

June 2024

Dumbleton Conservation Society Newsletter

STOP THE DEVELOPMENT OF GOLDEN HAY FIELD

Planning Application no: 23/00569/FUL 12th June 2023

Dear Villager,

If you have a sense of déjà vu, it's with good reason. Our newsletter of JULY 2023, yes nearly a year ago, asked for your support to object to the above planning application. The village raised about 70 objections and as a result, Tewkesbury Borough Council (TBC) has allowed the applicant more time to submit revised plans. Some new and missing documents are now submitted, with the latest being uploaded to TBC planning portal on 13th May 2024.

- As a result of this delay Tewkesbury Borough Council (TBC) have failed to determine this planning application within their own 13 weeks standard.
- It is nearly a year since the first submission which breaches the Government Planning Guarantee maximum of 26 weeks.
- TBC is reconsulting and notified Dumbleton Parish Council on 15th May. The Parish Council held a public meeting on 30th May and decided to, once again, object to the application.
- At the public meeting the Parish Council strongly encouraged residents to treat this as a new application and ensure they submit their views on the application again.
- However, TBC has failed in their duty to inform immediately affected residents around Golden Hay Field of the new consultation. This directly impacts on our ability to respond and object fairly.
- The applicant has been given ample opportunity to revise their proposal and address multiple shortcomings. The applicant has submitted revisions to the house design and site layout plus some documents that were missing from the original application, but it still has substantially the SAME flaws.

In the last year Dumbleton Village School has been closed and the building passed back to the landowners (the applicant development in the rest of Golden Hay Field behind the Village Club including the tennis courts, plus a possible redevelopment of the school and its grounds. This in turn could lead to further developments around the village.

It could prove to be the start of a total erosion of the character and beauty of the village, a loss of heritage and a major step towards an Alderton or Bishop's Cleeve scenario where the village is subsumed and lost forever!

We strongly encourage you to protect our village and its heritage by objecting to this planning application - **AGAIN**. The number of objections DOES make a difference. A previous planning application back in 2022 was withdrawn after 80 villagers had made their views known. We need to raise the bar and ensure TBC Planning Department has a clear message from villagers. We should treat this as a **new application and raise ALL the concerns AGAIN**, and not rely on TBC considering the previous objections to be valid.



SCAN this QR code to access the application on the planning portal.

Every adult in a household can send an individual objection. Planning officers must read every representation and Tewkesbury Borough Council will look at the number of individual comments, so it is vital that every registered voter in a household comments on the application.

Further detail on how to object and the planning application can be found in the planning section of the parish council website at www.dumbleton-parish-council.org.uk

Please send objections by email to:

development.applications@tewkesbury.gov.uk and clerk@dumbleton-parish-council.org.uk.

We have not been given an official deadline for the consultation and submission of comments.

We suggest SOONER is better, just in case!!
Please submit them BEFORE 16th June.

Thank you for your support against this inappropriate development in the village.

More information at <https://www.dumbletonconservationsociety.com/> under Golden Hay Field. If you prefer to discuss the application contact Darren Price or Pete Stanley at peterst1607@gmail.com.

Golden Hay Field – Latest Site Layout



The plan segments Golden Hay Field and leaves options for further planning applications to build behind the village club, develop the tennis courts, and then redevelop the school.

Some of the concerns you may want to include in an objection:

- Dumbleton has a very low score for services and facilities (no shop, school or children's play area, and limited bus service) so cannot support the proposed number of houses. With the school closure this is reduced even further.
- The location is unsuitable for affordable housing owing to the absence of services.
- There is still no up to date evidence of a clear need for the proposed volume of Affordable and Social Housing.
- The layout of the development subdivides the area and is in breach of policy.
- The design of the houses is poor and out of keeping with the character of the village and the surrounding houses or the Cotswold National Landscape, and there will inevitably be noise and light pollution and loss of biodiversity.
- Gloucester County Highways have expressed concern on the grounds of highway safety. The village has a score of 0 out of 15 for accessibility. The development includes parking for 32 cars plus 9 garages and, with extra and large delivery and refuse vehicles, will create a significant increase in traffic within the village. The section of Main Street around the field is single lane highway and cannot be extended due to protected features and will be a significant safety hazard.
- High archaeological interest (a recent survey, commissioned by the promoter suggests a possible Roman villa on site).
- Significant ecological impact, with loss of biodiversity, including on bats (a recent independent survey of the site recorded 11 of 17 UK Bat species that are ALL protected and suggests the open ground and greenfield sites around the village are vital for foraging), and possibly other legally protected species such as newts and hedgehogs.

It is now time for our voices to be heard!