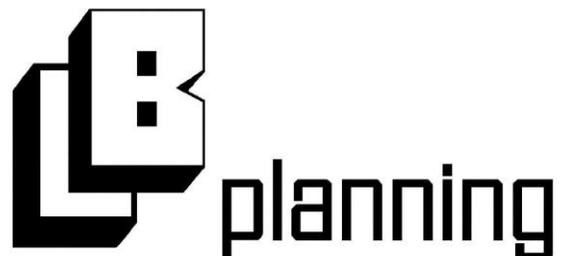
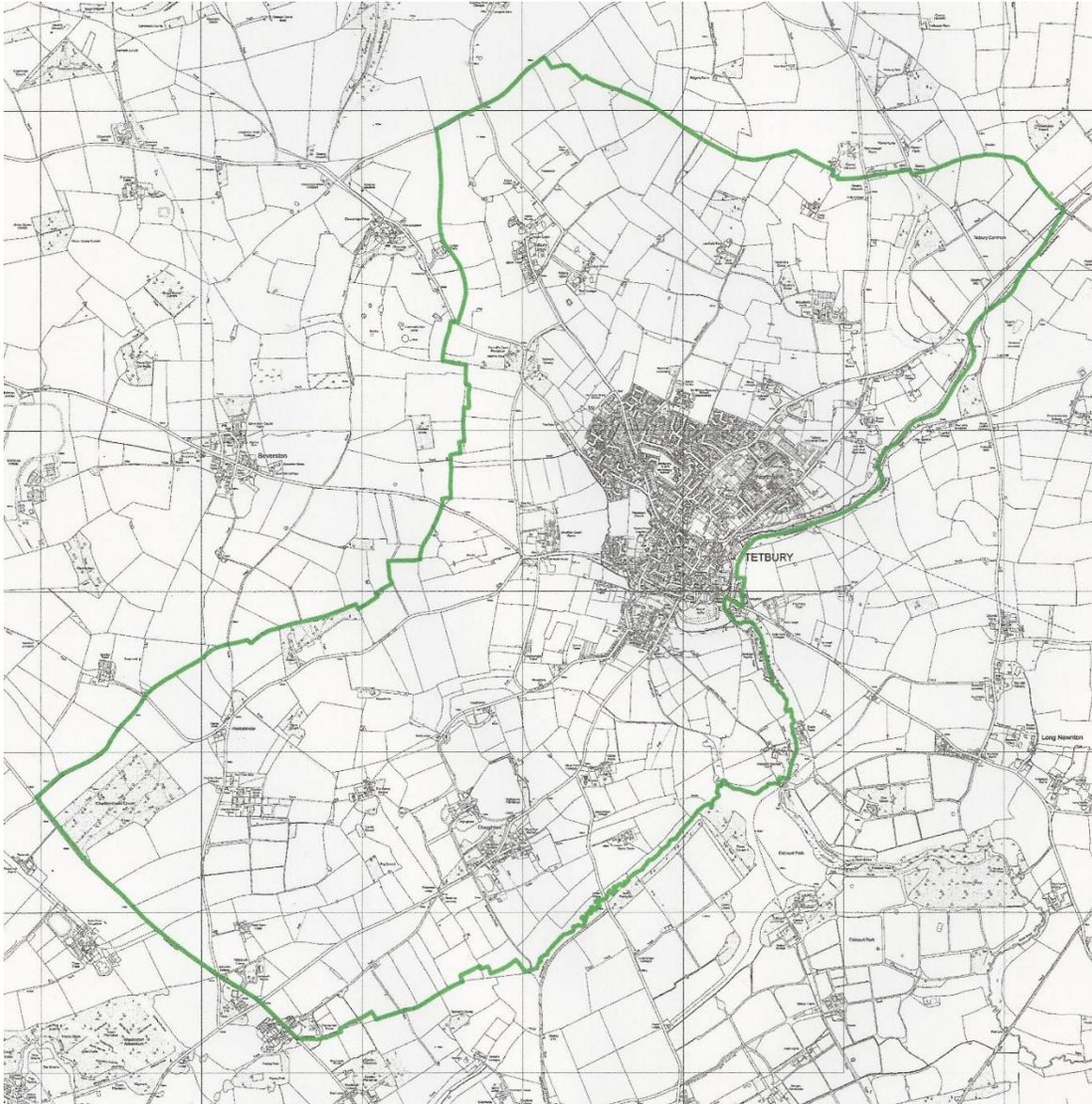


Tetbury and Tetbury Upton Neighbourhood Plan 2015-2030 Made Version December 2017





Neighbourhood Plan Area – designated 1st August 2013

FOREWORD.

Welcome to the Tetbury and Tetbury Upton Neighbourhood Plan.

The Tetbury Neighbourhood Plan Working Group have carried out a huge amount of work to produce this Neighbourhood Plan which encompasses all the key planning issues that will affect the town in the future.

Neighbourhood Plans are a new type of planning document following on from The Localism Act (2011) which introduced Neighbourhood Development Plans as policies that focus on local planning and give communities the opportunity to become involved in their future.

For some years now Tetbury has been discussing what shape the town should take into the future, 'Planning for Real' was probably the first public consultation that gave townspeople the opportunity to describe their forward vision and following this there have been a number of public consultations and workshops that have contributed to the content of this plan. Discussions have also taken place with planning professionals, landowners, developers, local organisations, local health professionals, neighbouring parish councils and the District Council. The proposals that result from these discussions are in this document and they will determine the way that our town can develop into the future.

The Tetbury community now has a chance to approve the plan in a referendum.

Tetbury Town Council is very grateful for the huge amount of work carried out by the Neighbourhood Plan Working Group without their commitment and dedication we would not have such a quality document that reflects joint working between many local organisations and the community consultations.

Stephen Hirst

Mayor of Tetbury

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Abbreviations used in the text:

NPPF	National Planning Policy Framework 2012
CDC	Cotswold District Council
LPA	Local Planning Authority – CDC
TTUNP	Tetbury and Tetbury Upton Neighbourhood Plan also called “the Plan”.
TDNPG	Tetbury and District Neighbourhood Planning Group

1. What is Neighbourhood Planning?

1.1 Neighbourhood Development Plans are a new sort of planning policy. They deal with smaller areas normally at greater detail than Local Plans, but have statutory development plan status within their Local Planning Authority area. The nearest equivalent prior to neighbourhood plans were Parish Plans, which did not carry the same statutory weight when planning applications were being considered.

1.2 Local communities were empowered to undertake neighbourhood planning when the Localism Act 2011 came into being. The Neighbourhood Plan Regulations of 2012 set out the more detailed requirements and process to follow. Figure 1 shows the process that needs to be followed during the development of a Neighbourhood Plan.



Figure1: The main stages of the Neighbourhood Plan (NP) process

1.3 Giving communities greater control over planning policy in this way is intended to encourage positive planning for sustainable development. The National Planning Policy Framework (NPPF) states that:

“neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need”.

1.4 Tetbury Town Council are the designated authority able to prepare a neighbourhood plan in the town. They have joined with Tetbury Upton Parish Council to prepare a Tetbury Neighbourhood Plan that covers both parishes and thus both the town and its wider rural area.

1.5 The regulations and legislation make it clear that this must be done with full consultation and wider involvement from the whole community. The Tetbury and District Neighbourhood Planning Group (TDNPG) have been meeting and working on the plan for three years now. The group includes Town and Parish Councillors, as well as representatives from organisations such as the CPRE (Campaign for the Preservation of Rural England), the Civic Society, Feoffees, the Women's Institute, Tetbury Hospital and the Chamber of Commerce.

1.6 The TDNPG has organized consultation several times during the work on this draft plan, with a questionnaire exploring what issues concerned local people going out in 2014 and a Visioning session was run by Planning Aid.

1.7 Besides the Local Authority, other key stakeholders for the development of planning policy for Tetbury have been consulted, for example the Cotswolds Conservation Board for AONB issues. Where relevant, initial advice from them has been incorporated.

1.8 Evidence work undertaken and commissioned includes a Housing Needs Survey, site allocations work, a Leisure Strategy, Town Centre Traffic Study, Open Spaces Assessment and a survey of local businesses. The group also undertook a Character and Townscape Assessment of Tetbury, the results of which have been included in a separate report that is intended to inform design requirements for development in Tetbury. Together with the Town Centre Traffic Study, these documents were also available during the six week consultation period on the draft Plan.

1.9 Policy Background and Basic Conditions

There is a legal requirement that any neighbourhood plan meets the 'Basic Conditions', which are as follows:

- It must have regard to with national policies and advice contained in guidance issued by the Secretary of State;
- It must contribute to the achievement of sustainable development;
- Policies must be in 'general conformity' with the strategic policies of the Local Plan for the area; and
- It must be compatible with EU obligations and human rights law; EU obligations normally means environmental protection directives.

1.9.1 The National Planning Policy Framework (NPPF) sets out government planning policy for England, and the National Planning Practice Guidance website offers guidance on how this policy should be implemented. These are the main national policies that must be complied with, and this plan has paid due regard to them.

1.9.2 Cotswold District Council is the Local Planning Authority (LPA), and Gloucestershire County Council is the highway authority. The LPA is currently progressing a new Local Plan, which is due to be submitted for examination this summer. The previous Adopted Local Plan is the official Plan policies in this document have to be in general conformity with, but in order that this Plan is 'future-proofed', regard has also been paid to policies in the emerging Local Plan 2011-2031.

1.9.3 The Neighbourhood Plan (TTUNP) has to comply with these Basic Conditions, and how it does this is set out in the Basic Conditions Statement submitted to Cotswold DC with the Plan. It also had a Consultation Statement submitted with it, that shows the consultation undertaken in its preparation including the formal six week consultation for Regulation 14.

1.9.4 Besides the Basic Conditions, there are some other requirements set out in legislation that the TTUNP must comply with. These include the requirements that the Plan deals solely with landuse issues, and only on land within the defined Neighbourhood Plan Area – the town and parishes of Tetbury and Tetbury Upton.

2. Introduction to Tetbury and Tetbury Upton

History and current Character

2.1 Tetbury in Gloucestershire is a Cotswold hill-town of great historic and architectural interest set in attractive undulating farmland countryside. It has over 1300 years of recorded history back to the year 681 – and there is evidence of settlement even earlier, with two Bronze Age round barrows and an Iron Age hill fort, all scheduled ancient monuments. There is also evidence of Roman presence and the Historic Environment Record has 375 entries for the two parishes.

2.2 The core of the modern town remains substantially as it was in the 16th and 17th Century when it reached the height of its prosperity as a wool town. It is often difficult to recognise the even older houses that lie behind the 18th or 19th Century facades.

2.3 During the early part of the 19th Century the wool trade in Tetbury withered away which, although sad in itself, had one significant benefit namely the town was spared the uglier excesses of the Industrial Revolution.

2.4 It is now prosperous and twice the size it used to be in the 18th Century. Its curving streets match curving contours; the shapes of its open spaces and the facades and complex roof-scapes of the houses indicate organic growth rather than the dictates of planners' geometry. All of these contribute to the skyline dominated by the Parish Church of St Mary the Virgin and St Mary Magdalen (St Marys') whose tall and elegant spire greets the visitor arriving from all directions. Because of all this and its large number of listed buildings grouped together, a large part of the town in 1971 was designated a Conservation Area. There is also a Conservation Area at Doughton and Highgrove, to the south of the town, designated in 1990.

