deerhurst Road
Opposite: View between Deerhurst and Apperley from a footpath



Community
infrastructure,
assets and services

03

NDP1: Local community assets

In relation to policies COM1 and RET7 of the Tewkesbury Borough Plan, the sites listed below and described in *Table 3 - Sites in Local Community use and community assets of local value* are identified as important local community assets in Deerhurst Parish. The loss of sites in local community use and of other community assets in the Parish will be resisted unless the requirement of COM1 and RET7 are fully met. This applies to:

- a) Apperley Village Hall, Sawpit Lane, Apperley, GL19 4DP
- b) Apperley Allotments, Sawpit Lane, Apperley, GL19 4DP
- c) Children's Play area, Sawpit Lane, Apperley, GL19 4DP
- d) Tennis Court, Sawpit Lane, Apperley, GL19 4DP
- e) Ludlow-Hewitt Memorial Playing Fields, Sawpit Lane, Apperley, GL19 4DP
- f) Apperley Cricket Club, School Lane, Apperley, GL19 4ED
- g) Deerhurst and Apperley CE Primary School, The Green, Apperley GL19 4DQ
- h) Apperley methodist Church, School Lane Apperley, GL19 4ED
- i) Holy Trinity Church, The Green Apperley, GL19 4DQ
- j) The Priory Church of St Mary, Deerhurst. GL19 4BX
- k) The Coalhouse Inn, Gabb Lane, Apperley, GL19 4DN
- l) The Farmer's Arms, Lower Apperley, GL19 4DR

Background to community infrastructure policy

The Neighbourhood Plan seeks to protect and enhance local community infrastructure and services. It identifies sites in local community use. There are no permitted development rights to change use from sites in local community use. The Neighbourhood Plan seeks to protect these sites in view of the important contribution they make to sustainable development in the parish. It also identifies additional community infrastructure required to support sustainable development of communities in the parish.

Table 3 (p32/33) lists buildings and sites in community use in the Parish.

Other facilities within the Parish are also important to the community and it is important to support their retention and improvement where possible and to avoid their loss where it would result in a reduction in the availability of local facilities where a need remains.

Community Feedback

The types of development which I would like to see are small developments that will help maintain a community, for example keeping the village school open, providing customers for the village pubs and enough to support a village convenience store

Questionnaire response, 2020



Farmer's Arms, Lower Apperley

Paragraph 28 of the NPPF says that neighbourhood plan policies can set out development management requirements for local community facilities. Paragraph 88 of the NPPF says that planning policies and decisions should encourage the retention of community facilities in rural areas.

Policy INF4 of the Joint Core Strategy says that proposals to develop land or buildings currently or previously in use as a community facility will demonstrate, including evidence of engagement with relevant local community groups and partner organisations, why the facility is no longer required and, as appropriate, how, when and where suitable local replacement facilities will be provided. Provision of replacement facilities will have regard to the locational and other relevant elements of this policy.

Policy COM1 of the Tewkesbury Borough Plan protects community assets by ensuring that proposals leading to a loss of existing community assets are only permitted where this would not lead to a shortfall in provision and where it is demonstrated that retention of the asset for its existing use is not viable, feasible or practicable. In the event that loss of the asset is unavoidable even though demand for the facility remains, alternative provision will be required where this is feasible.

Policy RET7 of the Tewkesbury Borough Plan protects shops and public houses from change of use by ensuring that this will not be permitted unless evidence is provided to demonstrate that the existing use is no longer viable and that there has been adequate marketing for at least 18 months. Further requirements are for demonstrating that efforts have been made to secure viability.

Table 3: Sites in Local Community use and community assets of local value

Community Facility	Uses and capacity
Apperley Village Hall, Sawpit Lane, Apperley, GL19 4DP	Apperley Village Hall is a modern facility with main hall capacity for 150 people with chairs and tables. There is an annexe with capacity for 50 people. The Village hall has a sound system, a small stage and Kitchen facilities. Outside the hall, there is a hard surfaced play area and a car park for 50 cars. The village hall and car park occupy a site of approximately 0.4 hectares. The Village Hall also has separate toilets and changing facilities for users of the adjacent playing fields, single tennis court and children's play area.
Apperley Allotments, Sawpit Lane, Apperley, GL19 4DP	The Allotments are located adjacent to the Village Hall and Playing Fields and are accessed from the same entrance off Sawpit Lane. The area containing plots (excluding the access route) is approximately 0.3 hectares.
Children's Play area, Sawpit Lane, Apperley, GL19 4DP	At the same location as the Village Hall and Playing Fields, there is a Children's Play Area.

Community Facility	Uses and capacity
Tennis Court, Sawpit Lane, Apperley, GL19 4DP	There is an all-weather Tennis Court adjacent to the play area and Village Hall. Use of the Tennis Court is by hire and requires membership of the Lawn Tennis Association.
Ludlow-Hewitt Memorial Playing Fields, Sawpit Lane, Apperley, GL19 4DP	To the north of the tennis court and Village Hall, there is a large sports ground of approximately 1.1 ha. The site is owned by Deerhurst Parish Council. Users of the playing fields make use of the Village Hall changing and toilet facilities.
Apperley Cricket Club, School Lane, Apperley, GL19 4ED	Apperley cricket Club occupies a site of approximately 1.3 ha off School Lane in Apperley. The site has a cricket pitch, practice nets and a clubhouse. Around 30 senior players compete in 4 teams and around 50 junior players play across 4 teams, throughout the week. The clubhouse has a bar. The cricket club is host to a number of village events and is used for parties and celebrations.
Deerhurst and Apperley CE Primary School, The Green, Apperley GL19 4DQ	The excellent primary school and Little Deers Pre-School are an important facility at the heart of life in the parish.
Apperley methodist Church, School Lane Apperley, GL19 4ED	Aside from its religious use, the church is available for hire for occasional use and events including music concerts.
Holy Trinity Church, The Green Apperley, GL19 4DQ	Holy Trinity Church, Apperley is a “Chapel of Ease” to the main parish church at Deerhurst. Built in 1856, it was built primarily to save the villagers of Apperley having to walk to Deerhurst in inclement weather. The church is open most days for quiet prayer and reflection.
The Priory Church of St Mary, Deerhurst. GL19 4BX	The Priory Church of St. Mary is of 8th Century origin, and is one of the finest church buildings in England to have survived from before the Norman conquest. Deerhurst church is also very much a living parish Church within the Severnside benefice.
The Coalhouse Inn, Gabb Lane, Apperley, GL19 4DN	The Coalhouse Inn is a place for fine foods and real ales. Built in the 16th century on the banks of the scenic tidal River Severn and approximately 4 miles south of the medieval Gloucestershire town of Tewkesbury
The Farmer’s Arms, Lower Apperley, GL19 4DR	The Farmers Arms is a traditional pub set in the beautiful rural location of Lower Apperley in Gloucester. It serves delicious home cooked food with produce locally sourced where possible and a great selection of real ales and wines. A stunning cottage sits in the grounds which is available for hire, it's the perfect place to unwind in tranquil surroundings



Above: Upper Farm, Walton Hill
Opposite: Orchard Barns, Apperley



Settlements and
housing

04

Background to housing policies

Tewkesbury Borough Plan policies set the planning policy framework governing housing development within and adjacent to settlements in the parish and in the open countryside.

Policy RES2 (Settlement Boundaries) of the adopted Tewkesbury Borough Plan 2011-2031 sets settlement boundaries for settlements within a settlement hierarchy. The hierarchy comprises the Tewkesbury Town Area, the Rural Service Centres, the Service Villages and Urban Fringe Settlements. Only settlements in this settlement hierarchy have been defined with settlement boundaries. Further policies and supporting text make clear that areas within settlement boundaries have more capacity to support development because they have more services and are better connected.

It has become impossible for neighbourhood plans in Tewkesbury Borough to set settlement boundaries for other rural settlements not included in this hierarchy. This is due to the active policy assumptions applied to places with settlement boundaries – they are viewed as having more services and capacity to take development. Policies are applied differentially to places with and without settlement boundaries.

Within Deerhurst Parish, there are no places that have settlement boundaries. In relation to the in-principle acceptability of new development, housing development is managed by the application of Tewkesbury Borough plan policies RES3 and RES4. Policy RES3 applies generally to all development outside settlement boundaries and applies restrictive open-countryside policies.



Policy RES4 is specifically focused on new housing development within and adjacent to the built-up areas of other rural settlements. In such locations very small-scale residential development will be acceptable in principle subject to criteria, as follows:

- governing proportionality of the scale in relation to the settlement in which it is located, maintaining or enhancing sustainable patterns of development.
- avoiding adverse cumulative impacts over the plan period (with a general indication that no more than 5% growth over the plan period of each settlement covered by this policy will be allowed).
- complementing the form of the settlement and is well related to existing buildings within the settlement.
- the site does not have significant existing amenity value or role in the character of the settlement.
- does not result in coalescence.
- the site is not in the Green Belt (with some circumstances in which it would be acceptably defined).

In circumstances where a settlement boundary has not been defined, the Tewkesbury Borough Plan (at paragraph 3.32) says that:

“the Council will consider the built-up area of the settlement to be its continuous built form as it existed at the start of the plan period and excluding:

a) individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;

b) gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;

c) agricultural buildings and associated land on the edge of the settlement; and

d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.”

NDP2 – Managing housing development in Apperley

When using Policy RES4 of the Tewkesbury Borough Plan to determine planning applications for housing development in Apperley, Tewkesbury Borough Council should have regard to the built-up area in Apperley defined in Figure 11 (p39) and to the position on settlement growth defined in Table 4 (p37)

Background to managing housing development in Apperley Policy

Defining local settlements – Apperley

In practical terms, when it comes to deciding new planning applications using Policy RES4, it can be difficult to determine whether the proposed development is compliant with the principle that proposal sites should be located within or adjacent to the built-up area as it stood at the start of the plan period. This is because the boundaries of rural settlements are not formally defined in the Borough Plan. Within Deerhurst Parish, this is most apparent at Apperley where it is not clear that the principle is being maintained and development has extended further from the 2011 built settlement.

The Deerhurst Parish Neighbourhood Plan Design Guide has established Character Areas for different parts of the Parish. Character Area LLCA 04: Settlements describes parish settlements and in particular Apperley and Lower Apperley has loosely clustered with separation between properties – they are fairly dispersed settlements. In these circumstances, it can be difficult to control infill development and to have a consistent approach to the edge of settlements. This has been apparent in Apperley, which has experienced expansion.

A further difficulty is in meeting the Policy RES4 requirement that rural settlements should not grow generally by more than 5% over the plan period, again because it is not clear what the baseline position at the start of the plan period was. These two difficulties are looked at in turn.

Defining a built-up area

The Neighbourhood Plan provides local information to support the effective use of policy RES4 in relation to Apperley. Using paragraph 3.32 and supporting criteria (a) to (d) of the Borough Plan, the Deerhurst Parish Neighbourhood Plan Steering Group has defined the built-up area of Apperley as it stands in 2024. *Figure 10* (p40) shows the settlement boundary for Apperley up to 2011 and the built-up area in January 2024. Some growth in the settlement can be seen.

The objective of showing the built-up area as it exists in 2023 is to ensure that the information which supports application of policy RES4 is considered fully in the determination of relevant planning applications. In this case the objective is to ensure that the edge of the built-up area is clearly understood.

Settlement growth on 2011 Baseline

In order to understand the level of growth that has been experienced in Apperley, a supporting document called '*Apperley Settlement Growth since 2011 under Policy RES4*' has been prepared to identify housing development and housing planning permissions within and adjacent to the built area of Apperley since 2011. (see Parish Council website). The purpose is to provide support for the interpretation of Tewkesbury Borough Plan Policy RES4 to new planning applications for housing development in and on the edge of Apperley.

The information set out in *Table 4 (below)* summarises information from the supporting document. This shows that the growth of Apperley through infill development and development on the edge/adjacent to the 2011 built-area is currently (at January 2024) at 12.8% measured in terms of additional dwellings. This is well in excess of the policy limit applied by Policy RES4. This is considered a conservative estimate which excludes other dwellings constructed close to Apperley or extant planning permissions not implemented.

