

**SUMMARY OF
DEERHURST PARISH COUNCIL'S MEETING WITH REPRESENTATIVES FROM
GLADMANS AND THEIR INSTRUCTED COMMUNICATION COMPANY**

which took place

on Tuesday 13 November 2018 at 7pm

at The Apperley Village Hall

Attendees: (Deerhurst Parish Council): Len Attard (Chairman), Fiona Wallbank (Clerk), Councillors; Jim Pollard, Jonathan Smith, Ben Oldham, Stephanie Ridal, Emma Checkley

Attendees: (Gladmans and their representatives): Nikki Davie (Meeting Place Communications), Andy Hughes (Meeting Place Communications), Benjamin Flenley (Assistant Project Manager - Gladmans), Mike Heming (Special Projects Director - Gladmans), Tim Booth (Planning Director - Gladmans)

Apologies: Councillor Anthony Wilkes

Len Attard started the meeting with introductions, there were 5 visitors; 3 from Gladmans, two from a Communication Company that they are instructing

Len said that the Parish Council had agreed to meet with Gladmans but was not there to answer questions, that we were merely allowing them the opportunity to verify the position and update us on what their intentions were re the proposed Garden Village proposals. He confirmed that a Public Meeting had already been held in respect of this and we were not able to comment until a formal application had been submitted.

Mike Hemming started by saying that they had approached the landowners with their "Vision Document" – they had not intended on this information being made public knowledge but copies of the red line plan and "Vision Document" had been circulated before they were ready to do this. Hard copies of this draft Vision Document were circulated to the Parish Council to look at.

Gladmans said that two of the fields had since been removed by the Morris family – these were still shown included in the red line plan attached to their "Vision Document" – Councillor Checkley asked why a revised plan had not been inserted, they didn't seem to be able to confirm why? Cllr Attard asked if the loss of the Morris's land had implications for Gladmans proposals but they replied that it did not.

They confirmed that they were in the process of gathering together information in readiness to put forward a planning application in June/July 2019 but at present still had more work to do. They said that they were aware that there was a 2,500 home shortfall in the JCS Housing Requirements and they confirmed that they had had meetings with Tewkesbury Borough Council and Tewkesbury Town Council. They fully acknowledged that Tewkesbury Borough Council would not support their application but they were determined to go ahead with this regardless of this. They were also proposing on commenting on the JCS consultation and that they have reservations about the Ashchurch proposals.

They saw a need for housing in Tewkesbury and a need to enhance bus routes.

There was a new traffic island proposed on the B4213.

They said they were not reliant upon funding for their Garden Village Scheme. They referred to "Soft Loans"??

They were asked how many Garden Villages they had delivered to date – they replied none.

They confirmed they had undertaken extensive investigations into the flooding issues.

Cllr Smith asked if they had carried out any surveys on third party land without authorisation to do so. They replied that they had not.

They said that they had access to historical data that fell outside the red line.

They referred to a two form entry primary but were very vague. It was estimated that there would be need for 500 extra secondary school places.

The Land Director offered to take the Councillors page by page through this document but Len Attard said that this was not necessary as we had all seen the electronic version that had been circulated.

Gladmans said that they don't "want any barriers".

They said that they were conscious of the local flooding issues and had taken advice from the Environment Agency from the outset.

They said they had carried out all of the usual surveys and inspections required for a development of this size including infrastructure, ecology, flooding, drainage, utilities, schools, leisure facilities, health centre, 4 GP surgery, pharmacist, dentist, creche, community building with cross community use, vets, small retail facilities, local store, take away, café, farmshop, public transport, cycle tracks, public footpaths, village green with cricket pitches, etc... They said that they had approached Highways, Local Education Authorities, National Health services, bus companies.

Councillor Checkley asked where were the residents of these proposed 3,000 homes going to work? They said that there would be a small amount of retail and commercial units to facilitate employment.

They said that the land would not just be sold to "master builders" but would be offered to smaller developers wanting to build 20-50 plots and self builds.

They said they had been in talks about the gas pipeline – there is an easement.

They said that they would be making leaflet drops, having personal one to one meetings and organising their own public exhibitions as part of their pre-application consultation process in the New Year. They would split these consultations between Villages and Tewkesbury.