2.5 The town is picturesque but is not a museum piece. Its prosperity depends on a wide range of local manufacturing and servicing enterprises situated mainly in light industrial estates on its periphery and on numerous shops, hotels, pubs and restaurants. Because of its Cotswold location, history and architecture its prosperity is supplemented by tourism. Its attractive range of shops is characterized by small individual retail units (eg boutiques, gift shops) and antique shops which help to give Tetbury its unique character.

2.6 Tetbury also has all the modern amenities expected in a market town of its size – a newly modernised hospital, good schools, sports grounds plus all the usual health and community facilities. During the consultation process that developed this Plan, deficiencies in medical services particularly concerning GP practices were identified. Similarly people raised concerns

about educational provision and problems with the range and availability of pre-school provision, as well as a lack of youth facilities. The Plan does have proposals where possible for more outdoor recreational facilities, but as a landuse plan can't deal with the issue of providing a comprehensive youth service.

2.7 Tetbury Upton is a small village to the north west of Tetbury and the parish of Tetbury Upton covers most of the rural area around Tetbury Town. It is the largest Parish area in the Cotswold District and, unlike most other parishes, it is entirely rural. It includes the settlements of:

Charlton Court

Charlton Down Covert

Doughton

Estcourt Grange

Hermits Cave

Hookshouse

Ilsom

Tetbury Common

Tetbury Upton



Tetbury Upton Parish falls within the Cotswolds Area of Outstanding Natural Beauty. The Parish contains many working farms and estates including Duchy Home Farm and Highgrove House, home of the Prince of Wales and the Duchess of Cornwall and the birthplace of Duchy Originals.

The majority of the buildings in the Parish are in the typical Cotswold vernacular style. There are 26 Grade 2 listed buildings including Highgrove House and most of the settlement of Tetbury Upton. Upton House itself is Grade 2 Star and Doughton Manor is Grade 1 listed.

Tetbury – the Community

POPULATION			
	2001	2011	Change
Tetbury Neighbourhood Plan Area	5,547	5,781	+ 4.22%
Cotswold District	80,376	82,881	+ 3.12%
England	49,138,831	53,012,456	+ 7.88%

Table 1: Tetbury Population: Census 2011

DWELLINGS			
	2001	2011	Change
Tetbury Neighbourhood Plan Area	2,493	2,687	+ 7.8%
Cotswold District	36,804	39,944	+ 8.5%
England	21,206,804	22,976,006	+ 8.3%

Table 2: Homes in Tetbury: Census 2011

2.8 Tetbury has a greater than average older population, but the town has thriving schools as well. St Mary's Primary School had 277 children on its roll in 2013. Sir William Romney Secondary School had 452 children, of which 299 (66.1%) came from the surrounding villages.

AGE STRUCTURE					
		Tetbury Town	Tetbury Upton Parish	Cotswold District	England
Mean (average)	Age	44.1	46.8	44.2	39.3
Median (middle)	Age	45	49	46	39

Table 3: Average Age of the population of Tetbury compared: Census 2011

Age Group	Tetbury	Tetbury U	NP Area	<i>%ageNP Area</i>
0-15	948	47	995	17.21
16-29	683	33	716	12.39
30-44	1057	55	1112	19.24
45-59	1098	69	1167	20.19
60-74	1065	60	1125	19.46
75-84	427	25	452	7.82
85 and over	194	20	214	3.70
Total	5472	309	5781	

Table 4: Age of Population of Tetbury and Tetbury Upton: Census 2011

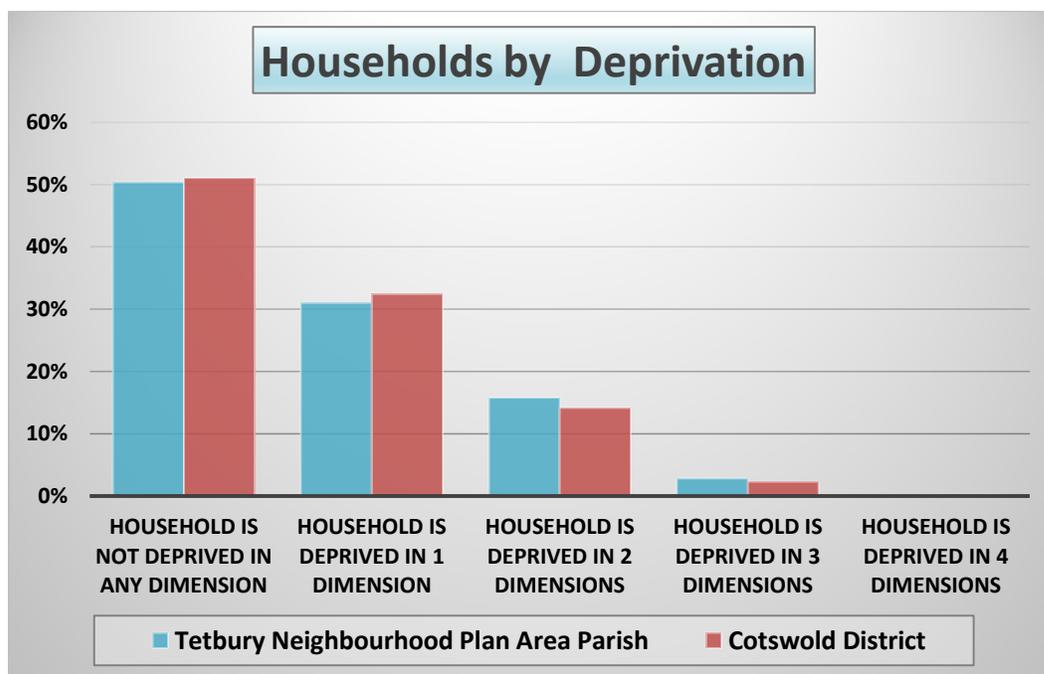


Figure 2: Tetbury’s levels of deprivation are broadly comparable with the wider district

2.9 Tetbury is a prosperous town, but there is some hidden deprivation. Para 4.28 in CDC Economy Evidence Paper states: “Part of Tetbury is in the top 20% most deprived nationally for education skills and training. Additionally there is the burden of an adequate but not extensive bus service for households without access to a car.

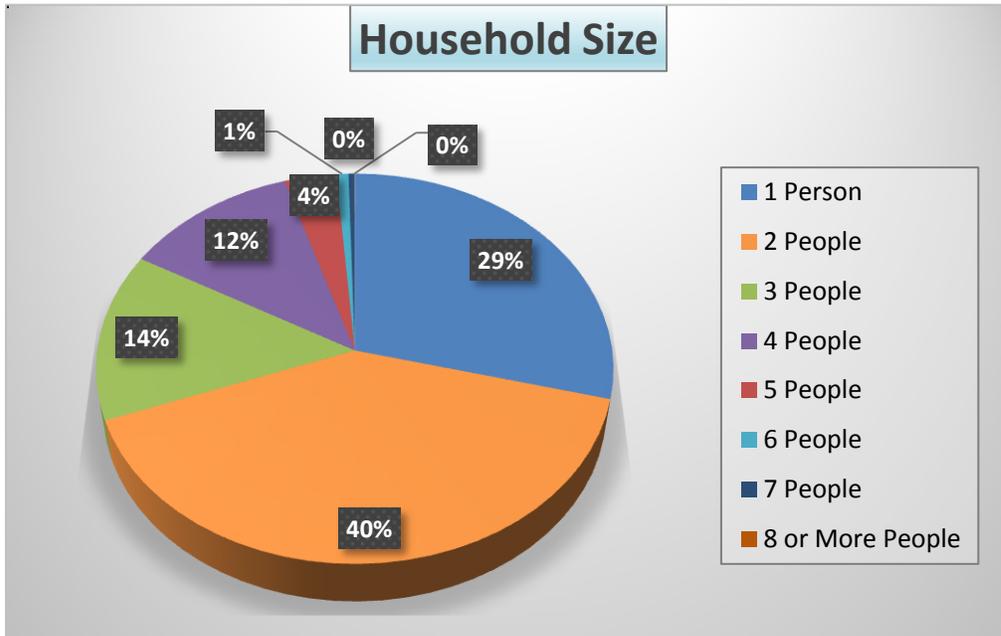


Figure 3: Household size: Census 2011

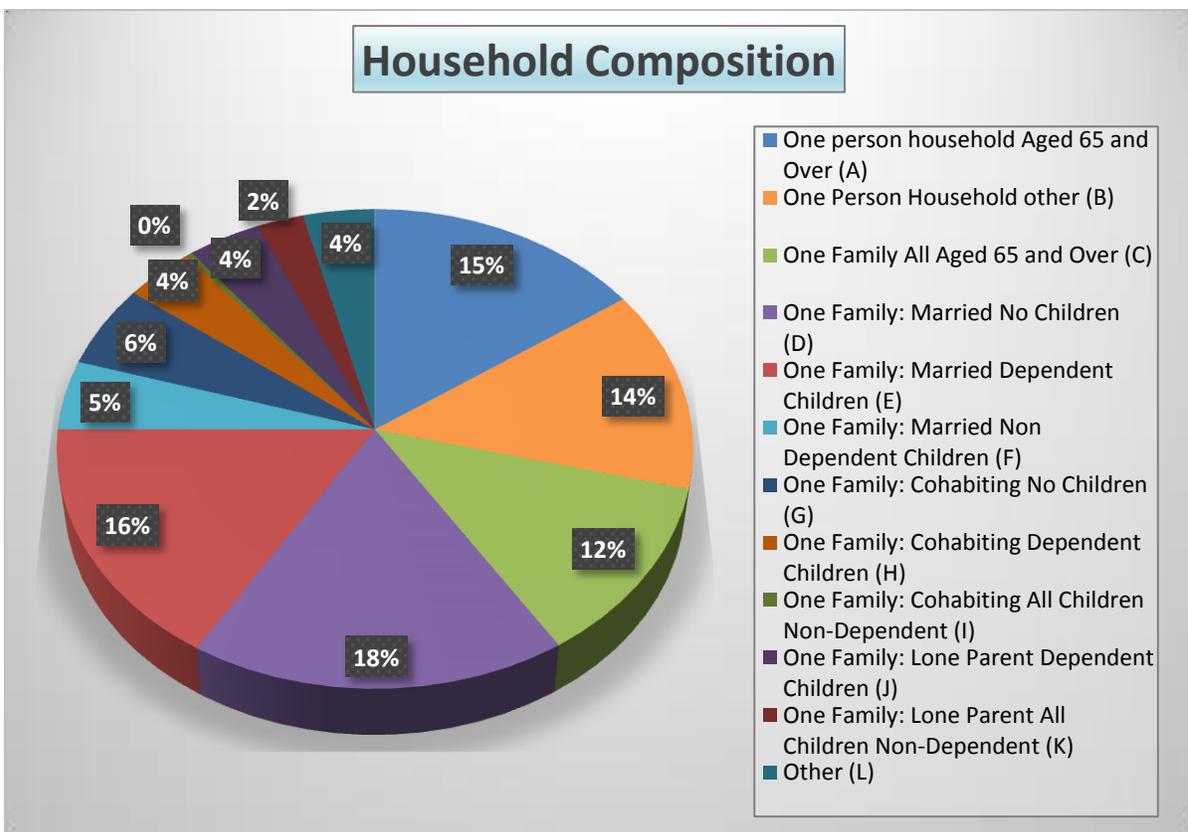


Figure 4: Household Composition: Census 2011



View of Countryside from Church Tower

The Landscape of Tetbury and Tetbury Upton

2.10 The Neighbourhood Plan Area is entirely in the Cotswolds Area of Outstanding Natural Beauty. The AONB is a nationally protected landscape with the highest status of protection in relation to landscape and scenic beauty. Tetbury is shown within the Cotswolds AONB Landscape Character Assessment as being within the Dip-Slope Lowland Landscape Type (11) and specifically within Landscape Character Area 11A South Cotswolds Lowlands. The Cotswolds Conservation Board was established by an Act of Parliament and has a legal duty to ensure the conservation and enhancement of the AONB. Their Management Plan, Landscape Strategy and other guidance have all informed this Plan.