Community Feedback

'Development must be kept within the village boundaries'

Questionnaire response, 2020

Information	Dwellings
Settlement Size of Apperley in 2011 (within the boundary set on Apperley Inset 3 map)	196 dwellings
Housing completions since 2011	25 dwellings
% growth since 2011 – new dwellings	12.8%
Other dwellings completed since 2011 close to Apperley but excluded from count based on assessment of separation from the settlement built-area.	20 dwellings

Figure 10 – Apperley built up area 2011

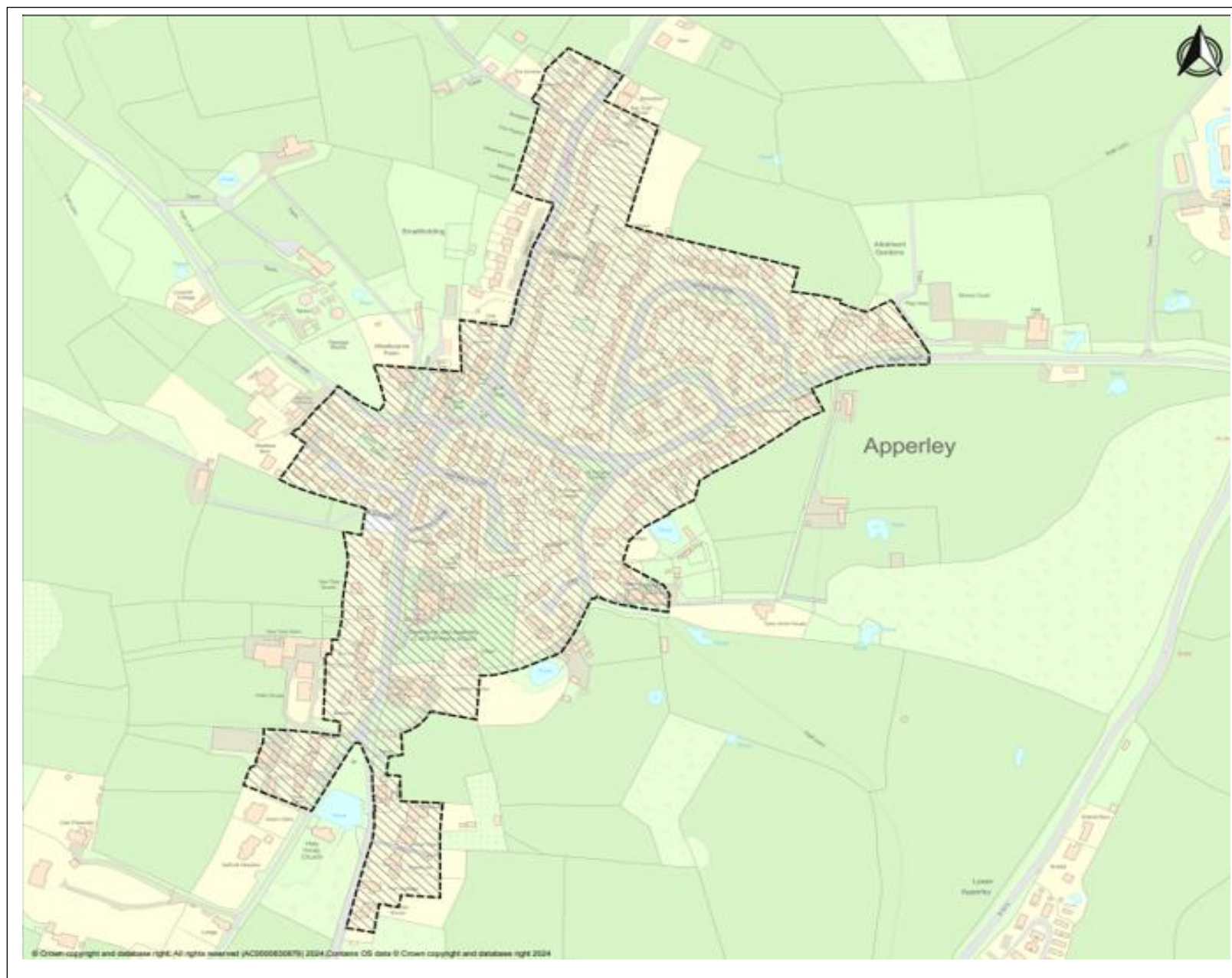
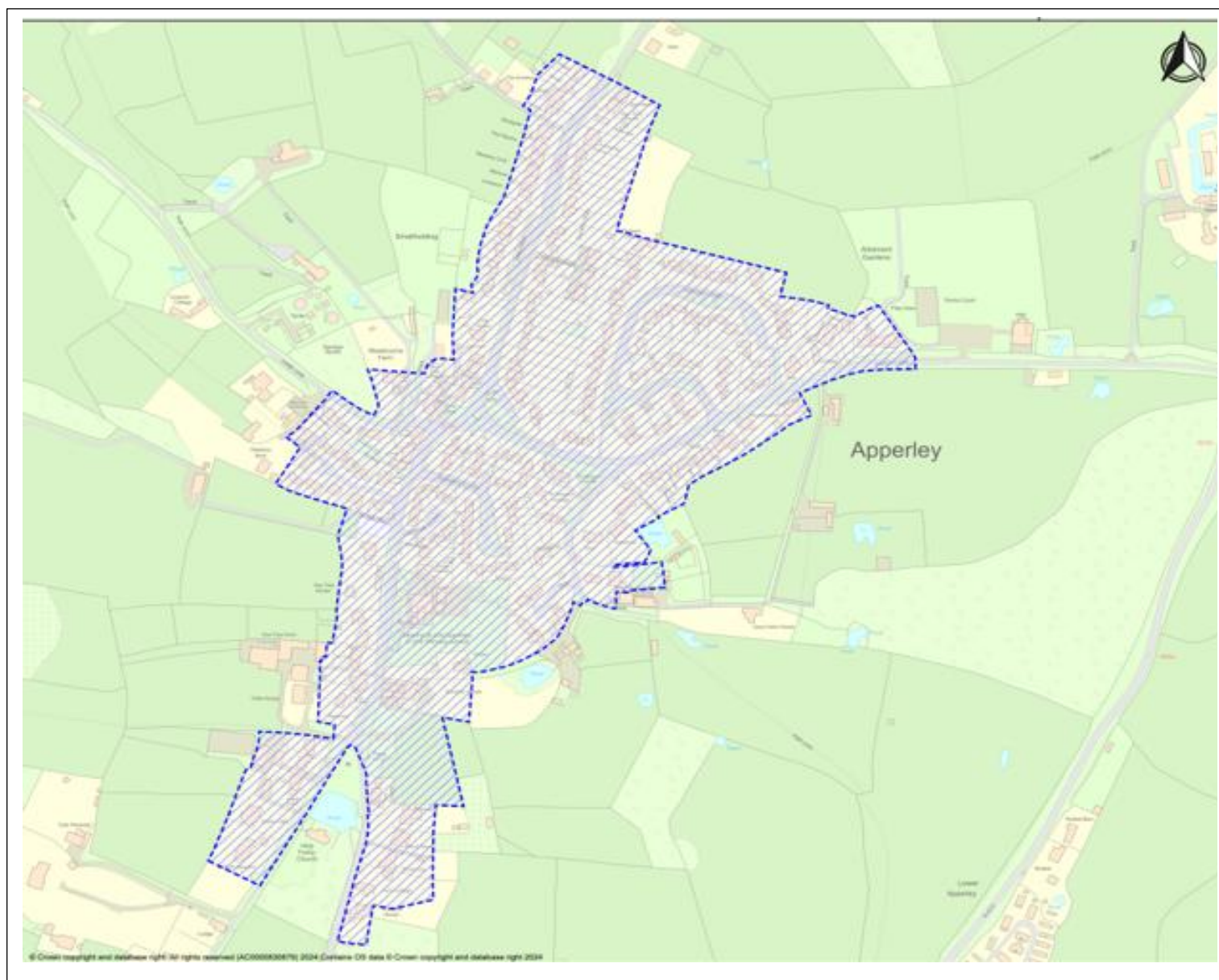


Figure 11 – Apperley built up area 2024



NDP3 Housing Development

Within the policy framework provided by Tewkesbury Borough Plan Policies RES3 and RES4, proposals for new housing in Deerhurst Parish which meets the following needs will be welcome in principle:

- a) Market and affordable homes to meet the needs of young families
- b) Larger market homes with 2-bedrooms or 3-bedrooms to meet the needs of older households
- c) Affordable rented homes to provide a continuing source of affordable housing in the parish.
- d) Smaller 1-bedroom and 2-bedroom properties for new households.

Community Comments

A village that is overdeveloped loses its character and eventually status and any advantage of rural life go with it.

Questionnaire response, 2020



Orchard Barn, Apperley

Background to the housing policy - Local Housing Needs

A Housing Needs Assessment was prepared by AECOM to support the development of policies in the Neighbourhood Plan. This was published five years ago in 2019, prior to the 2021 Census. The report is out of date in terms of placing any strong reliance on its data to support policy requirements. However, given the low rate of new development in the Parish as a whole, the general position is likely to be similar today, to provide a clear view of general housing needs in the parish.

There is some concern in the parish that the young families upon whom the parish's amenities rely on are not able to access affordable and appropriate housing within the parish, and that there is a growing number of older households who would benefit from housing options better suited to their needs. This creates a need for distinct types of housing to meet different needs.

The Housing Needs Assessment sought to understand the scale of need purely in housing and population terms and established this would be greater than could be delivered purely through windfall (there are no allocations in the parish and no expectations that more development can occur than that envisaged by Tewkesbury Borough Plan Policies RES3 and RES4). Given the infrastructure, accessibility and environmental constraints in the parish, the Housing Needs Assessment concluded that windfall housing delivery within adopted policies would provide a sustainable rate of housing growth in the parish.

Given that windfall housing development rates in the parish are low, meeting the needs of young families to access their first homes or larger homes, whilst also meeting the needs of older people who want to downsize (but not into starter homes), could be a difficult task. The current housing stock of Deerhurst Parish is dominated by larger homes. Many homes are under-occupied according to the 2021 Census. Housing Needs Assessment recommendations on the mix of new housing stock in the parish over the plan period, suggested a focus on providing 3-bedroom (48%), 2-bedroom (38%) and 1-bedroom (14%) homes. It recognised there would be continued demand for 4-bedroom and larger homes and that this requirement should be applied flexibly.

It is possible that the recommended split does not reflect what people want. For older people who are downsizing from large properties, they do not want to occupy small starter-type properties, but attractive two and three-bedroom properties, potentially bungalows, and they often have lots of equity with which to achieve that if it is available. Younger families might want larger properties to support growing families but cannot afford to buy them. So, the mix is geared to what people can afford and what the market provides, and it is possible that both groups will be competing for the same properties.

Given that there is a low expectation of new housing development in the parish, the trigger for affordable housing delivered at the threshold of ten dwellings in a development is unlikely to be realised frequently and so the level of affordable housing provision via market delivery is likely to be low. Provision of affordable housing by registered providers is a more likely route to new affordable housing provision. The Housing Needs Assessment identified that (in 2019) there was an affordable housing stock in the parish of 40 dwellings, 13 of which were built between 2011 and 2019. Further provision of around 13 affordable homes was indicated as a requirement between 2019 and 2041.



Above: view Southwest from Walton Hill
Opposite: view towards the Priory Church of St Mary, Deerhurst



Design and
development form

05

NDP4 – Design and character of new development

With reference to the Deerhurst parish Neighbourhood Plan Design Guide, relevant planning applications will be determined in accordance with the design principles for each character area (see Table 2) and in accordance with the Design guidelines and development checklist. Planning applications should demonstrate how they have considered area character, design guidelines and the development checklist set out in the Design Guide.

Community Feedback

A village can only be sustained if the housing is designed sympathetically with the existing architecture, is in tune with the environment and is based on statistical evidence of population need and by type of building

Questionnaire response 2020



Moore's Ground, Apperley

Background to policy on design and character of new development

Neighbourhood Design Guidelines

The Neighbourhood Plan Steering Group worked with AECOM on the production of design guidelines reflective of the historical context of the parish, the character of its constituent areas and the typical development that takes place in Deerhurst Parish. The resulting 'Deerhurst Parish Neighbourhood Plan Design Guide' was completed in April 2024 and is a supporting document to the Neighbourhood Plan.

The design guide identifies the key environmental features of the parish including rivers, nature sites and key topographical features. It identifies how these things interact with flood risk from the River Severn. It sets out the importance of the historical development of the parish and the legacy of that in the form of important listed buildings and scheduled monuments. The landscape character of the parish is referenced in relation to National Character Areas and Gloucestershire County Council's Landscape Character Assessment which identified three landscape character areas in the parish (SV 11G Apperley Hill, SV 3C The Severn Hams and SV 6B Vale of Gloucester). For reference these are shown in *Figure 1* (p39).

The design guide also assesses the characteristics of settlements in the parish and identifies areas of green infrastructure and open space, including the extensive network of Public Rights of Way.

Parish building typologies are described as dominated by detached residential properties. Farm-buildings are also common, reflecting the agricultural economy of the area. Some farm buildings have been converted to residential uses as have former community buildings including former schools, post offices and shops. The design guide describes contemporary dwellings as standing out against the landscape and not typical of local buildings.

Prevailing building heights, densities and architectural features and building materials are detailed in the design guide. Whilst there is variety in the positioning and orientation of buildings the pitch of roofs and the use of materials, overall buildings heights are one to two storeys, and the historical density of development has been low reflecting the rural character of the area.

The design guide describes the historical development of Apperley and Lower Apperley as dispersed settlements (see section 3.3.6). Incidentally, this has given rise to concerns in the parish over substantial infill and edge development, and also over the lack of definition of the built area leading settlement expansion, ribbon development and potential coalescence of the two settlements.

Neighbourhood Design Guidelines

To support targeted design guidelines for development in the parish, AECOM identified an additional character area within the parish, to distinguish Apperley village from the rest of Apperley Hill. The Character Areas used to provide design guidelines are shown in Figure 14.

