

Dumbleton Conservation Society Newsletter

www.dumbletonconservationsociety.com

March 2022

DUMBLETON PARISH COUNCIL OBJECTS TO GOLDEN HAY PLANNING APPLICATION

The Parish Council Planning Meeting on 16 February was very well attended by concerned residents who were able to comment and ask questions of the developer and the landowner's agent. The Parish Council has since **objected** to the planning application. The full response can be seen on the Parish Council website under 'Planning Applications' (dumbleton-parish-council.org.uk)

Wildlife at Golden Hay

The Golden Hay site is not "just" rough grassland. The site is used by at least four different bat species, all of which are rare and legally protected under the Wildlife and Countryside Act; the active bat routes around the perimeter of the site have not been taken into account.

A number of important bird species use the site, including red-listed skylark and corn bunting, as well as hunting barn owls and red kites that have the highest level of legal protection (Schedule 1).

There is also potential for the site to be used by reptiles and amphibians that are nationally scarce and that would be protected, but no surveying has been done by the Developer's consultants to establish this or mitigate any impacts.

Finally, any increase in lighting would have an especially detrimental effect on nocturnal species (bats, owls, moths), given the overall lack of street lighting in Dumbleton.

**by Anne Goodenough, ecologist and
Professor of Applied Ecology at the
University of Gloucestershire**

Major Design Issues

The proposed dwellings fail to reflect the rural character of the area and village, visually they are a poor pastiche of the current housing stock. The largest of the proposed dwellings are excessive in scale and size. At two storeys and coupled with the deep and narrow plot sizes they are significantly taller than the adjacent existing houses.

The paddock, as it stands, is substantially higher than the ground level of the dwellings at Golden Hay. The proposed site levels as submitted, indicate no change in the current topography of the paddock.

This means that the new dwellings form an alarming relationship with the existing post war dwellings already at Golden Hay, as well as from wider views.

No study on how the new houses would affect the historically important and protected houses on adjacent Main Street has been submitted.

The design of a cul de sac like roadway is not reflective of the rural nature or character of Dumbleton. The orientation and frontages of the proposed houses is also not typical of the village or the area.

The proposed houses have narrow plots, to maximise site area and cram in as many as feasible. Dumbleton is laid out, with the vast majority of houses enjoying wide frontages with boundary walls, hedges or railings to protect privacy from the highway.

**by Adam Clarke, Director and Architect for
A.Clarke Design**

Information on the TBC Planning Policy

The planning application is in breach of Tewkesbury Borough Council Planning Policies:

- The TBC policy assumption is that **Dumbleton is unsuitable for development** owing to a lack of services and facilities
- The application is put forward as an "exception" for affordable homes. **The Housing Needs Survey has been incorrectly interpreted** as it overstates the need recorded in the questionnaire results and covers the 3 villages in the Parish, not just Dumbleton. **An exception application must not apply for more homes than are needed**
- The layout, form, scale and massing of the development are **Out of Character** and as such does not meet the requirements of the Conservation Area, Joint Core Strategy, Tewkesbury Local Plan and Cotswold AONB
- The **required documents** and details requested by Tewkesbury **have not been provided by the developer**
- This site and the land behind Garden Close have been **repeatedly been rejected by Tewkesbury**. Nothing has changed.

by Nick Towe, Commercial Director of MetroHome

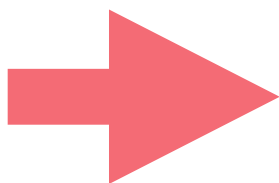
INTERESTED IN JOINING THE DUMBLETON CONSERVATION SOCIETY ?

If you would like to join a group of villagers who want to preserve the character and uniqueness of Dumbleton, then please email dpbraham@me.com with your name or return the form to David Braham 31 Main street There is no subscription fee.

I wish to join Dumbleton Conservation Society.

Name.....

Email address.....



Closing Date for Objections 22/00009/FUL to
Tewkesbury Planning Department
by Friday 4th March by email to:
development.applications@tewkesbury.gov.uk