2.11 Locally, the land rises from the River Avon in the south, northwards. The watercourse to the east of the town forms the headwaters of the River Avon (Tetbury branch). The valley slopes are very steep in places, particularly to south and east. South of St Marys' Church, the Cutwell Valley, one such small and steep valley, has been used in the past to form part of an Iron Age hillfort and Scheduled Ancient Monument. It still forms an important natural green edge and boundary to the town and acts as a dramatic setting for the church and old town.

2.12 The farm land abutting the built up area is generally well managed and in good condition. This is less true to the north of the town, where most development and expansion of Tetbury has taken place. The resulting Gateways into Tetbury from the North are consequently uninspiring, in sharp contrast to the entrance from South and East, and to an extent from the West.



Northern Gateway – London road from Cirencester direction



Southern Gateway – Bath Road

3. Vision for Tetbury

“Tetbury will become the most vibrant Market town in the Cotswolds. With its continuing strong sense of community, it will keep pace with growth, whilst at the same time preserving and celebrating its heritage and stunning countryside.”

3.1 The vision was originally developed by the Neighbourhood Planning Group. The objectives below that follow from it, have come partly from topic groups working on the Neighbourhood Plan, and partly from the land-use implications of the Town Council’s Community Plan.

Objectives

1. The historic fabric and heritage of Tetbury will be conserved, enhanced and celebrated;
2. Tetbury’s unique urban and green landscape within the town and beyond will be protected and enhanced in line with the ethos of the Cotswold AONB;
3. The town centre will be re-balanced to honour its historic heritage as well as its crucial shopping and meeting role and its environmental quality will be improved;
4. Community facilities will facilitate and encourage community engagement and cohesion;
5. Suitable space for performance Arts and other cultural activities will be provided;
6. Safe, direct and enjoyable links for walking and cycling to the town centre and other key attractors will be developed to promote sustainable travel;
7. Affordable homes will be provided that offer a range of tenure types to suit evidenced local need and be well integrated into new housing developments;
8. New housing sites will provide the CDC housing allocation and housing provision to reflect the type of dwelling in local demand;
9. Tetbury will have a flourishing local economy where quality jobs are available locally;
10. A high standard of sport and leisure provision will serve the whole community and keep people fit and active into old age;
11. The provision of Infrastructure including medical and educational provision will be promoted and supported wherever possible so that Tetbury has efficient and caring services to suit the needs of a growing modern community.

4. Policies

The policies in this plan flow from the Vision and Objectives, and are based on the results of consultation and evidence gathered by the Town Council, Cotswold District Council (CDC) and other bodies as referenced at the back of this document. They are divided into four topic areas; to facilitate introduction to the evidence and other justification for each of them.

4.1 Housing and Design

Objectives

7. Affordable homes will be provided that offer a range of tenure types to suit evidenced local need and be well integrated into new housing developments.
8. New housing sites will provide the CDC housing allocation and housing provision to reflect the type of dwelling in local demand.

4.1.1. Tetbury's Housing

Tetbury has more detached and semi-detached accommodation than is average for England, as could be expected with its rural nature. There is also slightly less private rented accommodation, which roughly accounts for the slightly above average level of owner occupation in the town. Tables 5 and 6 however still show a reasonably well balanced community in terms of its housing. It should be noted that the Social Housing columns in Table 6 should be amalgamated; the separation is due to previous council tenants still identifying their house as 'council' on the census.

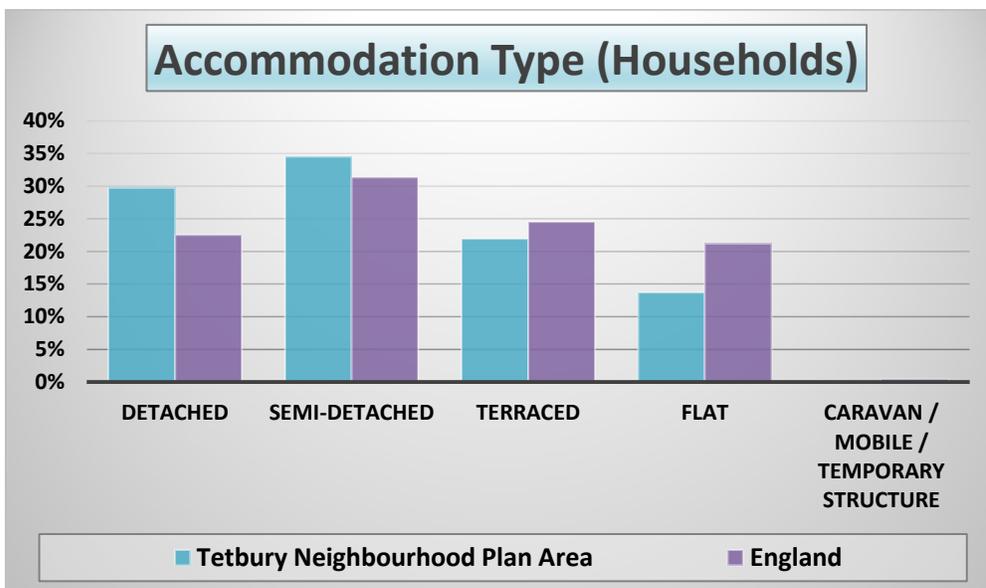


Figure 5: Type of Accommodation in Tetbury

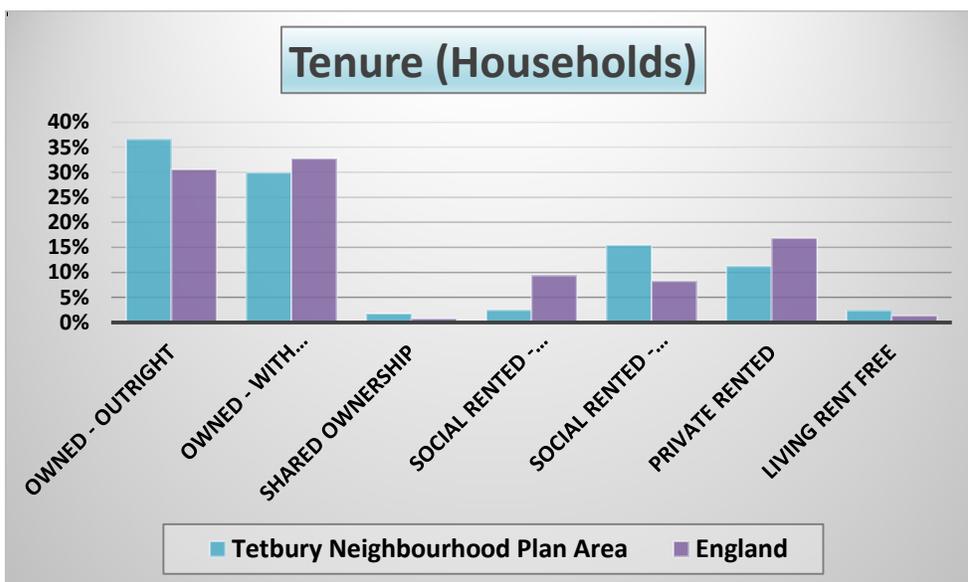


Figure 6: Household Tenure type in Tetbury (read social rented together)

4.1.2 Types of Housing Preferred

Tetbury Town Council commissioned a Housing Needs Study in 2014, covering the whole neighbourhood plan area. This reported on a survey of all households with a 25% response rate. 135 respondents completed the optional section on housing need, thereby self-identifying as being in housing need. Of these 135 households, 92 would prefer to purchase their home on the open market, and 73 were assessed as able to do this. Table 5 below reproduced from the Housing Needs Study shows the size of home required was mostly 2 and 3 bed roomed houses,

with a significant proportion wanting a 2 bed bungalow. Flats are not in much demand, and there was some demand for sheltered accommodation (bungalow demand can be assumed to include some demand from the elderly). There have been several recent permissions for housing particularly suited to the elderly, and so this need is considered met for the present.

Policy 1: Types of Housing

Housing development should, where appropriate and viable, provide for a range of dwelling types and sizes, to reflect local demand.

Dwelling Type	No, of Bedrooms	Households wanting this type of dwelling
House	1 bed	5
	2 beds	36
	3 beds	37
	4 beds	17
Bungalow	1 bed	2
	2 beds	17
	3 beds	5
	4 beds	1
Flat – ground floor	1 bed	1
	2 beds	1
Flat above ground floor	1 bed	3
	2 beds	1
Sheltered	1 bed	1
	2 beds	1
Care home/residential		1
	TOTAL	129

Table 5: Responses to Question C8 – ‘What type of property do you need?’

4.1.3 Enhancing and conserving Tetbury's Townscape

The design and appearance of all development in the town is important, not just within the Conservation Area. In the past new development has tended to avoid reflecting local styles, something the Cotswold Design Code has been working hard to rectify since it was first introduced in 2000. The NPPF is supportive of good design and respecting and reinforcing local distinctiveness in the design of development (para 58), as is Policy D1 of the emerging Local Plan.

4.1.3.1 A Townscape and Character Assessment of Tetbury has been produced as an evidence base for this Plan, in order that attributes specific to Tetbury are protected and enhanced in future development. Survey work included noting places where particularly striking views of the surrounding countryside could be enjoyed, and these are proposed to be protected, and opportunities for views within the town, to the Church Spire for example, be exploited if possible.

4.1.3.2 Enhancing and conserving the town's character and conservation is important for the development of the increasingly important tourism industry. The Cotswolds AONB Management Plan (page 60) states that "The Cotswolds remains a popular destination for both



Cutwell, Tetbury

overseas and domestic visitors, attracting some 23 million leisure visits every year. Valued at more than £1 billion to the local economy, tourism is the number one industry in the Cotswolds AONB." It is important that Tetbury benefits fully from this.

Policy 2: Enhancement of Tetbury's Townscape and Character.

Development Proposals will be required to pay regard to the Tetbury Townscape and Character Assessment Report 2016 and the Cotswold Design Guide 2000 and any future adopted update to the Cotswold Design Guide.

4.2 Town Centre and Transport

Objectives

3. The town centre will be re-balanced to honour its historic heritage as well as its crucial shopping and meeting role and its environmental quality will be improved.
6. Safe, direct and enjoyable links for walking and cycling to the town centre and other key attractors will be developed to promote sustainable travel.