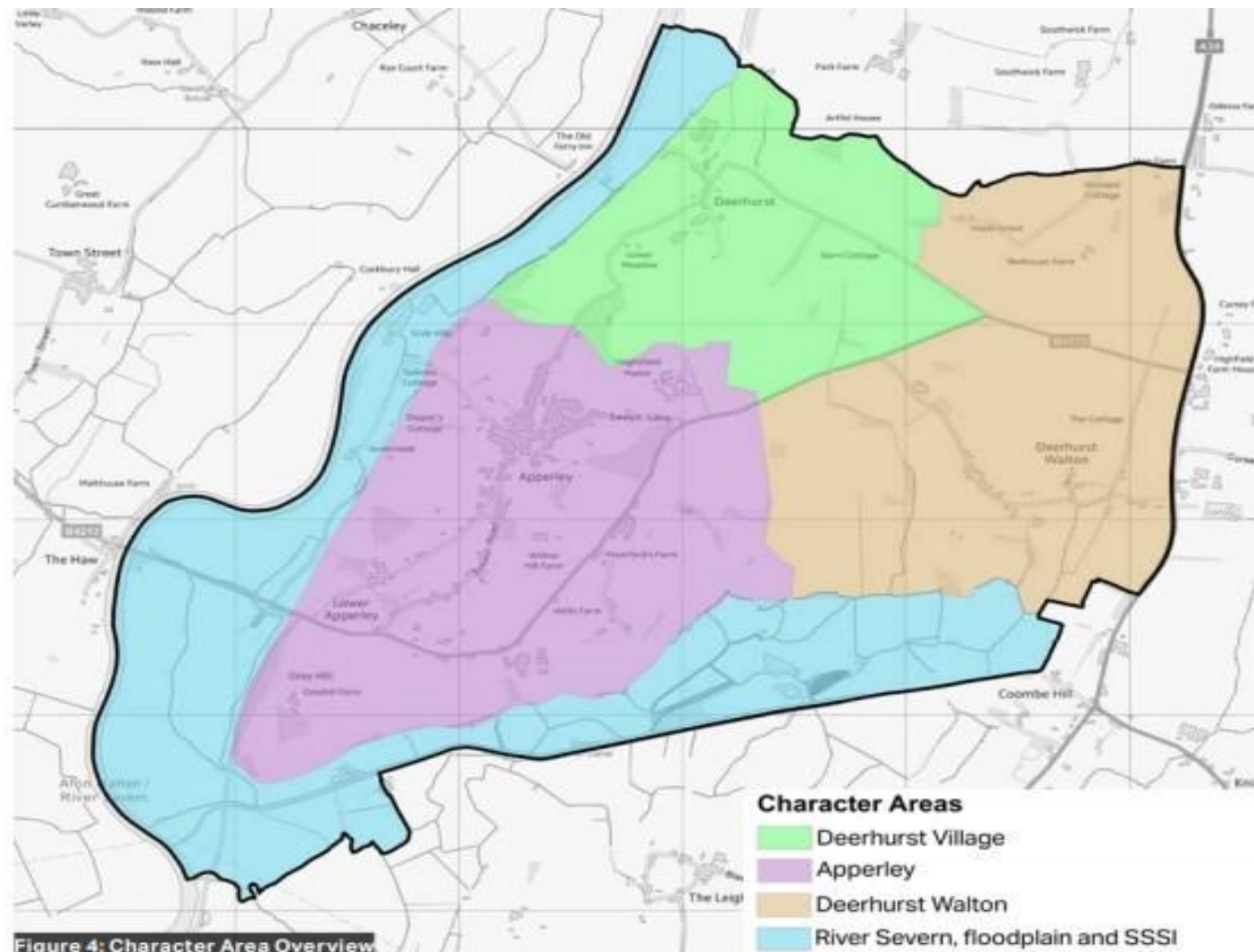
The design guide establishes specific design principles for the different character areas of the parish. Table 5 sets out the principles which should be used to guide development within the parish.

The design guide sets out 16 Design Guidelines to provide area-wide development principles for consideration in the design of new development, covering the following topics (a summary is provided here – refer to the Design Guidelines document for the full guidelines):

- **01: Pattern of Development** – Given the varied settlement pattern in the area, it is most important to pay close attention to the specific location in which new development is proposed to guide the relationship of new buildings to each other and to the road, in order to retain the character of the area.
- **02: Green Infrastructure and Open Space** – Woodland and hedges form an important component of green infrastructure and contribute to the rural character of the area. New development should include these and should take opportunities for biodiversity net gain on site where possible. It is important that access to public rights of way are retained and improved and that access to open space is provided.
- **03: Building Typology** – Given the variety of building styles, reference to the character of the area as a whole is important as well as consideration of neighbouring development. Dominant building forms are detached and one to two storey and maintaining this form is important in retaining views of the landscape and of the rural character of the area.
- **04: Architectural Details and Materials** – New developments should aim to utilise local materials where possible, with attention paid to key architectural details prevalent within the Neighbourhood Area. For example, stone lintels, window sills, chimneys and arched brick detailing around windows and doors are characteristic of the area. Attention should be paid to ensuring windows are sized to reflect the character of the parish and extensions should also employ a sensitive approach to their scale and massing, and to windows and doors, so that to relate well to the original building. The guideline also advises on surface treatments, local materials and historical detailing.

- **05: Building Line and Boundary Treatments** – Characteristically deep plots are found across the parish, offering garden space to the front and the rear, and space for parking. New developments should respond to local character when implementing boundary treatments (red brick walls and strong hedgerows are common). In some cases, enclosure is appropriate in others an open character should be maintained with low property boundaries.
- **06: Selection & Use of Colour** – Timber and brick dwellings are characteristics of the area and the use of a white or cream render as a finish is popular. Red brick is used extensively. Colours should be chosen to reflect materials within the surrounding Neighbourhood Area with care taken in regard hue and size of those materials.
- **07: Parking and Utilities** – New developments should provide off street parking to ensure streets remain free flowing. Parking should be incorporated to the side or rear of properties to preserve the building aesthetic. Where utilities need to be provided, these should be positioned out of sight or screened to avoid becoming a detracting feature in the landscape.
- **08: Preserving & Enhancing Views, Landmarks & Gateways** – Position new developments to preserve views characteristic of the Neighbourhood Area.
- **09: Minimising Energy Usage** – New developments should aim to achieve high levels of energy efficiency and energy generation.
- **10: Lifetime & Adaptability** – It is important that new developments provide lifetime homes for residents within the Neighbourhood Area.
- **11: Minimising Construction Waste** - New developments should aim to use recycled or re-use existing materials to reduce construction waste.
- **12: Re-use & Re-purpose** - New developments should aim to retrofit existing structures or re-using elements of buildings.
- **13: Electric Vehicle Charging Points** – New developments should aim to integrate electric vehicle charging points into all properties.
- **14: Water Management (SuDs)** – Sustainable drainage schemes should be integrated into new developments to capture and retain water to mitigate flood risk.
- **15: Permeable Paving** – New developments should use permeable surfacing where possible to reduce groundwater runoff.
- **16: Ecology** - Protecting, conserving and enhancing local biodiversity should be a priority for new developments within the Neighbourhood Area.

Figure 12 – Landscape Character Areas



Contains Ordnance Survey Data © Crown Copyright and database right 2019

Source: AECOM 2024

Figure 13 – Character areas used to provide Design Guidelines

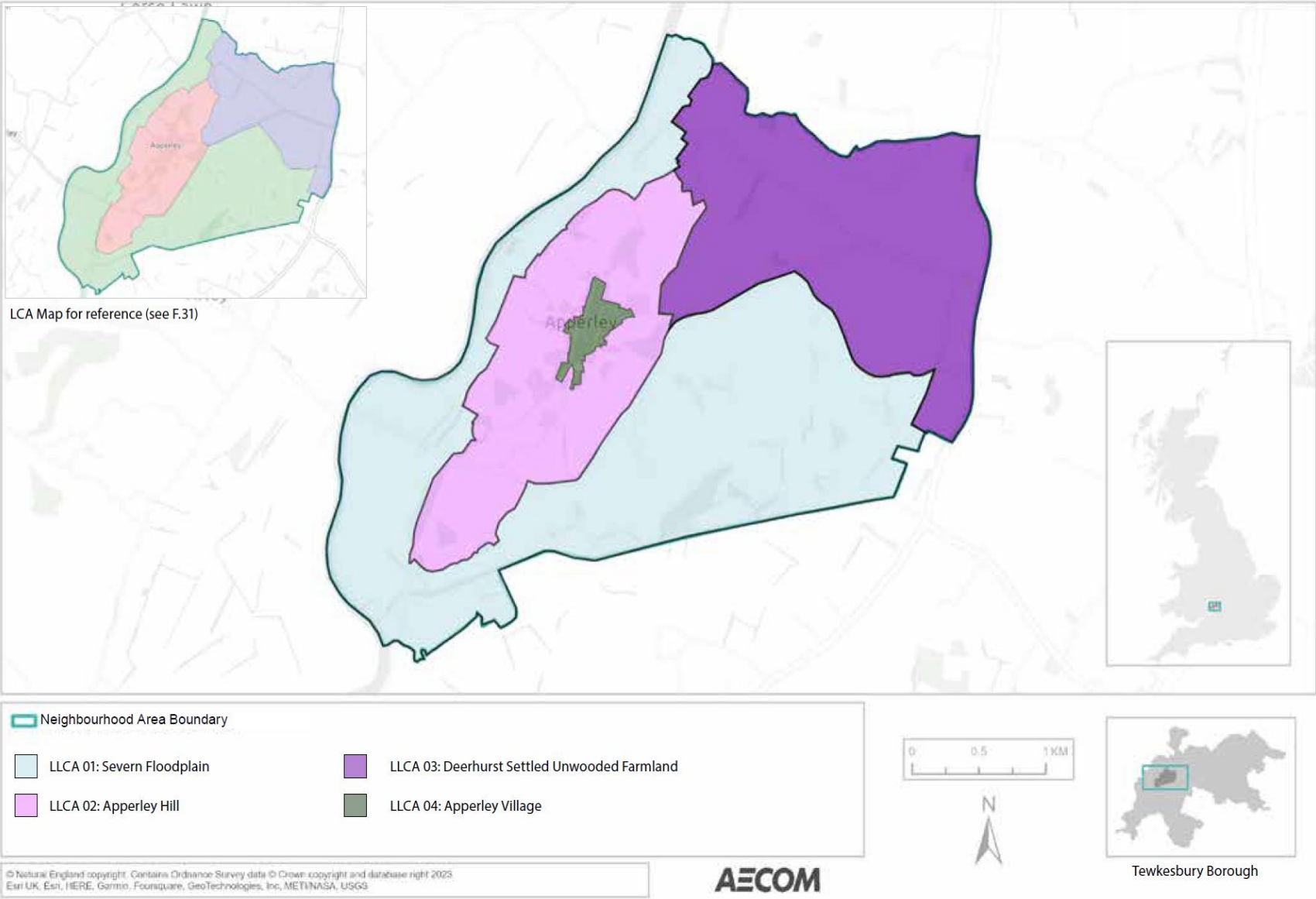


Table 5 Local Landscape Character Area features within the Parish

LLCA 01: Severn Floodplain	LLCA 02: Apperley Hill	LLCA 03: Deerhurst Settled Unwooded Farmland	LLCA 04: Settlements
a. This LLCA has capacity for minimal, small-scale development to maintain the rural character of the area. b. Designs should be sensitive to seasonal changes, particularly regarding water and flood levels. This includes considering the impact of different seasons on the landscape and built environment. c. New developments should respect the natural capacity of the landscape to accommodate flood water. This means considering the landscape's natural drainage patterns and floodplains in the design and placement of new structures. d. The existing network of quiet, winding lanes that connect isolated farmsteads contributes positively to the rural character of the area. New development should seek to use and maintain this existing lane network to preserve this character. e. All new developments should harmonise with the existing environment, respecting its patterns and forms. This includes preserving important views, maintaining open spaces, and using materials and designs that complement the local architectural style.	a. Developments should adopt a soft approach, with large breaks between built forms to maintain views and vistas of the surrounding landscape. This approach helps to preserve the openness and visual connectivity with the countryside and the gradual creep of settlement edges in the LLCA. b. Settlements in the area exhibit a characteristically linear layout, where buildings are either set back from or closely aligned with the road on generously sized plots. To preserve the area's distinctive character, any new development should adhere to this linear development pattern and maintain the generous plot sizes. c. The area's rural character is enhanced by quiet winding lanes that connect isolated farmsteads. New development should seek to use and maintain this existing lane network to preserve this rural character.	a. The landscape is expansive with large arable fields and dominant hedgerow trees, offering unbroken views to surrounding hillsides. Any new development should respect this expansive landscape and aim to preserve these unbroken views. b. The area is characterised by a scattered, isolated pattern of development. New development should respect this pattern and avoid proposals for nucleated development c. The area's rural character is enhanced by quiet winding lanes that connect isolated farmsteads. New development should seek to use and maintain this existing lane network to preserve this rural character.	a. New developments should maintain the irregularity of the existing built environment. This includes mixing sizes, orientations, and materials to preserve the evolved village feel. b. Settlements are loosely clustered with separation between properties, contributing to the rural character. New developments should respect this pattern and avoid infilling gaps or proposing high-density development. c. New developments should ensure that they can accommodate vehicles on plot, ensuring practicality and functionality alongside aesthetic considerations. d. New development must maintain permeability and vistas throughout settlements. This helps to preserve open views and the sense of space, contributing to the overall character and feel of the area. e. The walkability of the area, including the presence of Public Rights of Way (PRoWs), should be retained. This promotes a healthy and active lifestyle for residents and allows for easy navigation through the area and access to the wider countryside.

