







Garden Town Parish Seminar – Q&A

8/4/19

Question	Answer
How does the long term scheme meet the current housing needs?	Starting ball rolling now Will meet short terms need too 
Need infrastructure now, not to follow on from housing?	Existing infrastructure not at capacity Schemes can be brought forward – Highways and GCC will be making comments on this 
What difference do the benefits bring to Garden Town, rather than any other town?	Brings all things together and how you plan a town more effectively with added benefits With the scale of development gives greater opportunity to provide for community 
It is just a town that people will travel away from i.e. roads, and trains to travel away, i.e. live and travel away	Providing opportunity for greater accessibility Can be accessible to live and work Masterplan provides for 100ha of employment land – businesses looking to expand 
Where will employment land be?	Masterplan - south of BP garage Fiddington appeal may need to re-look at where employment land could be MOD an opportunity, if available No easy solution Broad vision – can ensure we plan for whole community – not piecemeal or ad-hoc developer led schemes  GC gives opportunity for cohesive message
Where is evidence for employment land? Is Fiddington land needed for employment land? How prove?	Identified through JCS
Is it right place for houses? Still waiting for debate. Feel ignored.	HCA highlighted it as an area for substantial growth JCS consultation – Ashchurch put forward through concept masterplan. JCS will consider.
No consultation. Some parishes need development – but big difference between 2,700 to 10,000 houses - flawed	Need infrastructure – need to show development possibilities to Government Tewkesbury has shortfall  Looking to long-term – 2050 and beyond
In JCS 9,800 houses required – inspector said underestimate – where do the new 10,000 houses come from?	Housing need - 2021 -2031 – 9,900 houses required. The loss of MOD led to shortfall of 2,500 houses to 2032 – therefore inspector asked for review. When did review looked further out, the review looked to 2041 – Gov't have changed methodology – Tewkes need from 2031 – 2041 8,000 homes
Mitton latest?	Planning app in at WDC – not determined Highways have objected 500 houses in application. Put forward additional homes for WDC local plan.

	Bredon NP talks through cross-boundary development –doesn't complement local plan
<p>Issues should have come out through JCS. Community engagement non-existent. Get parishes on board through infrastructure – community believe facilities stretched i.e. Highways, bus services – need to be sorted</p>	JCS has lots of community engagement – statutory process GC will bring more engagement
Offline solution – what does this mean?	Alternative route to A46 Solution required – but don't know where yet
Concept masterplan – offline not deliverable as too close to existing junction?	Purely concept in masterplan – not solution – just indicative Were purely highlighting that there needed to be a solution
<p>Consultation with Highways? Will all developments get permission without Highways improvements?</p>	Nothing decided yet Purely concept at moment
Will GT status give a moratorium on applications and ensure infrastructure given priority?	Agreed that this would be helpful
How much on brownfield and greenfield?	MOD brownfield 1,800 homes
Thinking Place work consultants – engagement not effective	Feedback included good and bad points
No feedback from BDP workshop?	Will make sure that it is received by parishes
<p>Engagement:</p> <ul style="list-style-type: none"> • Not in big room • Do it parish by parish • Will help bring out some good points • Need to get parishes behind us • Quality of feedback important • Small number of people engaged– reporting back more frequently • Have regular forum with parishes • Need different approach with Ashchurch PC and start listening i.e. working party 	Agree need additional support and effective community engagement
<p>GRCC: Need to be honest all the way long, manage expectations Agree a process and get agreement from parishes as a way forward Design a place that is inspiring – promoting green environment to make it special Place to be proud of Opportunity</p>	
Feels like a done deal – look through wrong end of telescope	
Need vision that is tangible to them i.e. hear from people who live in other GCs	Best practice Visit other places Invite speakers from other GCs

Where will traffic go? Will be key question	Agreed
Need to know constraints before anything else i.e. roads	Important consideration
Where does bridge go to?	Still in work, concepts being worked up
Can we actually fix traffic issues? Can we really build our way out of the capacity problems?	Engage with key agencies – Highways will give approvals so lots of discussion required. Offline solution really important.
What are timelines?	Key partner – Homes England – have power to make things happen No answer at this stage -timescales to be determined