4.2.1 Introduction

Tetbury sits at the junction of several roads – the most important being the A433 – Cirencester to Bath/Bristol route. Two other major routes the A4135 (Tetbury to Dursley/M5/A46/M4) and the B4014 (Malmesbury to Stroud) also pass through the Town Centre. The town is sufficiently removed from other larger settlements, giving it a degree of self-containment. It also acts as a local centre for the surrounding area.

4.2.1.1 Gloucestershire County Council (GCC) is responsible for most Highway matters and it also has an important controlling role in public transport. Cotswold District Council (CDC) has responsibility for off-street public car parks and, because of its development management and local planning role, it works in partnership with GCC and other bodies and is able to apply considerable influence. Sustrans, a charitable organisation, works with GCC on cycle networks and a proposed local section links Tetbury with Kemble station.

4.2.1.2 Through traffic, particularly heavy goods vehicles, is a long standing issue in Tetbury. A by-pass proposal was abandoned in 1995 and a weight restriction was subsequently introduced. This has reduced but not eliminated the problem, and there is a feeling that it is not well enforced.

4.2.1.3 The present population (2013) is approximately 5,500. It is expected that many more houses, presently, estimated at about 760 (adding about 1850 people) will be constructed over the plan period, thus adding to traffic volumes and congestion. There is a need for traffic calming and other infrastructure and environmental improvements to be put in hand, particularly in the centre of town in order that the historic and shopping environments are not overwhelmed by the traffic movement role of the street. The Atkins Study introduced below addressed these issues.

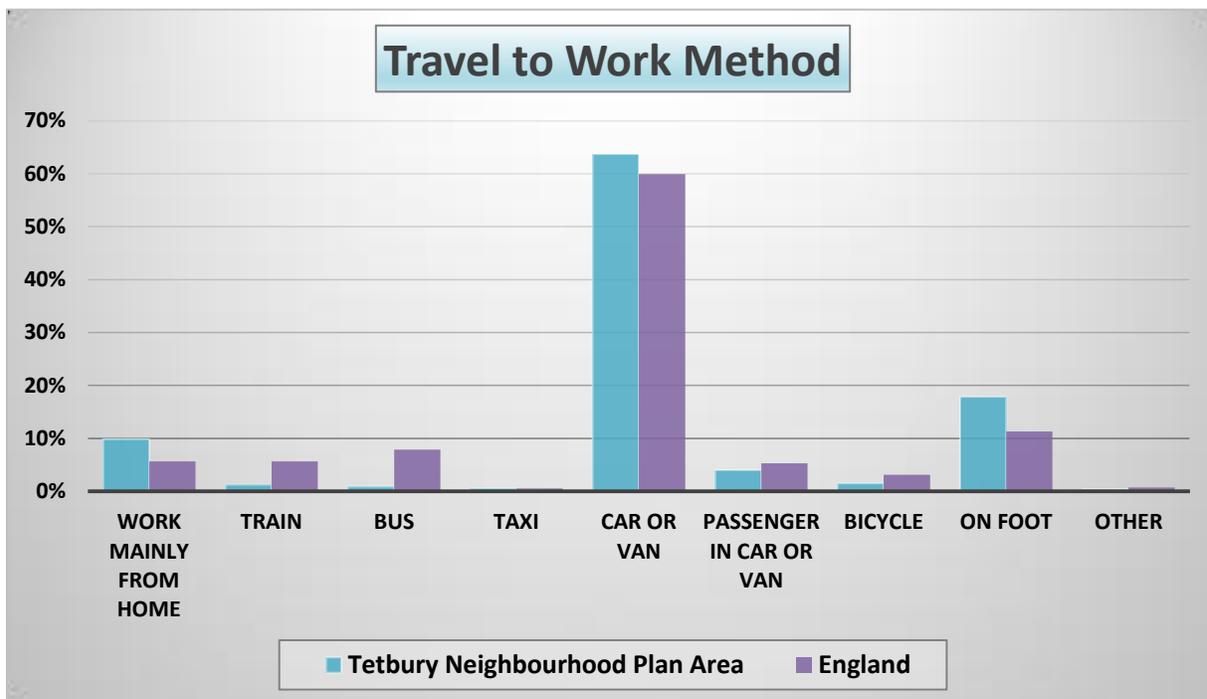


Figure 7: Travel to Work Method in Tetbury



Figure 8: Distance Travelled to Work

4.2.1.4 Tetbury’s commuters differ somewhat from the national average. More people walk, but far fewer use public transport. This is probably due to the rural nature of Tetbury and also the distance (8 miles) of the nearest train station at Kemble. The distances travelled by commuters are also quite different to the norm. The shortest journeys under 2km are over-represented; shorter journeys under 20km are under-represented but journeys longer than that

are again over-represented. The short journeys are people working and living in the town, but if work can only be found outside Tetbury, then the journey to work immediately becomes significantly longer in most cases.

	% Households
No Cars	12.6
1 car/van	40.1
2 cars/van	34.3
3 cars/van	9.1
4 cars/van	3.8

Table 6: Vehicle Ownership by Household for Cotswold District

4.2.2 The Town Centre

4.2.2.1 This is the shopping and business area of Tetbury and the hub where all main roads meet. It is located near the southern end of town for historic reasons; on the flatter land north of the early medieval routes entering the town from Bath and Malmesbury, and close to St Marys'. It is heavily congested by traffic at certain times. There are 4 existing off-street car parks serving the Town Centre, these are – The Chipping (60 spaces) – chargeable – West Street (58 spaces) - chargeable, Church Street (35 spaces) – chargeable. The most remote Railway Lane (90 spaces) free. There are also 21 free spaces on Highway land in the middle of Gumstool Hill. Several comments during consultation identified a lack of parking in the Town Centre.

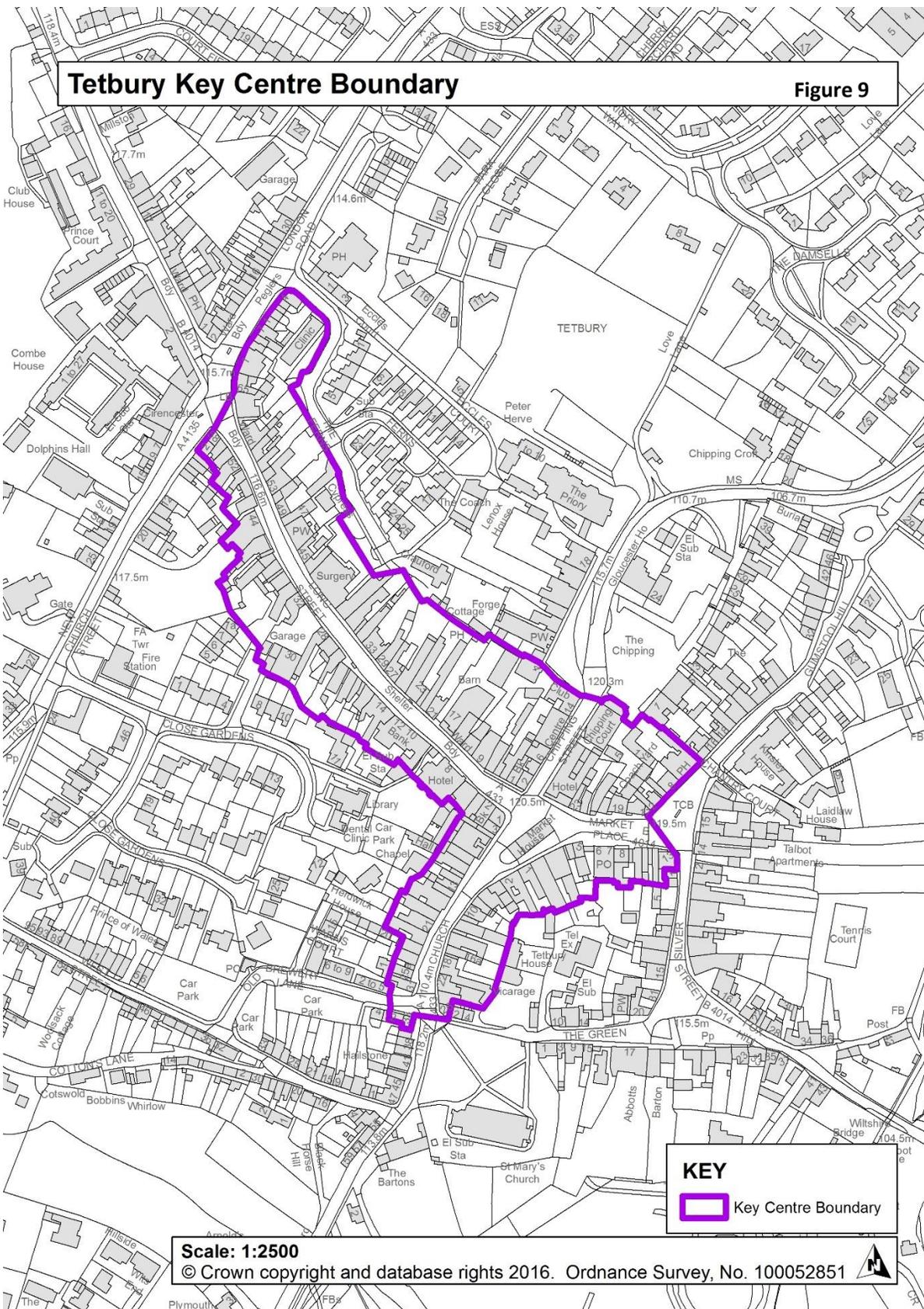
4.2.2.2 Other environmental problems from traffic identified by residents were a threat to safety from road traffic; noise and fumes; volume and speed of traffic and a lack of safe crossing points. Several road junctions in the town centre are felt to be poorly designed and generally traffic is felt to be intimidating and off-putting to shoppers and visitors. The Atkins 2016 'Tetbury Town Centre Urban Design and Public Realm Opportunities Evaluation Report' (Atkins 2016 Report) notes all these, and servicing issues along the A433 corridor. Generally HGV traffic levels and noise levels were identified in the report as being a particular problem. Calls have been made for changes to the trunk road routes in the vicinity of Tetbury, but this is beyond the scope of this Plan.

4.2.2.3 The town has a Medieval Town Centre abutted by some 13 ancient streets all within a Conservation Area. In these streets there are some 100 shops, cafes, 4 hotels, and numerous other types of business. There are also some 200 or so residents without on-site parking. This results in cars parked on the streets and, inevitably, more congestion. The Atkins 2016 Report has identified some areas in the town centre where parking restrictions could be lifted.

4.2.2.4 The Atkins 2016 Report considered the key junctions in the Town Centre, and found there was often a very poor quality environment for non-car users particularly on Long Street and Church Street. It also considered the visual impact of road markings, signage and surfaces, and found that they are often obtrusive in the historic setting of the town. Their report has not worked up final solutions to identified problems, but did offer initial proposals for altered junctions on Long Street that would address these issues and could help discourage excessive HGV journeys through the town centre. It contains some useful and imaginative ideas as to how enjoyment of the historic fabric could be melded with the transport role of the streets, and in particular promotes a better setting for the iconic Market Place, currently rather diminished by being surrounded by tarmac. The Atkins study rightly states that they have identified some quick wins as well as more expensive highway improvements. The report's measures cannot all be achieved with planning powers, but they are aimed at achieving key planning objectives.