Source: AECOM 2024

Neighbourhood Design Guidelines

The design guide also provides a comprehensive development checklist drawing together the key elements of the 16 Design Guideline for use in development design. The checklist is included at Appendix A of this Neighbourhood Plan and should be considered and referred to in support of relevant planning applications.

Joint Core Strategy Policy SD4 establishes design requirements in the form of principles which should be incorporated into the design of new development. The design guide which supports the Deerhurst Parish Neighbourhood Plan applies these principles for the local character context.

The Tewkesbury Borough Plan has regard to Policy SD4 requirements in the allocation of sites for housing development under policy RES1. The design guidelines and development checklist contained within the Deerhurst Parish Neighbourhood Plan Design Guide are relevant to the consideration of local character in relation to proposals under Tewkesbury Borough Plan policy RES4 criteria (c) and (d), policy RES5 on new housing development which supplements SD4, and policies RES6 (e), RES7 (2) and (4), RES8 (2) and (3), RES9 (2) and (6), RES10, RES11, EMP2, EMP5, AGR1 (2), TOR1 (4), TOR2 and TOR3.



Oak House, Walton Hill



Woodbine Cottage under construction, Walton Hill

NDP5 – Key Views and Vistas in Deerhurst Parish

Proposals for development will be supported where they avoid significant harm to the attributes and objectives for key views and vistas in Deerhurst Parish. Where there is potential for development to harm key views and vistas, planning applications should demonstrate whether impacts are created and if they are, how they can be reduced and mitigated effectively.

This policy applies to the Key Views and Vistas described in Table 2;

1. Apperley Court Barns
2. Apperley Hill, South
3. Willow Hill Farm
4. Apperley Hill, West
5. Apperley, Deerhurst Road East
6. Barrow Hill North
7. Iconic view towards Deerhurst
8. Deerhurst, from North East
9. Walton Hill, South West
10. Hoo Lane

Community Feedback

Farmland is a dwindling resource, which is very much undervalued but is vital for the future of the country.

Questionnaire response 2020



Background to Key views and vistas policy

A network of Public Rights of Way connects key landmarks in the parish. Some are located on raised ground such as Apperley Hill and Coombe Hill providing views out to distant hills to the west and east, whilst other locations provide views into the parish including of Apperley Hill and Coombe Hill. The Deerhurst Parish Neighbourhood Plan Design Guide includes ten key views which are shown in *Figure 14* (p54)

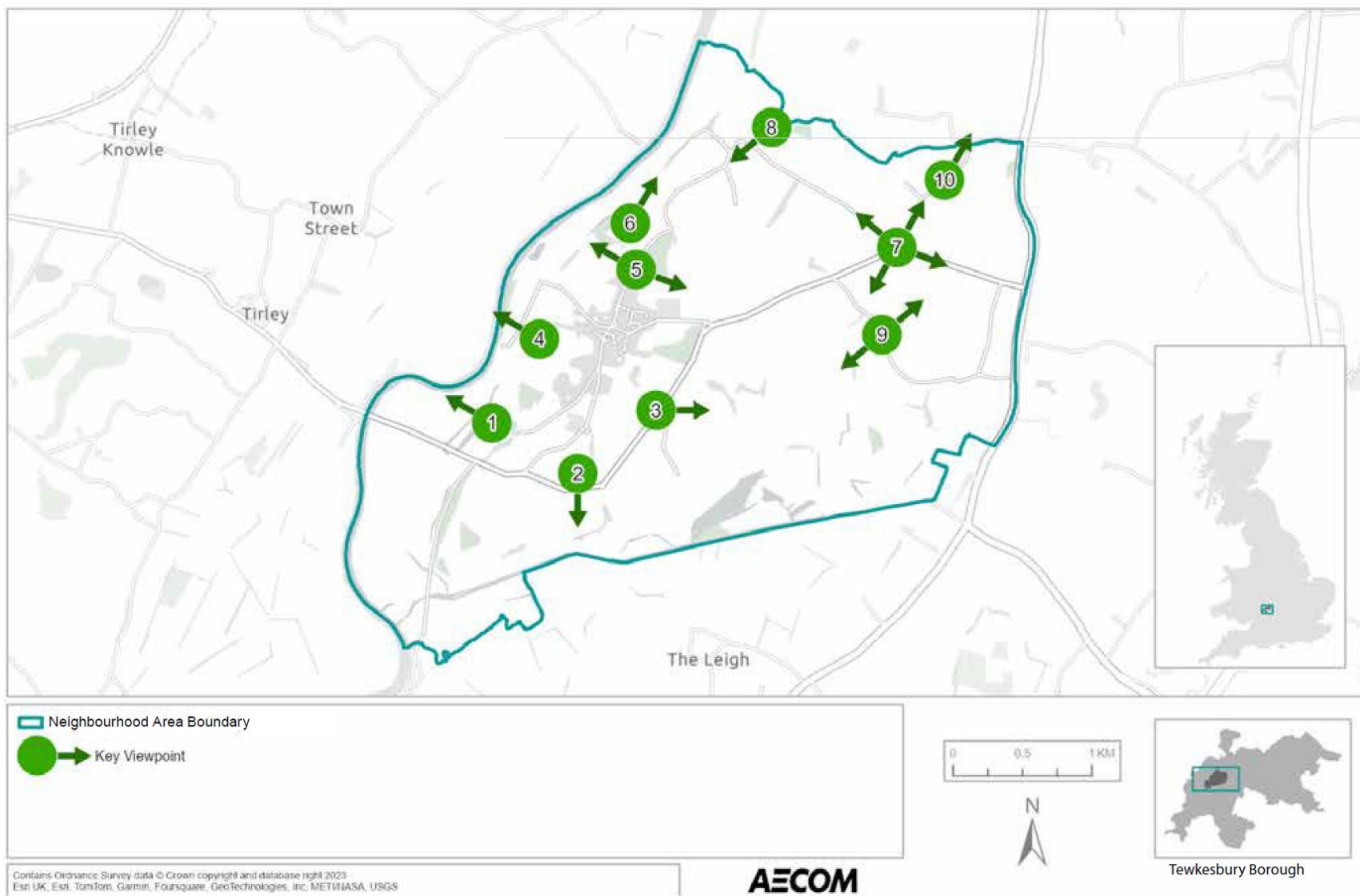
The NPPF (para 135) says that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting. Adopted Local Plan policies support careful consideration of the potential for new development to impacts on the character of settlements which includes the views and vistas associated with them. In the context of new housing at rural settlements, paragraph 3.31 of the Tewkesbury Borough Plan, in support of Policy RES4, refers to the potential for minor infilling to impact negatively on character through the closing of gaps or open spaces which remove views or vistas from within rural settlements.

In association with Policy SD4: Design Requirements, the Joint Core Strategy Principles of Urban Design (Table SD4b) refer to Legibility through the retention and creation of existing and new landmarks, skylines and other focal points. Architectural design should consider the effects of building heights on views and skylines (Table SD4c).

Neighbourhood Plan policy seeks to ensure that the potential impacts from development on important views and vistas in the parish are fully considered when determining planning applications and that, in particular the long-term objectives for keeping views open and maintaining their key attributes are realised.



Figure 14 – Key Views and Vistas in Deerhurst Parish



Source: AECOM 2024

Table 6 – Key Views and Vistas – Attributes and Management Objectives

Ref.	Key View or Vista	Attributes and Objectives
1	Apperley Court Barns	Views to the north-west of the Severn Vale Floodplain and the Malvern Hills beyond.
2	Apperley Hill, South	Across the floodplain to The Leigh and Churchdown Hill.
3	Willow Hill Farm	Over Walton Hill to Nottingham Hill.
4	Apperley Hill, West	Across the Severn Vale to the Malvern Hills.
5	Apperley, Deerhurst Road (Two directions)	Across the Parish to the Cotswolds Escarpment. Also views to the north-west of the Parish
6	Barrow Hill, North	Along the River Severn between Chaceley and Deerhurst.
7	Iconic view towards Deerhurst (all directions)	From the junction of the B4213.
8	Deerhurst, from North East	Over Deerhurst village and the Priory Church of St Mary.
9	Walton Hill, South West and North	Across Coombe Hill Meadow to Norton Hill. Across the Severn Vale to the Malvern Hills and to the Cotswold escarpment
10	Hoo Lane	Across the Severn Vale to the Malvern Hills.

Source: Deerhurst NDP Steering group 2024

NDP6 – Environmental Performance of buildings

With reference to Joint Core Strategy policy SD3, new buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance, including where possible in relation to listed buildings. Positive support should be given to proposals within the existing framework for the preservation of heritage assets.

New development design in Deerhurst parish should be future-proofed to support the achievement of lower carbon emissions, improved energy efficiency, better heat management and lower operating costs with new heating and energy generation technologies.

Proposals for development which include one or more of the following will be supported:

- a) Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.
- b) Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces.
- c) Future-proofing to minimize the need for costly retrofit of new buildings.
- d) Incorporate roof top solar on new homes.
- e) Community energy schemes to provide heat and power to new developers

Community feedback

Environmental sustainability should be the key to any new build or extension. Must ensure natural environment is not damaged and drainage management does not increase flooding issues.

Questionnaire response, 2020



Solar panels being installed into a house under construction in Apperley

Background to the policy on the performance of buildings

Sustainable Buildings

Deerhurst Parish wants to support the development of new sustainable buildings and to support existing development to become more sustainable through measures to increase energy efficiency and incorporate low carbon and renewable energy technologies. It is important that new buildings in Deerhurst Parish are built ready for renewable or low carbon heat technologies and should incorporate renewable energy generation to reduce fossil fuel energy demands and improve energy efficiency.

Higher levels of energy efficiency and lower carbon emissions will be required in new buildings when Parts F and L Building Regulations requirements are applied from 2025 to meet the Future Homes Standard.

The occupants of new housing are often left with significant costs and difficulties in adapting newly built homes to meet future requirements or take advantage of government initiatives to support change. The Neighbourhood Plan supports development of new homes that are built with roof top solar panels and with heat pumps (or space for them designed in).

The Neighbourhood Plan also supports housing design that improves the potential for heat pump technology to work effectively, such as avoiding homes designed with final entry doors to directly into living spaces (heat pumps work to gradually heat spaces and this undermines their performance). New home designs should be future proofed where possible and should have appropriate electrical, plumbing and water storage infrastructure designed in.

The NPPF (paragraph 164) says that local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings. Joint Core Strategy policy SD3 requires development proposals to demonstrate how they contribute to sustainability through measures to improve energy and resource efficiency, adapt to climate change, minimise waste and measure carbon emissions.

Deerhurst Parish supports local efforts to improve the area's carbon footprint. The Neighbourhood Plan supports householders and developers to install renewable and other low carbon technologies within existing and on new developments. The Neighbourhood Plan encourages high environmental performance in the development of new buildings and alterations/extensions to existing buildings.

DNP7 – Lighting schemes

Where relevant, applications for development will be supported if details of proposed lighting are provided in accordance with good practice guidance to ensure that impacts on amenity, on settlement character and dark skies will be avoided and that approved details will be secured via suitably worded planning condition. Development should be designed to conserve and enhance the quality of dark night skies and prevent glare. In particular;

- a) External lighting should be avoided where possible
- b) Where lighting is considered necessary, its design should minimize its impact, both on the amenity of the occupants of neighbouring properties, and in terms of light spillage and glare
- c) Light sources should be fully shielded and pointed downwards, so that light is not emitted above the horizon
- d) Movement sensitive and times PIR lights, downlighters or ‘wall washers’ are examples of lighting schemes that generally have less adverse impact whilst providing effective illumination

Community feedback

Flood risks, water displacement, excess traffic and the risk to rural tranquility, noise, light pollution and damage to rural way of life biodiversity should be a key check on speculative development.

Questionnaire response, 2020



Cherry Tree Cottage, Walton Hill

Background on lighting schemes - Promoting Darker Skies

Deerhurst Parish forms the eastern extent of an extensive area of dark skies in the western part of Tewkesbury Borough, the northern part of the Forest of Dean District and the Southern part of Malvern Hills District. Almost the whole of the parish lies with areas of dark or the darkest night skies. As shown on *Figure 15* (p60), this is a clear contrast with the light pollution evident from development in and around Tewkesbury to the north and Cheltenham and Gloucester to the south.

The main settlements of Apperley and Deerhurst village are located within areas that do not experience widespread light pollution. Deerhurst Walton lies further to the east close to the A38 and M5 and as such does experience more light pollution from night lights.

