

Beckford Parish Council - Planning Committee
Minutes of meeting held on
Monday 7th July 2025 at 7pm in Committee Room, Beckford Village Hall

Present

Councillors: Alison Cort, Chairman, , Anne Worrell, Vice Chair, Robert McCarthy,
Pam Bailey, Diane Colvin
1 members of the public

1. Apologies:

Councillors: Jo Bell, Dieter Cottrell

2. Declarations of interest

None submitted

3. To consider written requests from Councillors to grant a dispensation

None requested

4. To consider the following Planning Application:

Appl Number	Application	Details
25/00490/OUT	Land North Of Ashchurch Twkesbury	Outline planning permission for demolition of existing buildings; up to 2,800 residential dwellings (use class C3); two Local Centres including residential (use class C2 and C3), community, employment, commercial, retail, leisure and/or public house, health facilities and public open space (use classes E(a, b, c, d, e, f, g (i)), F2 and Sui Generis up to 11,000 sqm); education provision including two primary schools including early years facilities (up to 4FE and 3.5FE respectively) and secondary school (up to 6FE) (use class F1); green infrastructure and public open space, including informal public open space, amenity parks, formal recreation (sports pitches), community gardens / orchards and strategic landscape planting; footpath diversions; a new pedestrian (over rail) bridge crossing; and all associated infrastructure, including surface water drainage features and energy infrastructure. All matters reserved, save for details of access in respect of the vehicular/pedestrian/cycle accesses from Hardwick Bank Road, B4079, and A46; and the construction of a spine road (Central Street) connecting the A46 to the east with Hardwick Bank Road to the west, including a new bridge over the railway line.

The following observations were made by Councillors:

- The need for more houses is government policy so it is very likely that permission will be granted for this development.
- Councillors decided we should make a submission based on the impact this development will have on the following
 - I. The A46, A435 already suffer from increased volume of traffic owing to increased housing in Pamington and Tredington. In addition the building of the retail outlet along the A46 will exacerbate this situation once it is open.
 - II. As the development is for 2800 houses this probably means at least an extra 5000 in the location. Congestion will vastly increase, especially at commuter times (08.00 – 09.30 and 16.30 – 18.00). This congestion already means drivers, in attempt to escape long queues, use 'rat runs' through the surrounding villages. These country lanes are not suitable for such traffic and have caused many villages to install VSD's in order to slow the traffic down.
 - III. The JCT 9 slip road from the M5 is already a hazard because the weight of traffic caused by cars queuing on it in order to exit the motorway. Extra traffic generated by the Retail Park, once open will considerably worsen the situation.
 - IV. Concern was raised at the possible increased flooding in and around the area because 2800 houses are going to increase surface water runoff. This water has to be diverted somewhere.

Councillor Cort agreed to write a submission based on these concerns. She will submit this to the Clerk for him send to Tewkesbury Borough Council Planning.

The meeting closed at 7.30pm