4.2.2.5 If traffic can be calmed, pedestrian facilities improved and the historic and visual setting of the town improved, then shopping trips and visitor numbers in the town can be expected to increase, with an associated benefit to local businesses. Safe and comfortable pedestrian movement is important, and better signage for walking journeys is needed for tourists and visitors both within and around the Town Centre. With considerable new development in the town, the issue of traffic problems has become particularly sensitive, as it is probable that they will worsen as more people live in the Town.

4.2.2.6 The Local Plan Employment Study suggests in para 11.41 that policy supporting the enhancement of Town Centres is important for the development of food, accommodation and other tourist facilities, as well as the benefit for local residents. Tetbury is also specifically mentioned as suffering from considerable loss of office space in the town centre to residential change of use. This is of course development that only requires prior notification normally, but particularly in the primary retail area of this Key Retail Area as defined in the emerging Local Plan conversion will need to be considered carefully against policy requirements to maintain the vibrancy and business success of the town centre.



Community Action: Town Centre

The Town Council will seek to work with other parties to enhance the town centre (indicated by the purple boundary on Figure 10). This will include working to realise the suggestions made in the Atkins Report referred to earlier and seeking appropriate developer contributions to support town centre improvements. The Town Council will, where possible, seek to discourage the change of offices in the town centre to residential use.

For reference, this is not a Policy, but enables the Neighbourhood Plan to capture the objectives set out.

4.2.3 Sustainable Travel

Tetbury is a very walkable town and fairly flat because most of the town is on a plateau. However, not all parts of the town connect well with the Town Centre. The town, in large measure, is also suitable for cycling which is growing in popularity. Both walking and cycling are healthy and fun. They reduce the reliance on the motor car and thereby reduce congestion, but better facilities such as cycle routes and bike parking are needed if people are to be encouraged out of their cars. The NP survey (July 2014) section A9 revealed a considerable interest in cycling. Of the 482 people who responded 47% indicated that they would be encouraged most by the provision of off road route cycle paths and road cycle lanes.



Market Place, Tetbury

4.2.3.1 A railway spur was built in the late 19th century linking the town with the Swindon-Gloucester line at Kemble but this was closed in the 1960s. The remains of the station area now form a car park in the valley bottom east of the town and the former Goods Shed is a community facility. The Disused Railway is a cycle and pedestrian route within Tetbury Town, and there is the potential to extend the link on this, and nearby paths and lanes, to form an off-road connection to the nearest active station at Kemble. The disused railway is crossed by the Neighbourhood Area boundary at least three times on this route, meaning that the line in its entirety cannot be designated in this Plan (which must only deal with land within the Neighbourhood Area). The line could also be extended south as shown in appendix 1.

4.2.3.2 Tetbury is only moderately served by bus services and they are rarely used by commuters as shown by Figure 8. In the NP Survey 2014 (Section A1) the overwhelming response was that a radical overhaul was needed to make them more practical, useful and affordable. 53% of respondents offering a view considered bus services poor and improvements overdue. In the Survey the highest number of comments were in favour of more frequent services (Section A6). There is also a need to ensure that the new development in the North of the town is provided with adequate bus linkage to Tetbury town centre. Promoting Sustainable Travel is supported by the emerging Local Plan (Policy INF4).

Policy 3: Promotion of Sustainable Transport

Measures to increase the use of cycling and walking within the town will be supported. The provision of sustainable travel links between new development sites and the town centre; and the provision of a new cycle link towards Kemble Station, will be supported.

4.2.4 Rights of Way Network

4.2.4.1 Tetbury and its rural hinterland are reasonably provided with public rights of way, although most of these are footpaths and not accessible to cyclists or horses. An extensive and unbroken rights of way network is a good resource for local people to use for exercise and recreation. It is also a tourist and visitor attraction with local economic benefits. The Gloucestershire Rights of Way Improvement Plan (ROWIP) 2011-2026 promotes working with local councils to implement improvements to the Rights of Way, as well as working on maintenance. The ROWIP's role as defined by government (page 5) is to assess:

- The extent to which local public rights of way meet the present and likely future needs of the public;

- The opportunities provided by local public rights of way for exercise and other forms of outdoor recreation and enjoyment of the authority's area;
- The accessibility of local public rights of way to blind and partially sighted people and others with mobility problems.

The ROWIP does not deal with the details of site specific work, and so the assessment offered here aims to provide the local detail.

4.2.4.2 An audit of the existing network in the Neighbourhood Area was undertaken with a view to ascertaining where gaps in the network existed. These missing links or severance issues mean that paths cannot be linked together effectively when planning walks, or used unaccompanied by minors due to hazards such as busy roads or dangerous crossings of main roads. These problems can be overcome with reasonably low-cost solutions, such as central islands to aid road crossing rather than expensive signaled crossings. Longer links can be negotiated along the edge of a field or on highway land beside a road. These do not need to be a formal footway path with kerb solution in rural areas, a simple unsealed path is more in keeping with the footpath network generally, and the landscape of the AONB.

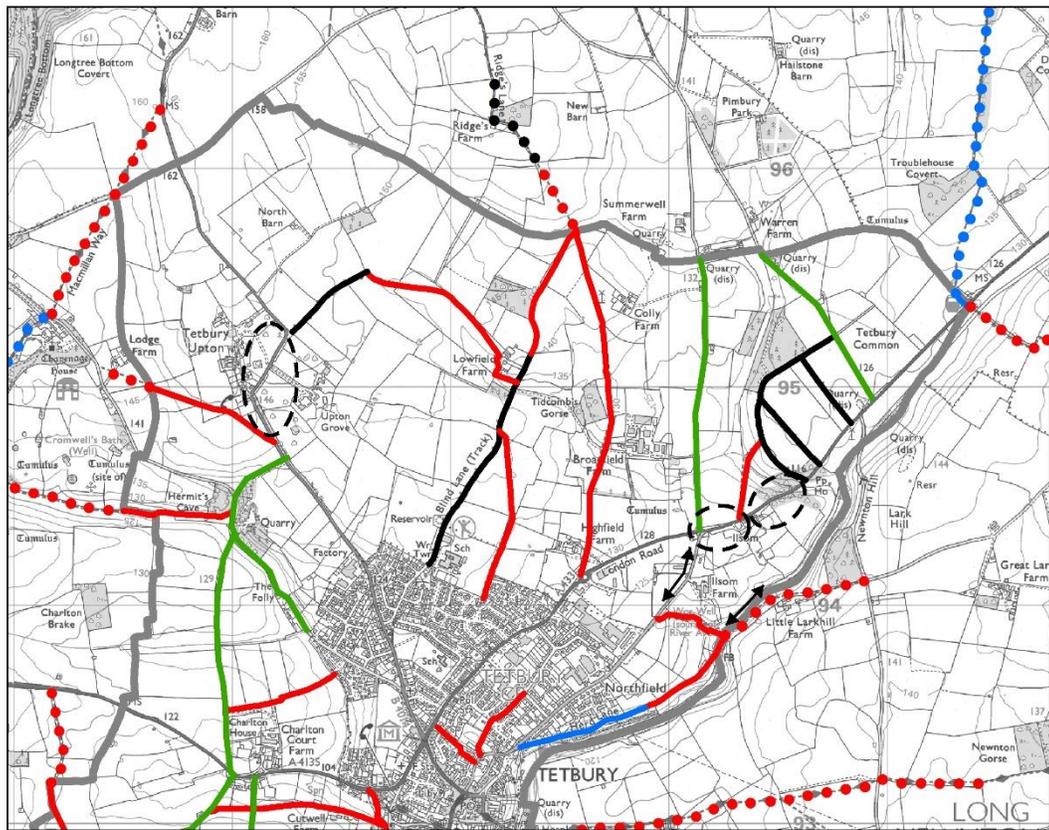
4.2.4.3 Figures 11 and 12 below shows the identified missing links on the network during this audit, which was partly undertaken by survey and partly by consultation with local interest groups like the Tetbury and District Footpath Group. They are as follows:

- **Tetbury Upton:** link between Footpath NTU1 and footpath NTU3 is along the busy B4014 with no footway. The road could be calmed on this stretch with, for example, cycle/pedestrian lanes marked each side and no central lining.
- **London road:** link between Cherrington Lane and the RoW NTU9 and/or NTU10 (particularly for cyclists). This would also benefit from a safe cycle facility along the Cirencester Road into Tetbury from the junction with London Road.
- **Doughton:** Links between paths NTU35-37 and NTU32-33 in the village and along the A433 to the south of the village. Within the village, a crossing of the A433 would assist with links, as there is only a continuous footway on the northern side of this busy road, and the footpaths all lead off from the south side of the A433.

Policy 4: Protection and enhancement of the Rights of Way Network and Leisure Routes

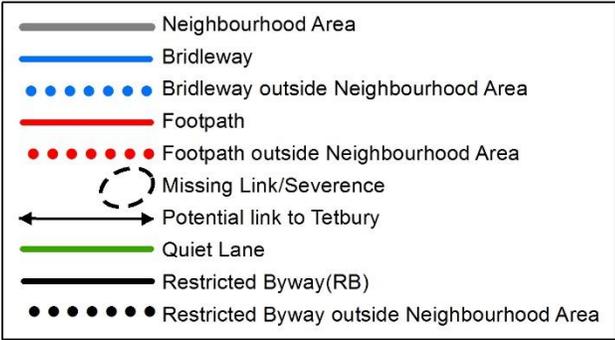
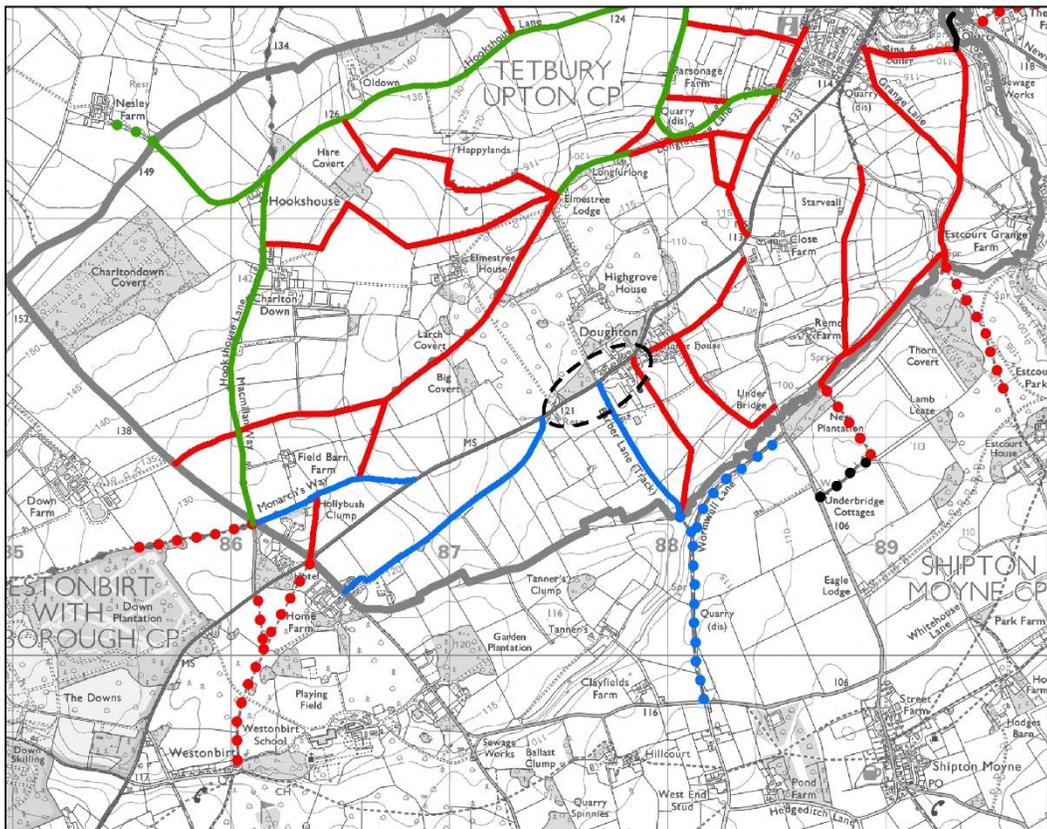
The protection, extension and enhancement of the existing public rights of way network, indicated in Figures 11 and 12, will be supported.

