

Dumbleton Conservation Society Newsletter

HELP US PROTECT OUR VILLAGE & ENSURE ANY DEVELOPMENTS ARE SENSITIVE TO ITS NEEDS AND SETTING.

Dear Villager,

We want to make you aware of another application to build on Golden Hay Field, this time **considerably larger** than before.

The new Dumbleton & Washbourne Parish Council met on Monday 11th July and voted to object to the new application. The Council recognised that some of the objections they raised on the previous application in February 2022 were addressed, but that the majority are not resolved, and that there are also new grounds for objection. They also agreed that such applications can create a **planning precedence** for more developments around the village as has been witnessed in Alderton.

The Dumbleton Conservation Society will also submit an objection letter which we will share with members and the wider community. We will be listing our concerns with supporting information on our website under "Golden Hay Field". Villagers are welcome to draw upon this information if they find it helpful, but it is important each objection is individual rather than being a "copy and paste". We strongly encourage objections as more objections DOES make a difference. The previous planning application was withdrawn after nearly 80 villagers had made their objections known.

Below you can see the evolution of the planned development. We have also included a current view of the developments in Alderton, our sister village, which is seeing an explosion of developments (as many as 250 houses) around the entire village envelope.

Some of the concerns for our village include:

- 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.
- There is no up to date evidence of a clear need for the volume of Affordable Housing proposed.
- The design and layout of the development clearly allows for further development of the remaining land with space for another 20-25 properties.
- The height and mass of the properties will dwarf those around Golden Hay, the design is not in keeping with the village or the Cotswold AONB, and there will inevitably be noise and light pollution. If approved, this will irrevocably change the character of the village, and could create a planning precedence for future development behind Dairy Lane, Blacksmith Lane, and other locations in the village.
- 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 delivery vehicles will create a significant increase in traffic within the village will exacerbate road safety issues with even more cars entering the A46, an accident blackspot.
- High archaeological interest (a recent survey, commissioned by the promoter suggests a possible Roman villa on site).
- Significant ecological impact, 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.

Golden Hay Field

2022



2023



Access to extend site behind the Village club and Blacksmiths Lane.

Alderton Developments

Orange:
Granted = 147 Houses

Red:
Current Applications = 117 Houses

Blue:
Rejected (at least for now)



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

Every adult in a household can send an individual objection.

Planning officers have to read every representation and Tewkesbury Borough Council will look at the number individual comments, so it is vital that every registered voter in a household comments on the application.

Planning Application no: 23/00569/FUL can also be found the Planning section at www.dumbleton-parish-council.org.uk

Please send objections by email to: developmentapplications@teWKesbury.gov.uk and clerk@dumbleton-parish-council.org.uk

The cut-off date for comments is Tuesday 1st August 23:59 so time is short.

Thank you for your support against this inappropriate development in the village. If you would like to know more, please contact Darren Price and Pete Stanley at peterst1607@gmail.com