Given the positive benefits to residents and for tourism from dark skies, and benefits to nature conservation and biodiversity along the River Severn and its adjacent floodplain habitats, a clear objective of the Neighbourhood Plan is to ensure that new development of all kinds complement existing character and preserves dark skies. The rural Landscape Character Area is characterised by its dark skies, and this is seen as a positive feature.

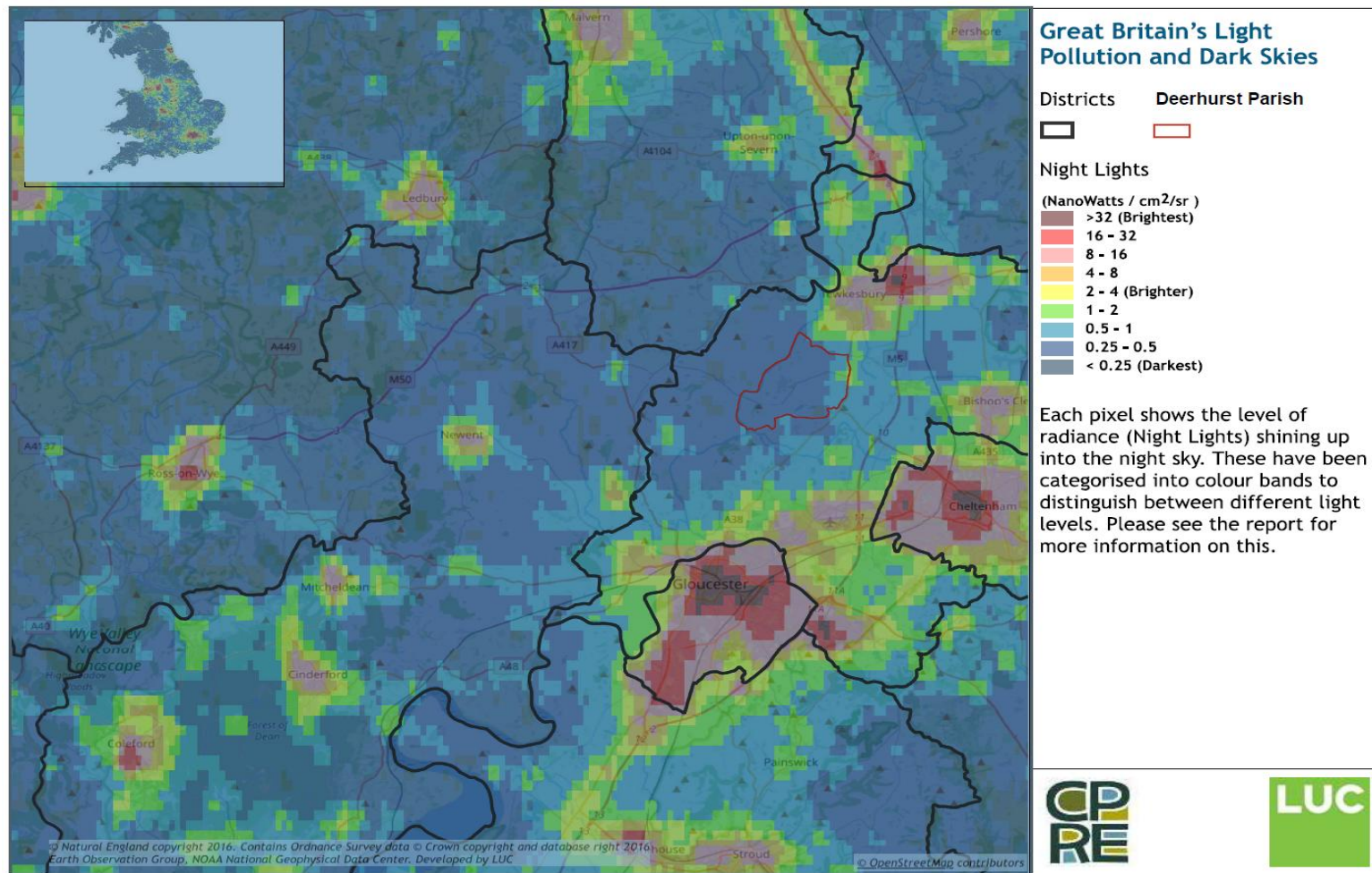
The Neighbourhood Plan aims to secure good practice in lighting new development in Deerhurst Parish and to ensure that development is then operated over time consistent with this. Lighting from new development should not undermine existing dark skies by introducing unnecessary light pollution.

Para 191 of the NPPF says that planning policies and decisions should ensure that new development is appropriate for its location and in part (c) says that they should limited the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Adopted Local Plan policies recognise that artificial lighting from development can have a significant impact on night skies over a considerable distance. Policy EMP5 seeks to avoid unacceptable impacts from lighting associated with Employment Development. Policy RCN2 does not refer to lighting in relation to the development of sports facilities but supporting text in paragraph 9.16 indicates requirements to include the use of LED lights, to take care over the orientation of lighting, to install auto-switch mechanisms and to apply operating hours/seasons restrictions where needed. Policy AGR1 also seeks to control impacts from the lighting of agricultural developments. There is no reference to control of light impacts from residential developments in the Adopted Local Plan.

Lighting is often considered to be a minor element of new development and once consented, lighting is often not subject to condition and so it is then difficult to intervene through enforcement. The installation of new lighting on existing properties can also be permitted development, meaning that intervention needs to rely on Environmental Health in the context of a nuisance complaint.

Figure 15 - Dark Skies and Light Pollution around Deerhurst Parish



Source: Extract taken from CPRE 2024

Figure 16 - Sources of Light Pollution from Development

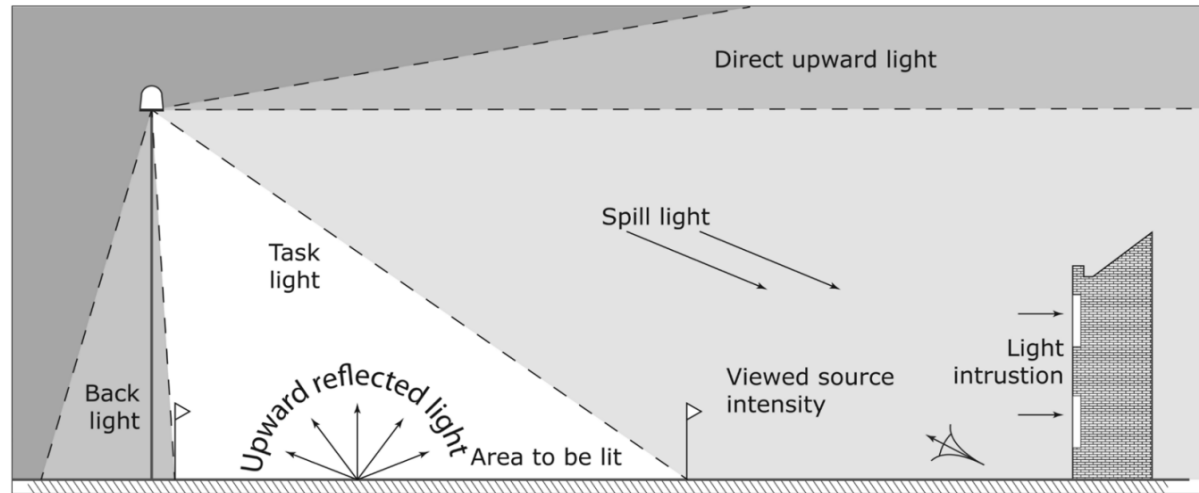


Figure 16 is taken from guidance produced by the Institute of Lighting Professionals (ILP) and this demonstrates the different forms of light pollution. The effects of poor lighting are felt on three levels:

- The first impact is on immediate human and animal neighbours who may be affected with serious physiological and ecological problems. Obtrusive light can keep you awake or impede your view of the night sky, or adversely affects the performance of an adjacent lighting installation, which is regarded as a form of pollution. It may also be a nuisance in law. It is an unnecessary use of energy.
- The second level is where badly lit development across a settlement, impacts on the quality of local environment and undermines settlement character.
- Thirdly, at the broadest level, large individual developments or the accumulation of light spill from many poorly lit developments across an area can create sky glow, the brightening of the night sky, which acts directly against national dark skies objectives. This is evident locally from development at Henstridge Airfield.

The ILP good practice guidance 'GN01-21 – The Reduction of Obtrusive Light' provides useful guidance on how to avoid creating impacts from lighting. All development should follow good practice and this needs to be secured through planning permissions so that planning control remains over the future operation of development in accordance with approved lighting details.





Green and blue
infrastructure

06

NDP8 Green and blue infrastructure

NDP8– The use of local information on flood events

In determining planning applications in accordance with JCS policy INF2 and Tewkesbury Borough Plan policy ENV2, Tewkesbury Borough Council should have regard to documentary information on local flood events provided by the local community in Deerhurst Parish where this is relevant to the proposal under consideration.

Where relevant, applicants are encouraged to engage with Deerhurst Parish Council prior to submission of planning applications to review and discuss local information on flood events.



Background to policy

Flooding

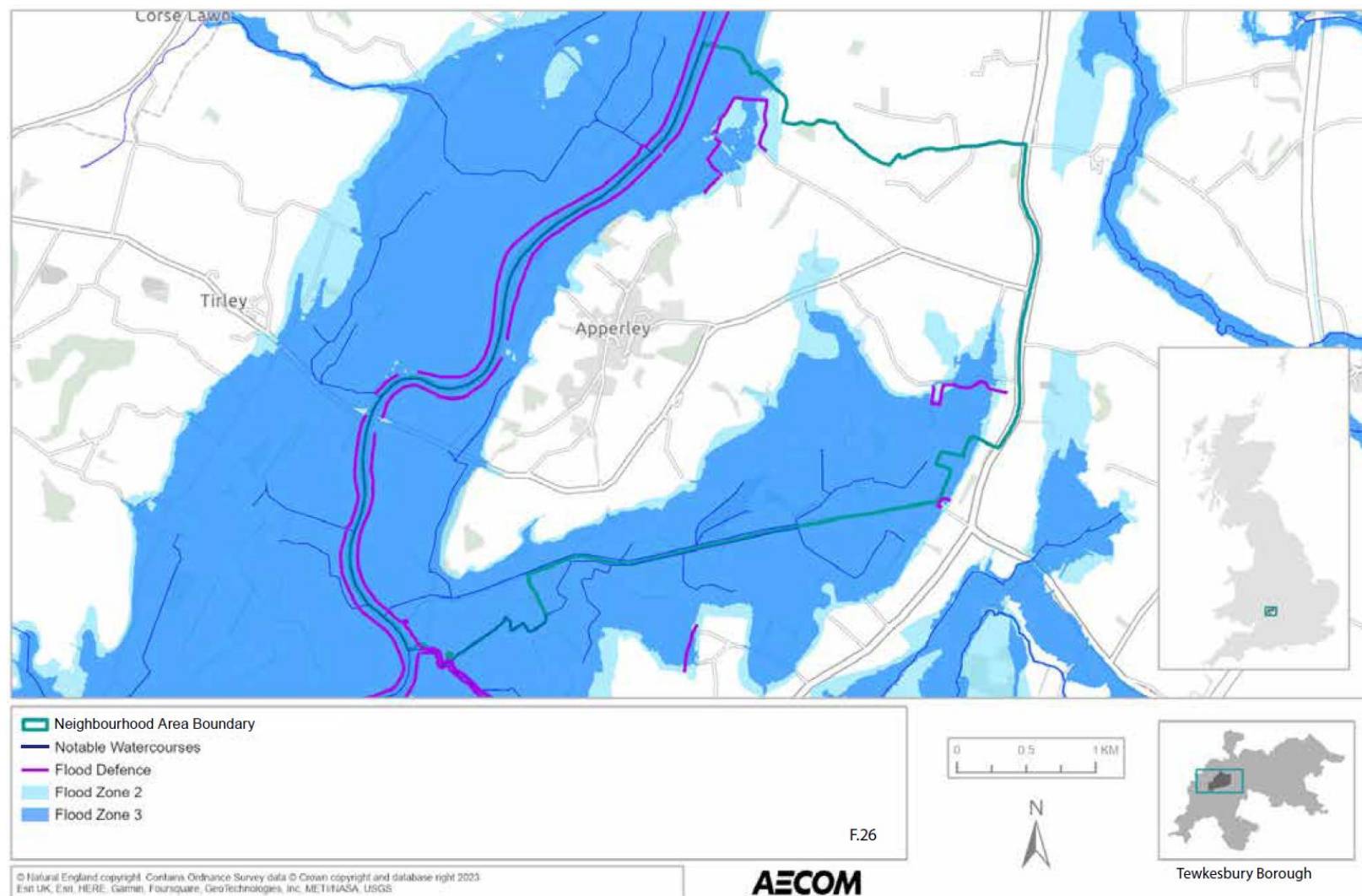
Figure 17 (p74) shows the extent of flood risk from the River Severn in Deerhurst Parish. Further flood risk occurs from surface water run-off during rainfall events, and this can be severe when storms occur. Many homes in the lower elevations in the parish have experienced flooding more than once and many depend on the flood defence infrastructure – gates and bunds to protect their lives and their property.