Rights of Way and Severence/Missing Links
 Tetbury and Tetbury Upton North **Figure 10**



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Rights of Way and Severence/Missing Links **Figure 11**
 Tetbury and Tetbury Upton South



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4.2.4.4 Bridleways will also need attention as a resource for horse-riding and cyclists, both of these modes of travel not being permitted to use Public Footpaths. A map of suggested cycle routes accompanies this plan, as Appendix 1.



Sign on the Former Railway Path in Tetbury

4.3 Open Spaces and Community

Objectives

4. Community facilities will facilitate and encourage community engagement and cohesion.
5. Suitable space for performance Arts and other cultural activities will be provided.
9. Tetbury will have a flourishing local economy where quality jobs are available locally;
10. A high standard of sport and leisure provision will serve the whole community and keep people fit and active into old age;
11. The provision of Infrastructure including medical and educational provision will be promoted and supported wherever possible so that Tetbury has efficient and caring services to suit the needs of a growing modern community.

4.3.1 Tetbury is a socially self-sufficient community with an ancient tradition in the Feoffees of self-organisation that has followed through to the present day. The Feoffees were originally the trust set up to manage the town when it was to sold by Lord Berkeley in 1633. They are now trustees of the remaining Charities. Social capital is still strong in the town; Appendix 2 Shows the range of local activity groups currently meeting in Tetbury.

4.3.2 There are a wealth of local community facilities, and active projects for upgrading and restoring buildings and facilities. The Goods Shed Arts Centre have started on site with an renovation and extension, which will allow them to increase their cultural offer. The Dolphins Hall is also under consideration for refurbishment. The Greyhound Pub is a registered Asset of Community Value with plans for improvements and a re-opening as a community pub.



The Goods Shed Arts Centre

Policy 5: Protecting Identified Community Facilities and Assets of Community Value

Change of use and development of identified community facilities and registered Assets of Community Value (ACV) that results in their loss, or to the harm of the community use provided, will not be supported. Loss of identified community facilities and Assets of Community Value will be resisted unless it can be clearly demonstrated that the asset is no longer financially viable or considered necessary or of value to the community or a suitable replacement can be provided elsewhere. Any replacement provision should meet or exceed the existing benefit to the community of the current facility especially with regard to safety and accessibility.

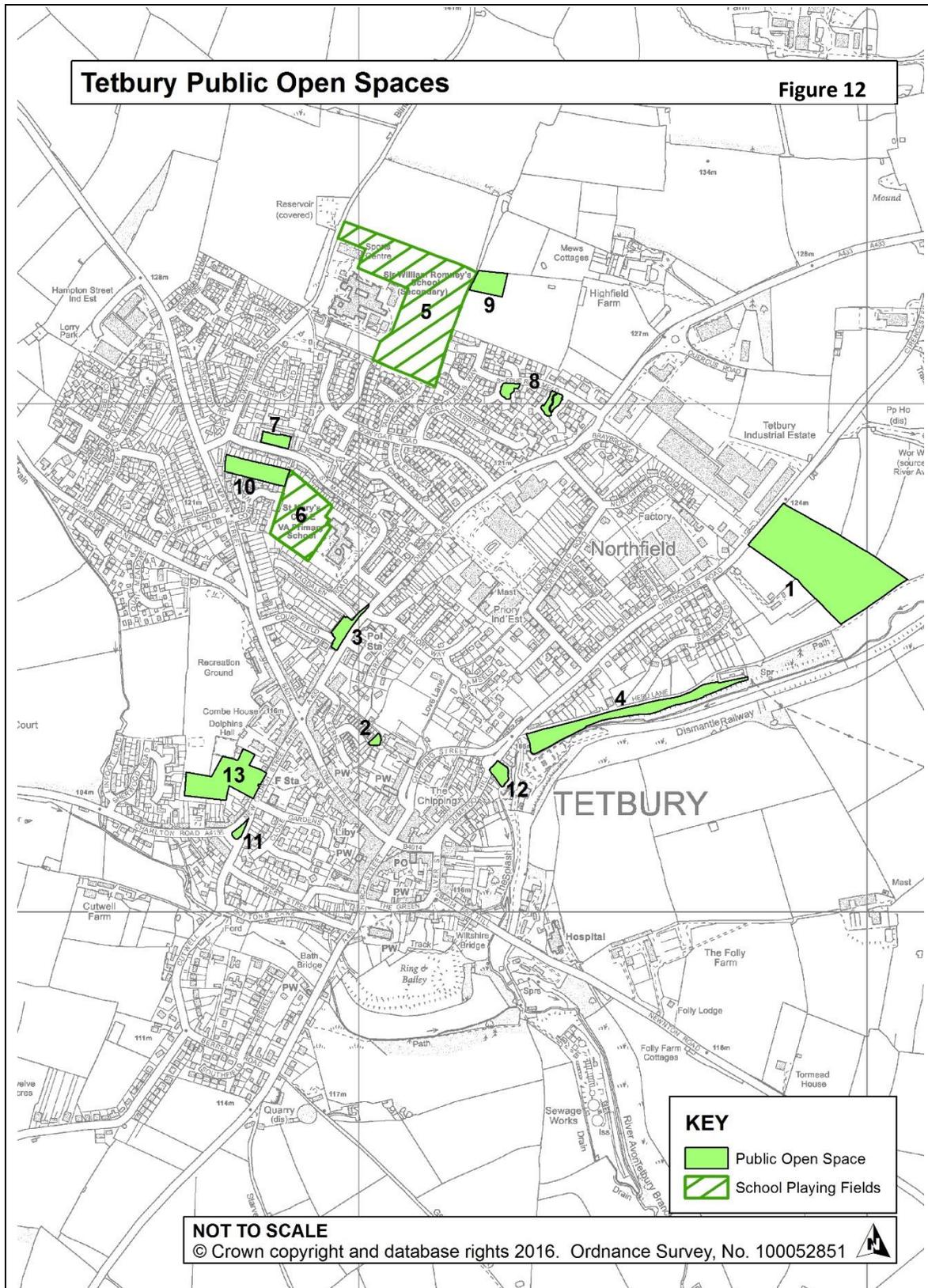
Identified Community Facilities are:

- Leisure Centre at Sir William Romney School
- Malt House
- Dolphins Hall
- St Saviours Church
- Tetbury Town Council Offices including Police Museum
- Goods Shed Arts Centre
- Rugby and Cricket Club
- Bowls Club
- Football Club
- Youth Pod
- Market Hall
- Library
- Doctor's Surgery
- St Mary's Church
- Christ Church, Tetbury

Development proposals to sustain or extend the community use of existing identified Community Facilities and ACVs and the development of new facilities will be supported.

4.3.3 Open Space

4.3.3.1 Existing open space is an important resource for the community. Particularly special green spaces have been designated as "Local Green Space" in Policy 13 as discussed below, but it is also considered important to protect other open spaces.



Policy 6: Open Space

Development that results in the loss of, or harm to, the following areas of Open Space as shown on figure 13 will be resisted:

1. Preston football pitch
2. Anniversary Gardens
3. London road flowerbeds
4. Herd Lane Allotments
5. Sir William Romney School Playing Field
6. St Mary's School Playing Field
7. St Mary's Open Space
8. Malthouse Walk; Bartley Croft
9. Suffolk Close Playground
10. Allotments near St Mary's School
11. The Knapp
12. Millenium Green
13. St Saviours Churchyard

4.3.4 Local Employment Opportunities

4.3.4.1 The 2014 Economy Evidence Paper for the Cotswold Local Plan does not have specific comparison figures for Tetbury, but para 5.26 mentions that office rental rates are below the Cotswold average in the town, and para 5.30 reports that employment land values in Tetbury are low for the Cotswolds. This plan has already mentioned that office space is being lost in the town centre, and the Town Council is keen to promote employment opportunities therefore.

4.3.4.2 Tetbury has longer than average commuting out of the town and more of it than the national average (tables 8 and 9). Encouragement of home working and small start-up businesses could improve these statistics by reducing the amount of commuting overall and thus reducing carbon emissions. Although Tetbury has above the national average percentage of people working from home at just under 10%, it is not as high as for Cotswold District, which at 13.3% is the 7th highest in the country. This suggests there is room for further development of this mode of working in Tetbury.

Policy 7 – Supporting start-up Businesses

Proposals for start-up businesses from home requiring planning permission and live-work units within residential areas will be supported subject to: the reuse of existing buildings where possible; and not resulting in undue harm to the living conditions of neighbouring occupiers or to highway safety

4.4 Landscape, Heritage and Ecology

Objectives

1. The historic fabric and heritage of Tetbury will be conserved, enhanced and celebrated.
2. Tetbury's unique urban and green landscape within the town and beyond will be protected and enhanced.

4.4.1 Local Green Space

4.4.1.1 is a new designation of green spaces that have a special significance in their local area. It is a designation to be applied to special areas on open space which should have outstanding attributes such as historic, visual, community or ecological value, as set out in the NPPF paras 76 and 77.

4.4.1.2 In Tetbury the Local Green Space designation is appropriate for the following areas of open space, often because of the visual and historic importance they have in the setting and appearance of the Old Town and sometimes more because of their intrinsic community value.

1. **Recreation Ground:** A valued and much-used community recreation facility strategically located near the centre of town.
2. **Railway Path:** A valued informal recreational resource and sustainable travel route on the historic former rail link to Tetbury.
3. **Cutwell Valley:** These small fields visually frame the historic edge of Tetbury including the former castle site - an ancient monument. They have visual and historic Significance and preserve the beauty and setting of the old town and Church. Several important views to the countryside are taken over them from the Bath Bridge.
4. **The Green:** Together with The Chipping, The Green is a small area of green open space visually very important for the setting of the conservation area and old Tetbury. They are both also important publically accessible green space in a part of town that does not have much.
5. **The Chipping Steps:** Designated as Local Green Space for similar reasons to The Green; the green space at Chipping Steps frames an iconic feature in Tetbury.
6. **Priory Grounds:** Historic setting of The Priory, a listed building in the conservation Area. This green area also has an important visual role in the wider historic town.

7. St Mary's Churchyard: Is a historic open space and important area of green within the conservation area. It has many listed memorials within it, surrounds an iconic church and is an area of tranquility in the mostly built environment of the Old Town.

Policy 8: Local Green Space

The following areas (shown on Figure 14) are designated as Local Green Space:

- 1 Recreation Ground**
- 2 Railway Path**
- 3 Cutwell Valley**
- 4 The Green**
- 5 The Chipping Steps**
- 6 Priory Grounds**
- 7 St Mary's Churchyard**

Development of Local Green Space is ruled out other than in very special circumstances.

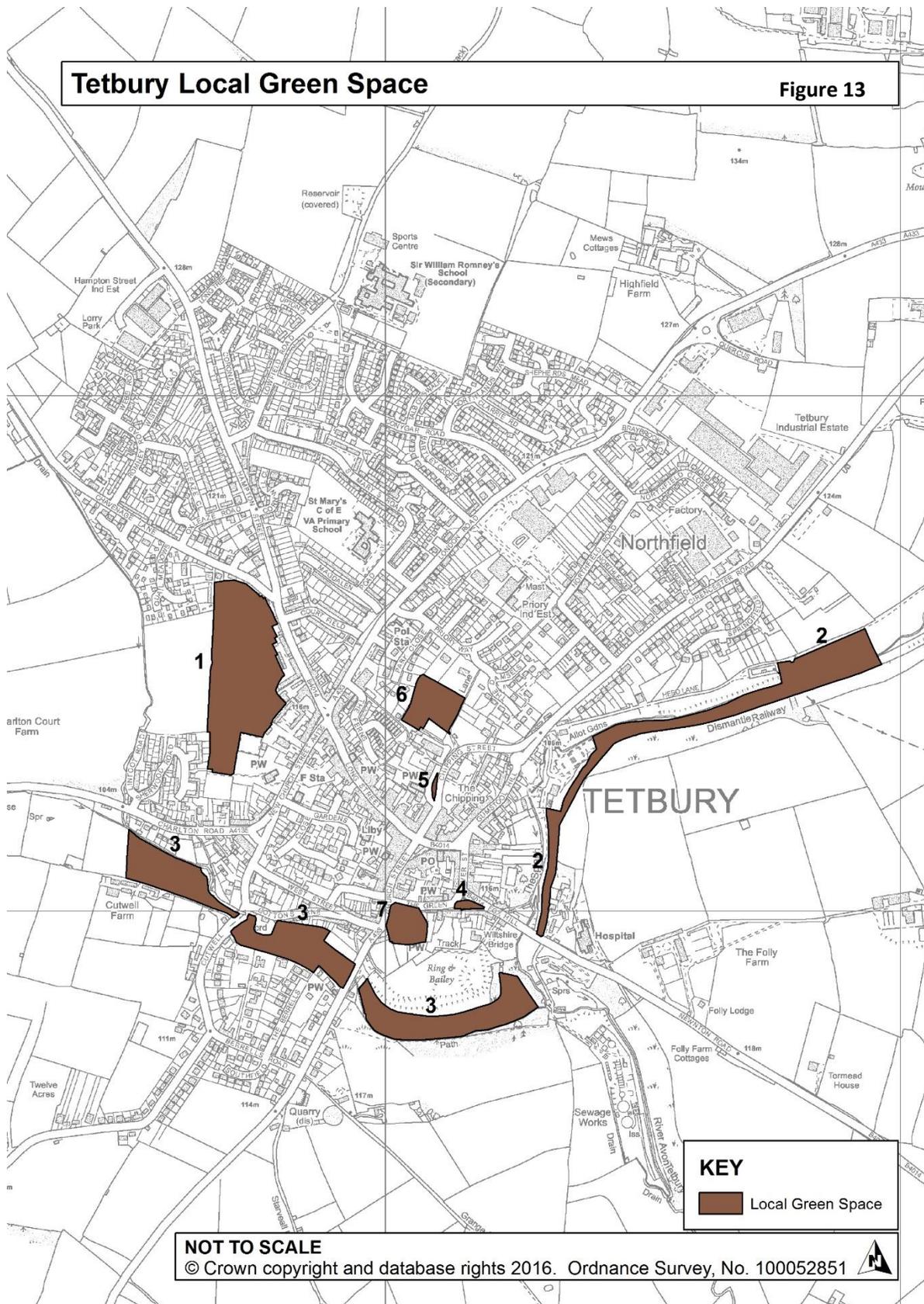
Scale plans are enclosed at Annex 1, at the end of this document.



Cutwell Valley – view west from Bath Bridge

Tetbury Local Green Space

Figure 13



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4.4.2 Trees and Hedgerows in the landscape

4.4.2.1 Trees and hedgerows play an important role in the town of Tetbury and the surrounding countryside. In the old parts of town, solitary landmark trees are visually striking among the generally hard landscape and elevations. Trees and hedgerows are important visually and for their biodiversity in the rural landscape of the AONB. The boundary between town and countryside should not be harsh, and development on the edge of town should crucially retain trees and hedgerows so that established soft landscaping aids the visual blending of new development at this point.

4.4.2.2 Policy 14 promotes the protection of these key green environment assets, and complies with saved policy 10 of the Adopted Cotswold District Local Plan 2001 – 2011.

Policy 9: Protection of Mature and Landmark Trees

Development that damages or results in the loss of ancient trees or hedgerow, or trees of good arboricultural and amenity value, will not be permitted.

Development Proposals must be designed to retain ancient trees or hedgerows and trees of good arboricultural and amenity value. Development proposals that incorporate such trees and hedgerows should be accompanied by a tree survey that establishes the health and longevity of these assets and a management plan to demonstrate how they will be so maintained.



Reference and Evidence Documents

NPPF 2012

NPPG 2014 and as updated

Cotswold Local Plan 2001 – 2011

Emerging Cotswold District Local Plan 2011 - 2031

Study of land surrounding Key Settlements in Cotswold District: Update *White Consultants* 2014

Development strategy and Site Allocations Cotswold DC Jan 2015

Local Plan Planning Policies Cotswold DC Nov 2015 Reg18 Consultation

Tetbury Town and Tetbury Upton Housing Needs Survey Report July 2014 *Gloucestershire Rural Community Council*

Tetbury Traffic Study 2014 *Gloucestershire County Council*

Tetbury Town Centre Urban Design and Public Realm Opportunities Evaluation Report - *Atkins* 2016

Rights of Way and Countryside Access Improvement Plan 2011-2026 *Gloucestershire County Council*

Cotswolds Conservation Board Management Plan 2013 - 2018

Cotswold Design Guide 2000 *Cotswold District Council*

Economy Evidence Paper 2014 *Cotswold District Council*

Tetbury Townscape and Character Assessment 2016

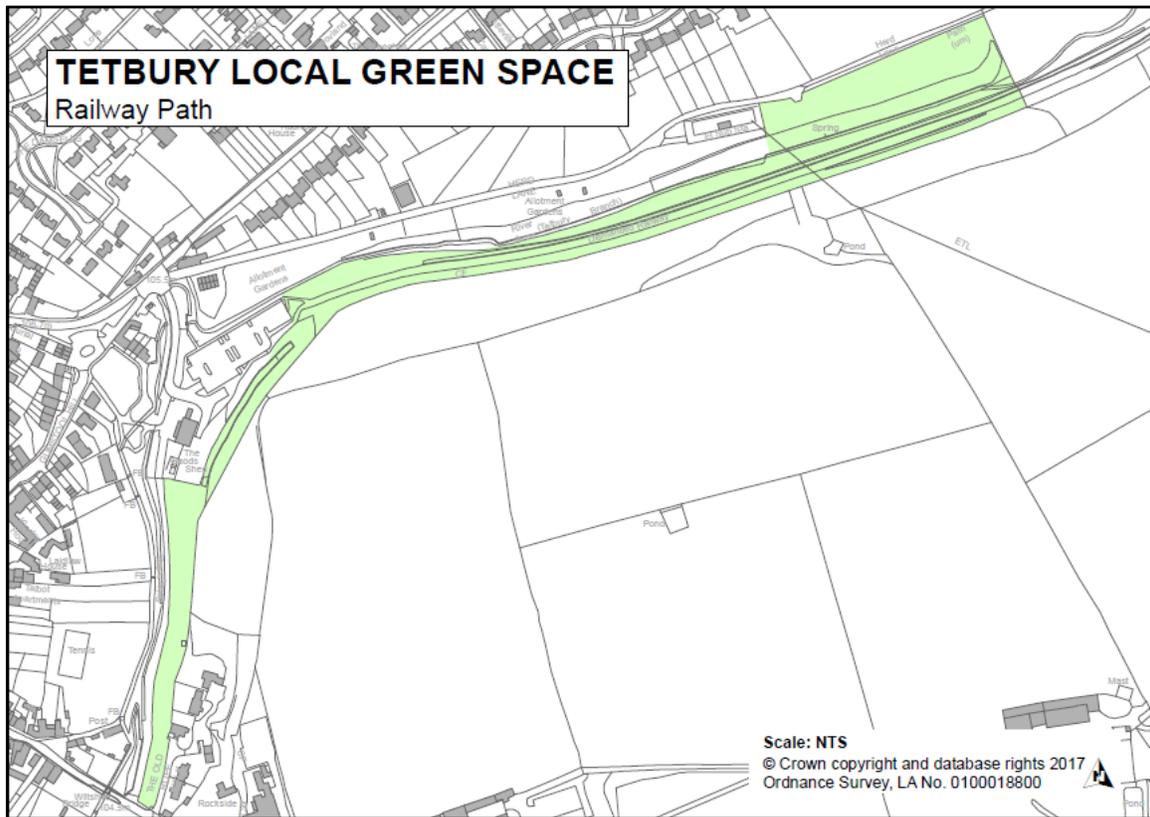
Cotswolds AONB Landscape Character Study 2002