The NPPF and Planning Practice Guidance set the planning framework for the development of planning policies for flood risk and decision making on development proposals in the light of flood risk. The Environment Agency produces models and maps showing the extent and level of flood risk for the present and the future based on climate change scenarios – these evolve over time. The Lead Local Flood Authority (LLFA) is the responsible authority for ensuring that new development is placed in areas with a low risk of flooding, and for ensuring that development does not worsen flood risk for existing development. Applicants for development may need to prepare a Flood Risk Assessment to demonstrate that a site can be developed sequentially in accordance with the flood risk hierarchy or can be justified as an exception where it cannot.

In this context of strategic policies, thresholds or limits on where development can and cannot take place cannot be applied by the Neighbourhood Plan. Nevertheless, there are important community insights into flood risk from observed storm/flood events that can make an important contribution prior to decision making on planning applications. Documentary evidence to demonstrate the effects of real-life effects should be taken into account alongside modelling outputs in Flood Risk Assessments and Drainage Strategies, particularly if these lack supporting ground surveys.

NPPF paragraphs 165-179 set out national planning policies for planning and flood risk. Annex 3 of the NPPF provides a flood risk vulnerability classification. Planning practice Guidance sets out detailed guidance on the sequential test and the exceptions test. JCS policy INF2 provides policy for flood risk management in the area. Tewkesbury Borough Plan policy ENV2 applies further principles to manage the risk of flooding in the Borough.

Figure 17 – Flood Risk Areas





NDP9 – Development to support integrated delivery of improved flood resilience and nature recovery

Proposals for development required to support the restoration, expansion and creation of wetland and woodland habitats which also improve resilience to flooding in Deerhurst Parish (in accordance with the Gloucestershire Local Nature Recovery Strategy) will be supported in principle.

Community Feedback

Please keep our countryside healthy. Don't build on floodplain or fields. If bugs and insects go, we (humans) will follow..

Questionnaire response, 2020



Background to policy

Opportunities to improve Flood Resilience through nature-based measures

Whilst Deerhurst Parish undoubtedly experiences significantly higher flood risk than many other areas, it is clear that when it comes to investment in traditional engineered flood defences, the parish is well down the investment priority list owing to its rural setting, low population and low prospect of future development. This is unlikely to change.

However, as the next section in this Neighbourhood Plan shows, the area may become a focus for Local Nature Recovery Strategy priorities linked to the River Severn corridor. Restoration of wetland and woodland core habitats along the river and along the Coombe Hill Canal could be a key feature of this. There may be an opportunity to develop an integrated approach to restore wetland habitats whilst improving flood resilience through land management and nature-based approaches.

The Neighbourhood Plan is supportive of development required to bring about improved habitats combined with better public access to nature and improved resilience to flooding in the area.

In determining planning applications in accordance with JCS policy INF2 and Tewkesbury Borough Plan policy ENV2, Tewkesbury Borough Council should have regard to documentary information on local flood events provided by the local community in Deerhurst Parish where this is relevant to the proposal under consideration.

Where relevant, applicants are encouraged to engage with Deerhurst Parish Council prior to submission of planning applications to review and discuss local information on flood events.

NDP10 – Local nature recovery and resilience

Biodiversity Net Gain schemes to meet regulatory requirements which accompany planning applications for development, should have regard to opportunities to improve the resilience, extent and quality of core open, woodland, wetland and traditional orchard habitats in Deerhurst Parish, as set out in Table 5 and in accordance with the latest information published by the Gloucestershire Nature Partnership in support of Gloucestershire Local Nature Recovery Strategy.

Relevant proposals should include measures to improve habitats whilst also maintaining and improving public access to nature utilizing Public Rights of Way

Community Feedback

New homes should be mindful of the ecology of the area and the aim to protect it as much as possible. Any building should be mindful of the Landscape Protection Zone in the Parish.

Questionnaire response, 2020



Background to the policy

The Parish contains a number of sites which form destinations for leisure and tourism, including heritage sites and natural features such as the River Severn, Coombe Hill Canal, Sites of Special Scientific Interest and Ancient Woodland. They also include pubs and community facilities. The location of heritage and nature sites are shown on *Figure 18 (p80)*. It is important that the essential characteristics, features and quality of heritage and nature sites including ancient woodland, are preserved and enhanced where possible.

Enhancing Public Access to Local Habitats

The primary means for enjoying the outdoors in the parish and accessing some of the sites referred to above is via the network of Public Rights of Way, shown in *Figure 19 (p81)*. It is an important objective to maintain and improve this network so that local residents and visitors can continue to enjoy the high quality natural and heritage environment in Deerhurst parish.

Figure 3 (p19) of the Neighbourhood Plan shows the location of core habitats and opportunity areas for habitat expansion. Public Rights of Way cross all of them and this demonstrates the potential for improved access to nature for residents of the parish and for visitors, consistent with the principles of nature recovery.

A significant part of the parish is at elevated risk of flooding from the River Severn, as shown in *Figure 17 (p74)*. The use of some public rights of way can be compromised by flooding. Opportunities for wetland habitat expansion will in part rely on different approaches to managing flood defences, designed drainage schemes and managing land – opportunities may arise to improve footpaths through improved wetland landscapes.

Figure 18 – Heritage and Nature sites in Deerhurst Parish

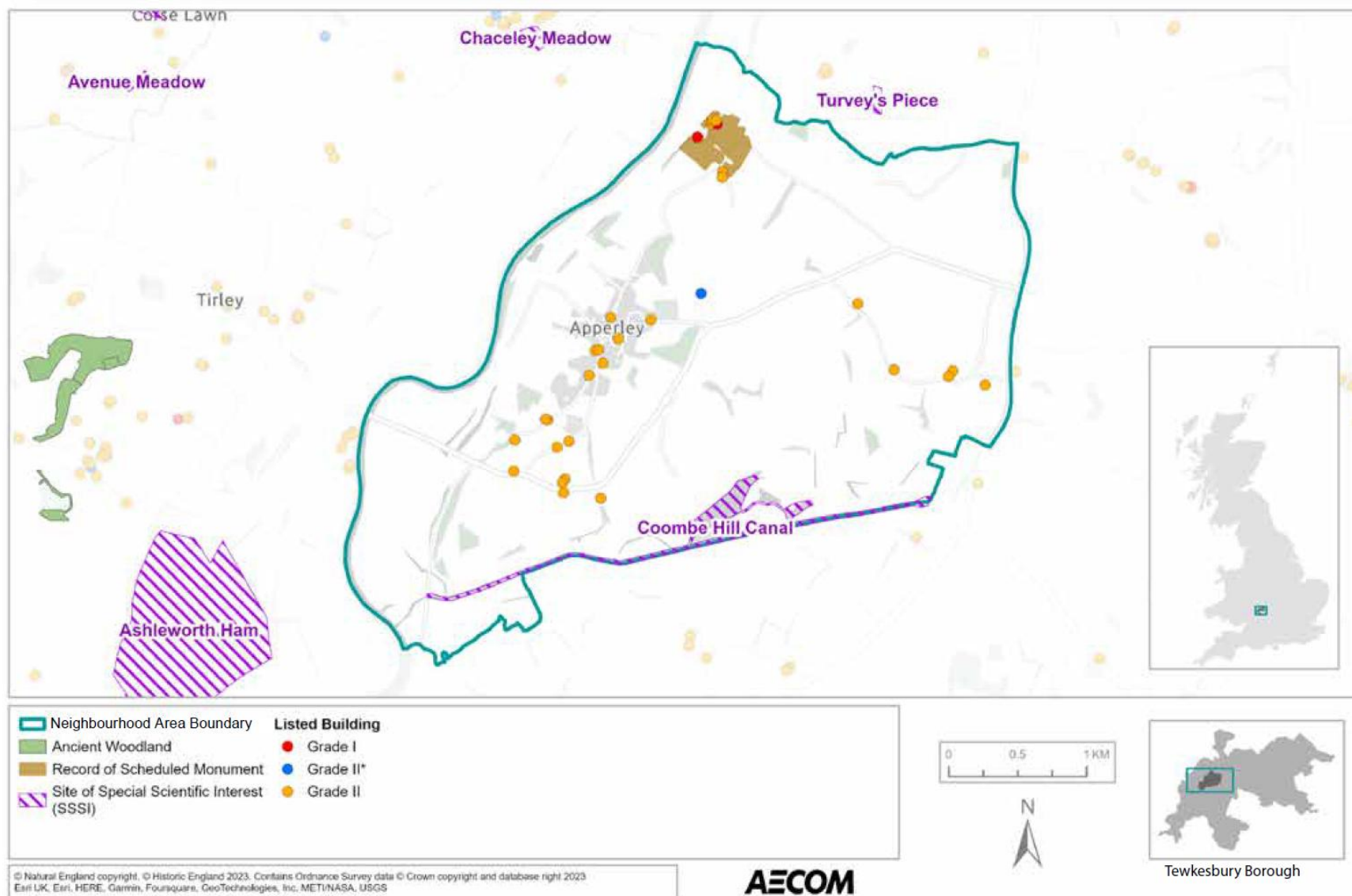
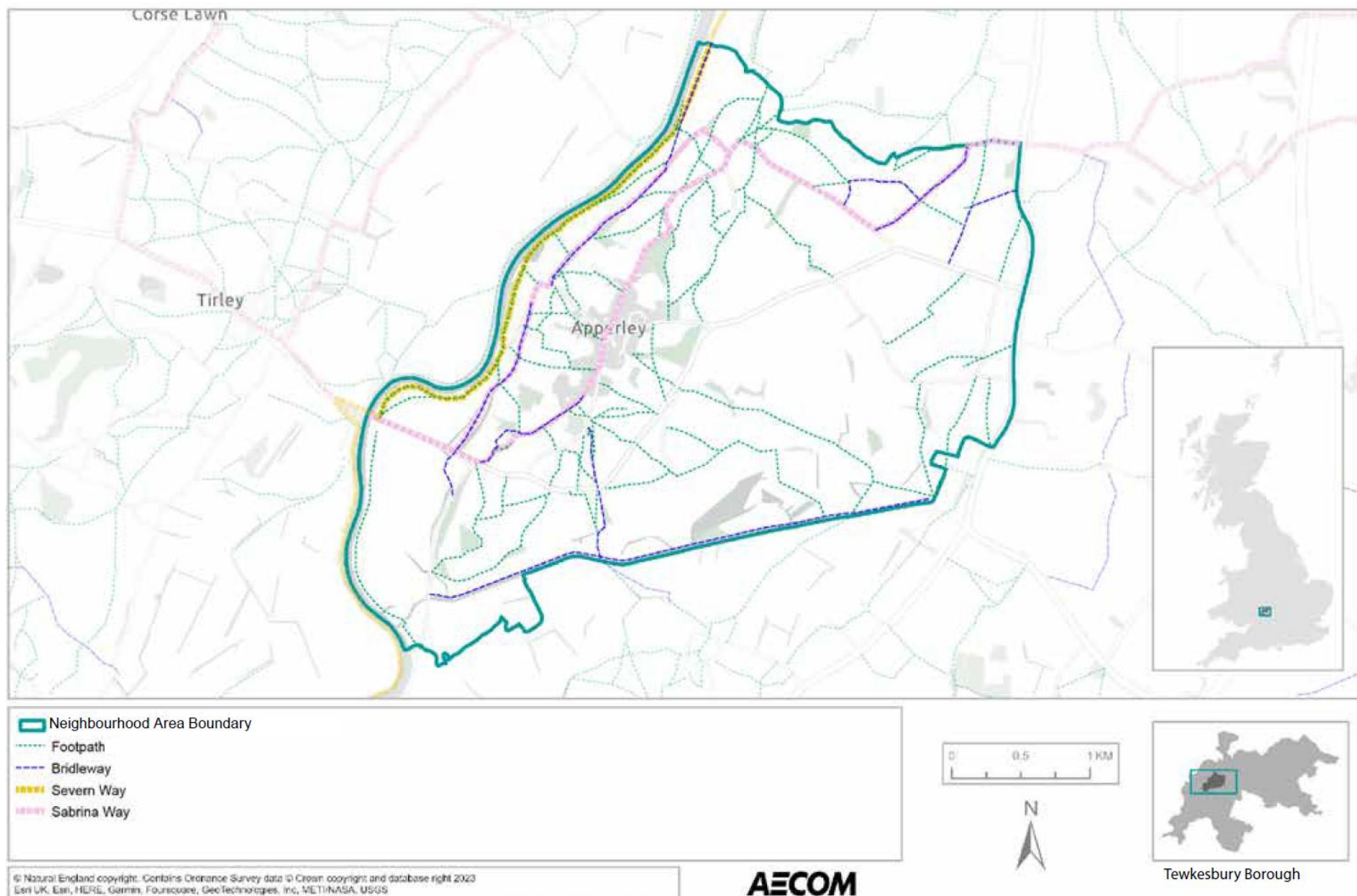


Figure 19 – Public Rights of Way in Deerhurst Parish





Opportunities for Nature Recovery

Nature Recovery is an important national objective which is being formalised through the development of a national Nature Recovery Network and locally produced Local Nature Recovery Strategies.