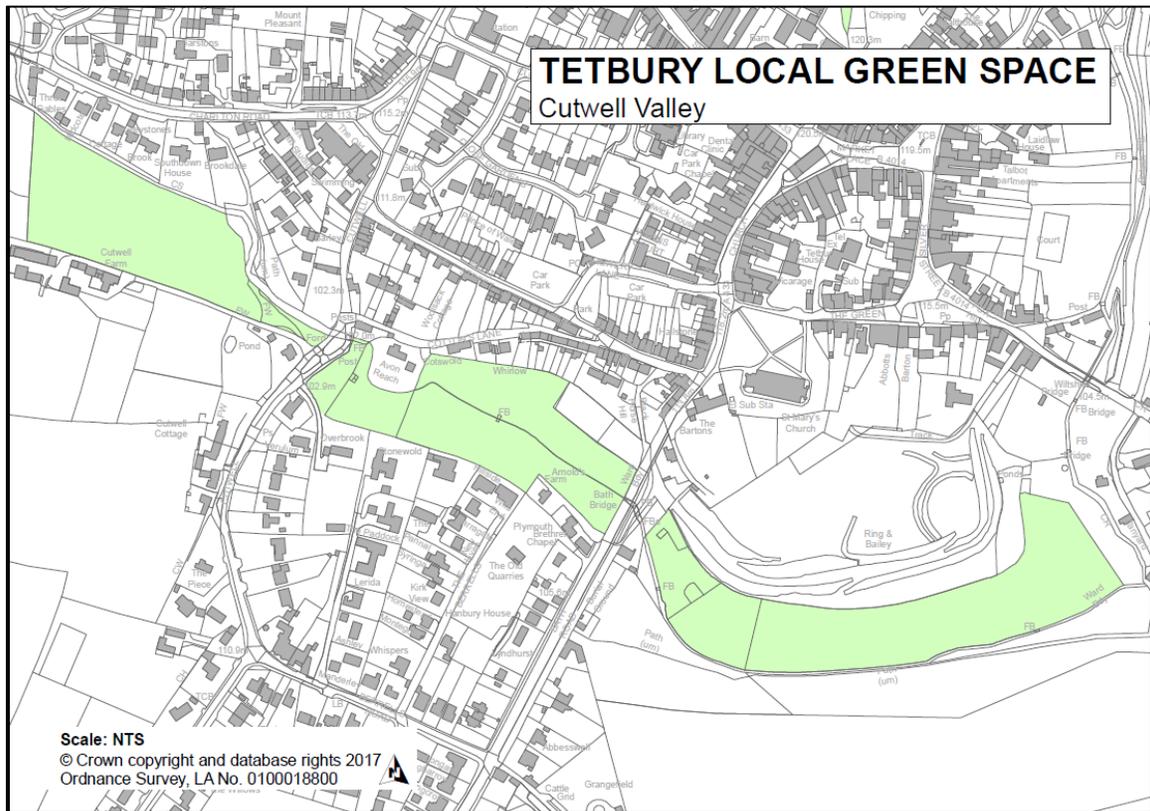
CTC Residential Land Monitoring Statistics 2016

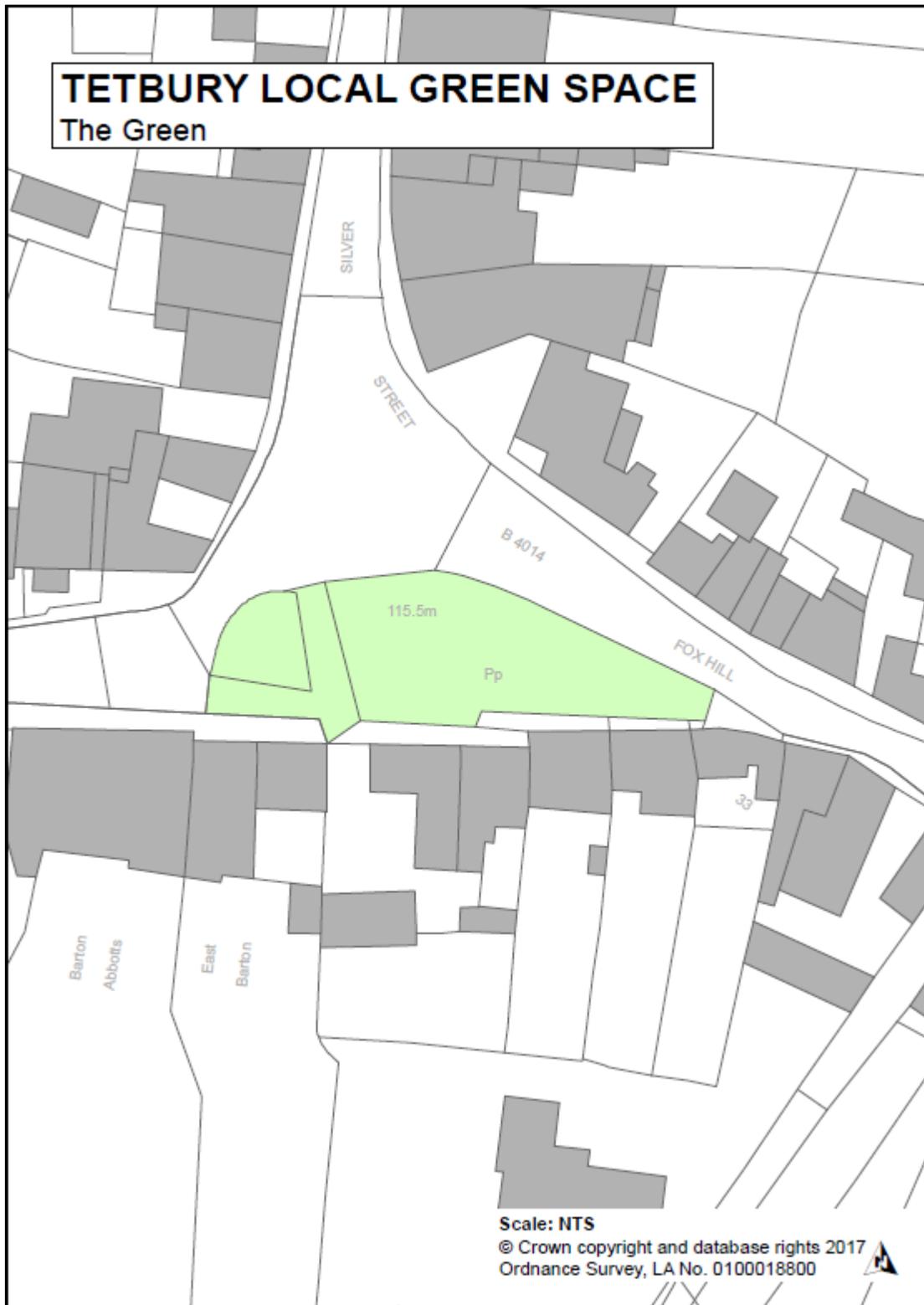
Cotswold AONB Position Statement on Neighbourhood Plans 2015

Civic Society Town Centre etc Assessment 2010

CDC SHMA, Further Update, Affordable Housing April 2016





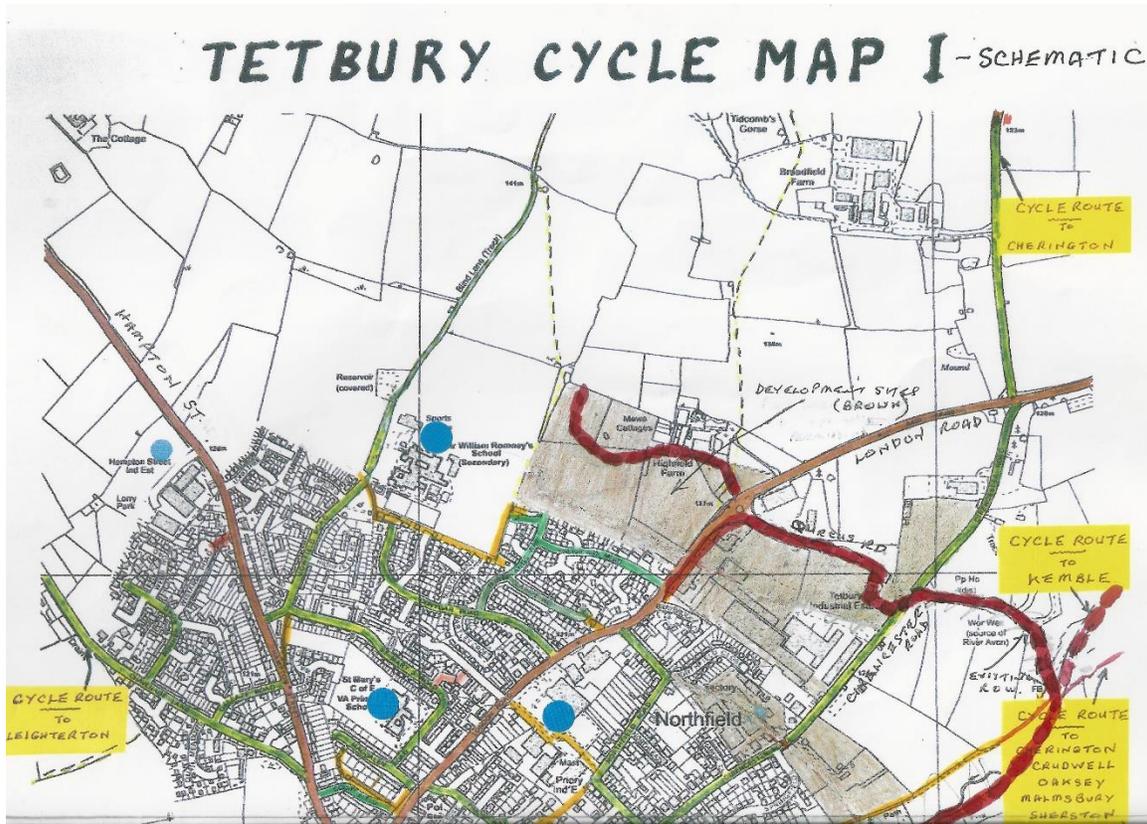








Appendix 1: Proposed cycle routes for Tetbury – CTC



Appendix 2: List of Interest and Specialist Groups in Tetbury

Sports Clubs	
Avonvale Football club	Tetbury Dolphins Lawn Tennis Club
Tetbury Bowls Club	Tetbury Gymnastics
Tetbury Cricket Club	Tetbury Badminton Club
Tetbury Rugby Club	Tetbury Rifle & Pistol Club
Tetbury Town Football Club	Tetbury Royals Running Club
Other Organisations	
Tetbury Scouts	Patient's Participation Group
Christmas in Tetbury	People For You
Cotswold Voluntary Wardens	Probus
Dolphins Dramatic Society	Probus Two
Dolphins Hall	Save 'n' Borrow
Girlguiding	St Mary's Day Centre
History of Tetbury Society	Summer Show Committee
Malthouse	Tetbury and District Footpath Group
Tetbury Art Society	Tetbury Dial-A-Ride
Tetbury Camera Club	Tetbury in Bloom
Tetbury Chess Club	Tetbury Library
Tetbury Civic Society	Tetbury Lions
Tetbury Community Choir	Tetbury Model Railway Club
Tetbury NCT	The Feoffees and the Thirteen
Tetbury Police Museum	The Monday Club
Tetbury Rail Lands Regeneration Trust	Wednesday and Friday Club
Tetbury Theatre Group	Job Club
Tetbury WI	People's Pod Youth Club
Tetbury Royal British Legion	Tetbury Chamber of Commerce and Industry (does that count)?
Club 77	Tetbury Woolsack Committee
Rotary Club of the South Cotswolds	Friends of Tetbury Hospital

Additional to the Neighbourhood Plan and not part of the formal Plan:**Appendix 3: Projects that promote the aims of the Neighbourhood Plan**

1. New footpath proposals requested by the Tetbury Footpath Group.
2. Proposed cycle route to complete the link from Kemble to Westonbirt avoiding the Town Centre and other cycle routes in Appendix 1.
3. Regeneration of the land to the rear of the Post Office, to include a pedestrian connection to Market Place.
4. To promote the installation of blue plaques on the towns` important historic buildings.
5. Improvements to the setting of the historic Market Hall, both visually and for the greater benefit of pedestrians, as suggested in the Atkins Study.
6. Projects to use and restore the historic buildings of the Malt House and St. Saviours Church.
7. Provide a footpath crossing and distinctive landscaped feature to form a southern gateway landmark for the town.
8. Footpath crossing and feature at the top of Gumstool Hill.