Policy SD9 of the Joint Core Strategy refers to the importance of establishing and reinforcing ecological networks that are resilient to current and future pressures. The policy encourages new development to contribute positively to biodiversity whilst linking with wider networks of green infrastructure. Policy RES11 of the Tewkesbury Borough Plan seeks to ensure that land use change from agricultural land to domestic garden does not have a significant impact on local ecological networks identified in the Local Nature Recovery Strategy or deliver a net loss of priority habitat.

Policy NAT1 provides a comprehensive framework for consideration of biodiversity impacts and opportunities in planning applications. Policy NAT2 refers to opportunities through development to create more natural conditions along watercourses. Developing on JCS policy INF3, policy NAT3 of the Tewkesbury Borough plan requires a high standard of design for green infrastructure such as through Building with Nature Standards.

The Deerhurst Parish Neighbourhood Plan is supported by a document prepared by the Gloucestershire Wildlife Trust, the Gloucestershire Centre for Environmental Records and Wild Service to identify 'Ecological networks and opportunities for nature restoration through the Deerhurst Neighbourhood Development Plan'.

Their report provides ecological network maps and identifies the best local locations for delivering Biodiversity Net Gain and long-term opportunities for nature recovery within the parish. Given the reliance of local residents on the countryside for open space resources utilising Public Rights of Way integrating opportunities for enhancements in biodiversity with access for people is an important objective.

The work undertaken in 2020 is now updated by maps produced by the Gloucestershire Local Nature Partnership to support the emerging Local Nature Recovery Strategy for Gloucestershire. The Nature Recovery Network in Deerhurst Parish comprises several ecological networks shown in Figure 3 (p19) Clear opportunities for improved habitat/species resilience are identified

Core habitat and opportunity areas for nature recovery and resilience

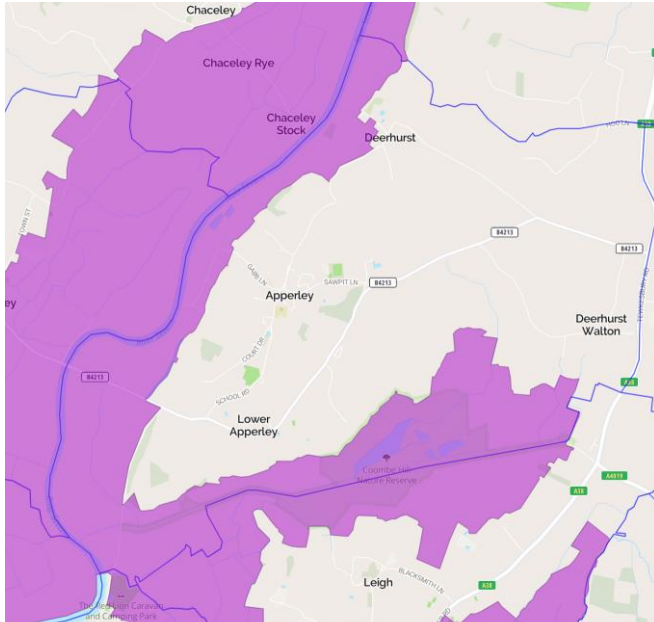


Figure 20: Severn Vale Nature Improvement Area (NIA) – The NIA within the parish is located within floodplain areas with target habitats for Floodplain grazing marsh and localised traditional orchards

This area is also defined as a **Strategic Nature Area (SNA 43: Severn Vale – Chaceley)** with the main habitat identified as Wet Grassland.

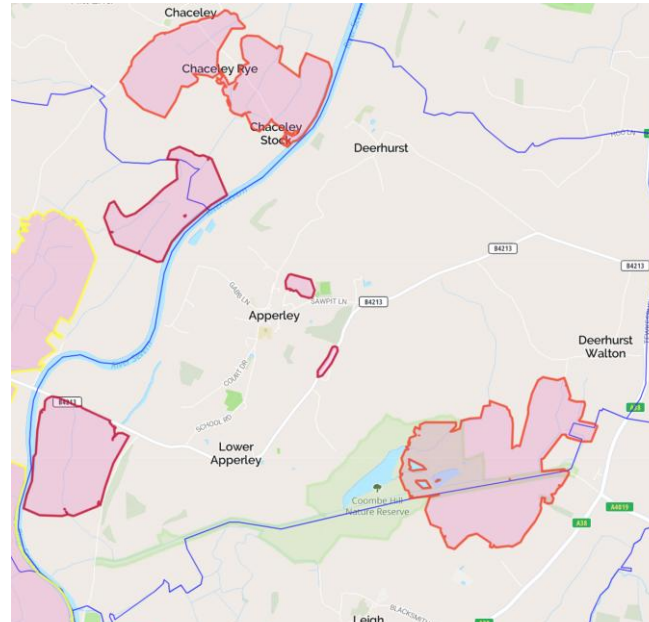


Figure 21: Areas of Core Open Habitat – The map shows the resilience of core open habitat parcels in Deerhurst Parish. Areas of habitat with yellow boundaries are the most resilient (there are none in the parish) whilst those with red boundaries are the least resilient (these are smaller areas which are less connected to other areas and are less viable for open habitat species).

To improve resilience of core open habitats, each area of habitat would need to be expanded and where opportunities exist, connected to each other to provide more extensive areas of habitat to support species.

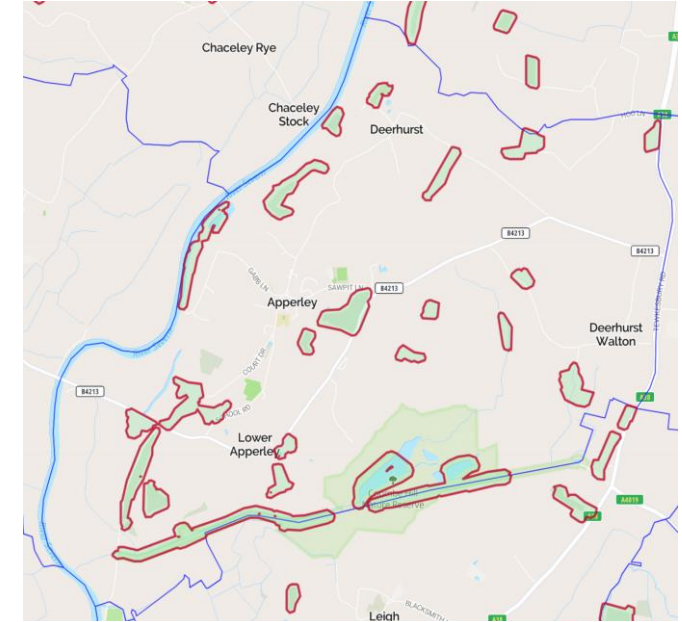


Figure 22: Areas of Core Woodland Habitat – The map shows a large number of woodland areas, but these are generally small in extent (many in the range 1.5-5 hectares) and are fragmented. The maps show these with red or orange boundaries indicating they have less resilience to support woodland species.

To improve resilience of core woodland habitats, woodlands would need to be expanded and where opportunities exist, connected to each other to provide more extensive areas of habitat to support woodland species.

Core habitat and opportunity areas for nature recovery and resilience

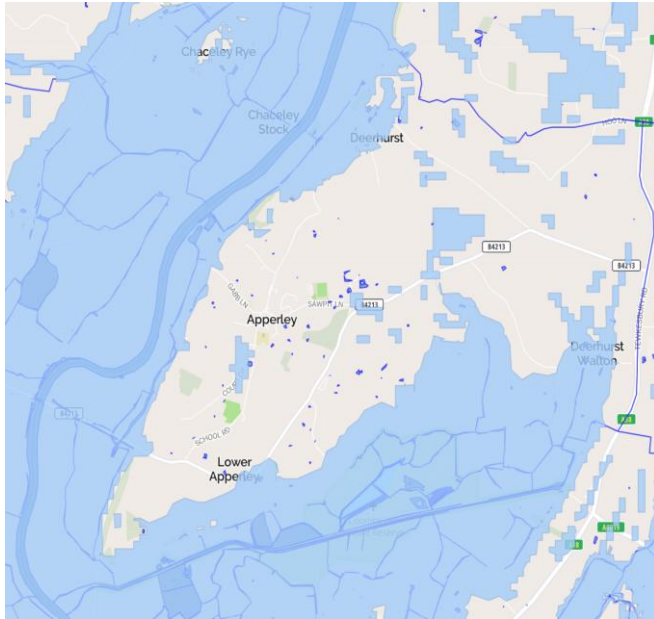


Figure 23: Core Wetland Habitats – The map shows the location of core wetland areas overlain with wetland opportunity areas.

Opportunities for expansion of wetland habitats could be linked to flood management practices.

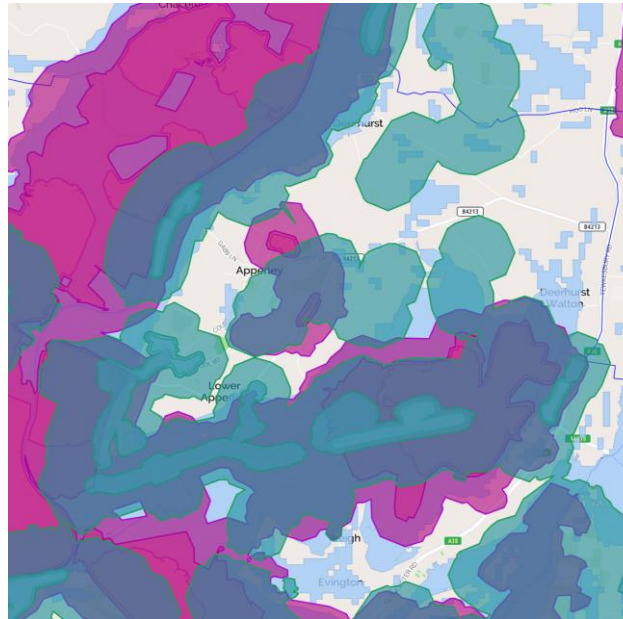


Figure 24: Opportunity Areas – The map shows improved core open and core woodland habitat connectivity at 500m connectivity, 1km, and 5km connectivity. There is considerable overlap of these areas with each other and with wetland opportunity areas. This requires careful consideration in specific locations of the balance of needs and opportunities for different types of nature recovery and their integration where feasible.

The map shows the focus of nature recovery opportunities focused on the area covered by the NIA and SNA. This echoes the finding of the report prepared to support the Neighbourhood Plan

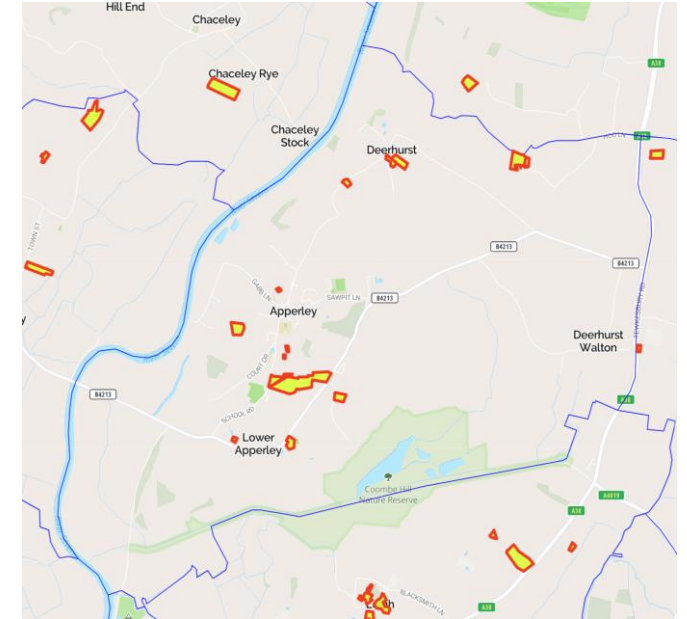


Figure 25: Traditional Orchards – Orchards constitute Priority Habitat and several are located within Deerhurst Parish as shown in on the map. Whilst some small orchards are in good condition, the larger orchards are in poor condition and for some, their condition is not recorded.

Traditional Orchards a part of a rich tradition in the wider area and some species are specialised to living in orchards. The extent of orchards and connectivity between them is important in this regard (including for the noble chafer beetle). Development which could impact on traditional orchard species should demonstrate how these impacts will be avoided or mitigated. Opportunities to extend existing orchards or plant new orchards through biodiversity net gain proposals associated with new development should be considered.

NDP11 Supporting the local economy

Proposals for employment development in Deerhurst Parish which meet the needs of the local economy and of local people more broadly will be welcomed in principle. Proposals for the following types of development will be particularly welcome:

- a) Farm-based development to create distinctive local food products.
- b) Small-scale tourism accommodation linked to existing local farms and businesses.
- c) A local farm shop, community shop or commercial shop.
- d) Small-scale office-hubs, shared workspaces or business units linked to existing farms and business sites.
- e) Live-work accommodation to provide combined homes and business space for local artisan businesses.
- f) Development to support land management, environmental resilience, nature recovery and biodiversity net gain in nature-based schemes.

In all cases, proposals for development should follow the Deerhurst Parish Neighbourhood Design Guide. In accordance with Tewkesbury Borough Plan Policies EMP4, EMP5, EMP6 and TOR3, proposals for development should be appropriate in the rural context of Deerhurst Parish and should demonstrate how they will avoid significant landscape, highways and other environmental impacts.

Quote from general public needed

Background to policy on Supporting the local economy

Historically, the economy of Deerhurst Parish was agricultural/horticultural with farming, River Severn based fishing and basket-making cottage enterprises and cider making from local orchards. There has never been significant industry in the area. Today, enterprise within Deerhurst Parish takes place within home-based businesses and employment, and on farm complexes. There are two public houses which provide employment and some holiday accommodation.

As the profile of the parish indicates, there is a large, retired population, a significant proportion of people high-level professional and managerial occupations and low proportions of people working in agriculture or process/plant occupations. A high proportion work from home and those that travel to work drive cars to nearby locations (mostly less than 30km).

The Census 2021 indicates that there were 450 economically active people (aged 16+ years) in the parish in 2021, of which 215 were full-time employees and 105 were part-time. 97 people were self-employed. 345 people were economically inactive. These numbers indicated proportionally lower economic activity in the parish than Gloucestershire as a whole, less full time working and slightly more self-employment.

A Local Insight Report for Deerhurst Parish prepared in 2023 by OCSI indicates that the largest industry sector in terms of jobs held by the workforce in Deerhurst Parish (not necessarily jobs located there) was Hotels and Catering, employing 18.8% of all people in employment. Professional, scientific and technical services was the second largest (17.8%) and Manufacturing was third (9.7%).

Job Density in the parish was 52.6 percent which means the number of jobs in the parish is equivalent to just over half the number of workers available. People work remotely in jobs positioned elsewhere, or travel away from the parish. Job density is significantly lower than the Gloucestershire average of 79.5% (OCSI report page 53). There are relatively few businesses in the parish and they are mostly small.

Support for agriculture and agricultural diversification

The agricultural economy of the parish contributes more than just jobs and helps to maintain the distinctive rural landscape of the area. It is important to local people that the agricultural economy flourishes and so support will be given to development which helps to create distinctive local agricultural products such as local cider and traditional local crafts such as basket making. These and other things can also help to improve the tourism offer of the area, based on its local heritage.

If there is demand, small office hubs could also be developed within local farm complex to provide remote workspaces and office facilities for the local workforce and local businesses.

Diversification of farm enterprises can help to ensure core farming operations remain economically viable. This can include farm shops which can also help to provide local food shopping opportunities and, subject to access and detailed design considerations, a local farm shop in the parish would be welcome.

Farm-based accommodation can be welcome provided the scale is appropriate and does not damage the rural character of the area, which is what attracts visitors. More visitors will help to improve the viability of local pubs in the parish.

Agriculture is evolving with the new farm support schemes based on nature recovery, environmental land management and organic farming. Farms have always played an important role in protecting the local environment and will grow significantly in future. Local skills and jobs can be created to support nature recovery and biodiversity net gain schemes combined with improving environmental resilience through nature-based approaches to mitigating flood risk in the parish from the River Severn.

Live-Work Accommodation

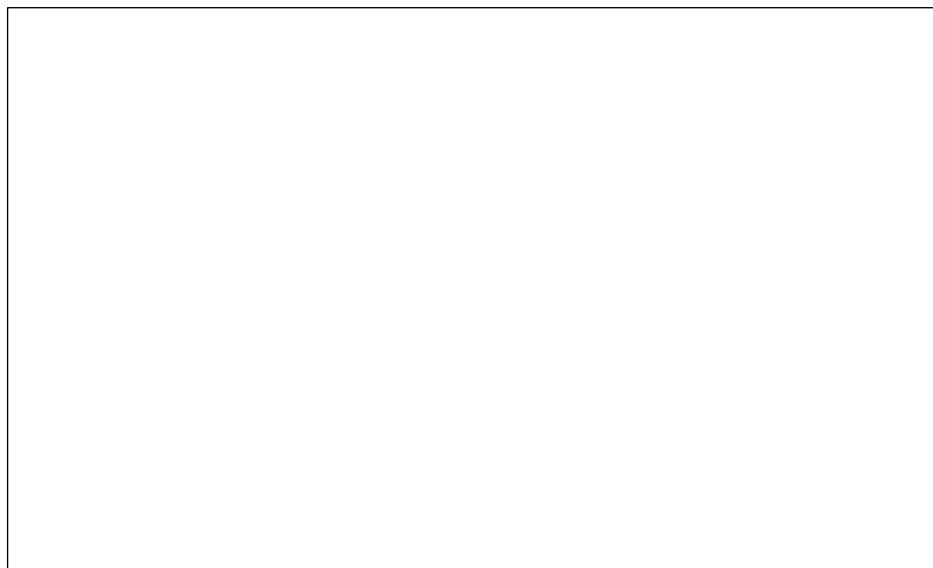
Whilst housing development is unlikely to be provided at scale in the parish, owing to the lack of sustainability of the area in terms of local services and infrastructure, there may be scope for a small amount of well-designed Live-Work accommodation which would support the local economy with local jobs.

Support for sensitive tourism-related development

Major tourism attractions are unlikely to be appropriate for Deerhurst Parish. The character of the area points to a different form of tourism based on access to a deeply rural and historic landscape, which is inaccessible, quiet and dark at night. Road accessibility is poor for major visitor-generating development and there is little public transport.

Major tourism developments, by taking up significant amounts of land, are likely to impose significant landscape and visual impacts on the area which would damage its core qualities.

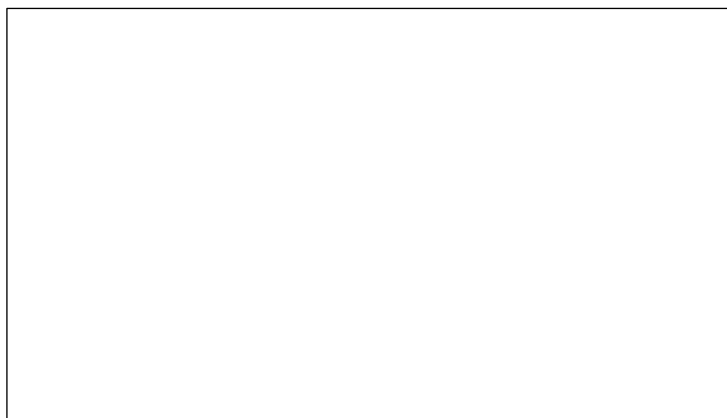
Small-scale proposals for tourism accommodation are likely to be supported where it is ancillary to existing uses and is limited in terms of the amount of accommodation and scale of development. Tourism development should pay equal attention to local design guidelines.



NDP12 Development to support home-working and home-based businesses

Planning applications for extensions and buildings within the curtilage of residential properties to support home-working and home-based businesses will be supported in principle, subject to the following conditions:

- a) The development design is in accordance with the Deerhurst Parish Neighbourhood Design Guidelines to ensure that the proposed layout, height, scale, mass, materials and colours contribute to the retention of the local character of the area.
- b) The development is ancillary to the main property and cannot function independently (no separate final entry door, access or living accommodation).
- c) Where appropriate, conditions are applied to control the use of the accommodation for the purposes indicated.
- d) Where appropriate, details are provided to demonstrate that business operations will not generate amenity impacts on neighbours, including from noise, light, dust, odour, traffic movements or visual impacts.



Background to policy on Development to support home-working and home-based businesses

A significant proportion of the local workforce work from home. Some run their own businesses. Most will be home-office based only and are able to work in existing home offices (many homes in the parish have spare rooms given small household sizes and large homes).

Where development is needed to support home working, permitted development rights allow for householder development to provide the accommodation required subject to size thresholds. Planning applications are required for the largest home extensions and garden buildings, or for any development where the property is in a Conservation Area or within the curtilage of a Listed Building/Scheduled Monument. This will apply to some properties in the parish.

As noted in the Deerhurst Parish Neighbourhood Design Guideline 01, settlements in the parish have low densities and are dispersed. Plots are large and properties tend to have significant space to the front and the rear. This provides potential for the accommodation of larger extensions. In all cases, where these are proposed, the design guidelines should be followed and the principles set out applied to ensure that local character is retained.

Where planning applications are made for larger extensions and buildings for home working or home business use, some clear principles need to be applied to ensure that these are developed and operate from an amenity perspective. Home-based business activities which give rise to significant numbers of visitors, or business processes that generate noise, light, odours, or external storage may need to apply for a joint residential and commercial use.

A clear principle should be that householder extensions and buildings that require planning permission and have an intended home-working or home business use should remain tied to and ancillary to the main dwelling and should not create a separate access. Separate kitchen and bathroom accommodation should be justified. Control of the use of the accommodation should be set by condition to prevent severing of the development to create a separate dwelling without further planning approval.

NDP13 Public Transport and active travel

Proposals which improve sustainable transport options to provide travel choice for residents of and visitors to Deerhurst Parish will be welcomed in principle. Where relevant, appropriate, feasible and viable, major new development should contribute to the delivery of the following sustainable transport priorities for the parish:

- a) Improved pedestrian and cycle routes on the B4213
- b) Improved cycle parking facilities at key destinations in the parish
- c) Village gateways and traffic management measures to control speeds on the approaches to local settlement
- d) Bus service connections to all settlements in the parish and better bus service frequencies to support commuting and evening trips to nearby towns.

Background to policy on public transport and active travel

Deerhurst Parish contains one lined B-road (the B4213) which runs from the A38 on the eastern boundary of the parish to the western boundary and across the River Severn. Apart from this, the parish road network connecting the area to the outside and connecting settlements to each other, is characterized by often very narrow country lanes. Through traffic from the A38 to parishes west of the River Severn use the B4213 and vehicles move along it at speed.

As noted in the profile of the parish earlier in this plan, local people rely on walking or cycling in country lanes for access to the outdoor open spaces (the countryside) or making local trips sustainably. Local people do not think these feel safe, with no pavements, cycle lanes or traffic speed control measures in place.

People also rely on the use of Public Rights of Way, which provides a quieter and safer means of walking, and so the continued availability and quality of these routes is very important.

Travel further afield relies on car use. A limited bus service links the parish to the A38 where more services run to Tewkesbury, Gloucester and Cheltenham. However, this cannot be relied on for commuting or evening use. Car travel is the only option for most people living in Deerhurst Parish. If local people are to travel by more sustainable means, better bus service connectivity is needed.

The parish is not likely to attract development that would support investment in improved pedestrian and cycling infrastructure. Also, there would be technical constraints in many locations owing to the width of highways in the parish. Nevertheless, the following measures would be supported to improve active travel and, should planning applications be in a position to contribute towards their delivery, this would be welcome:

- A safe pedestrian and cycle pathway alongside the B4213 where this is technically feasible. This would allow residents in Deerhurst, Apperley, Lower Apperley and Deerhurst Walton to use the B4213 for walking or cycling access to the A38 Bus Services and other facilities there. It would support similar sustainable access to local pubs, churches and other community facilities.
- Cycle parking infrastructure at key destinations so that bikes can be locked up, for example at the Apperley Village Hall, the Primary School, at bus stops and other local community facilities.
- Traffic management measures to provide gateways into local villages and to lower speeds where necessary.
- Better bus service frequency and bus service availability to include Deerhurst as well as Apperley and Deerhurst Walton.

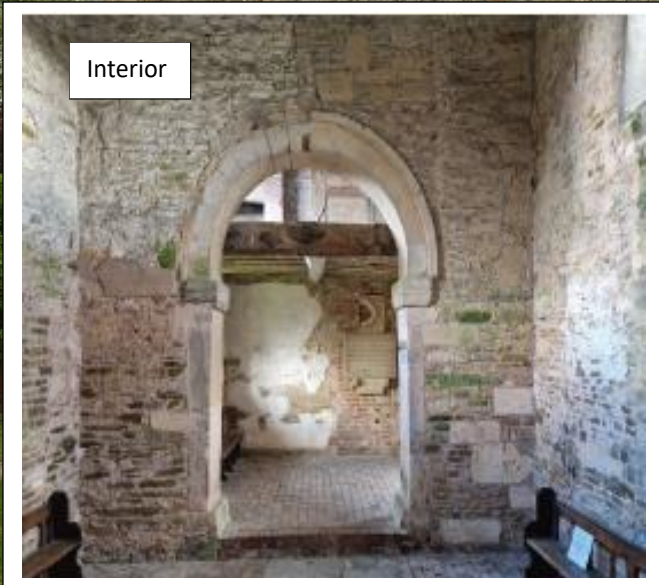
JCS Strategic Objective 7 promotes sustainable transport including by improving opportunities for public transport, walking and cycling and by making routes more convenient, safe and attractive. Policy SD4 requires consideration of this in the design requirements of new developments. Policy INF1 addresses requirements and opportunities for providing travel choice and accessibility for residents and commuters. Tewkesbury Borough Plan objective 3 also promotes sustainable transport. Policy TRAC1 seeks to protect, extend and enhance pedestrian networks in Tewkesbury Borough.

Monitoring and review

Does Lee have some words of wisdom from another plan?

Put about allocation of green spaces and historic sites in the future here





We like being close to nature in the countryside with walks and easy cycling
and the privilege of an allotment with village company.

We like living in a place which makes you feel good.

Neighbourhood Questionnaire, January 2020



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