

# Badgeworth Parish Council

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Clerk: Mrs. H. Jones | 07840073143 | clerk@badgeworthparishcouncil.gov.uk

## MINUTES

**Minutes of An Extraordinary Meeting of the Parish Council held on 7<sup>th</sup> October 2025 at Badgeworth Village Hall at 6.00pm.**

**Present:**

Cllrs: R McKay (Chair), K Azam, N Cottell, M Howe, J Jones, N Marshall (taking minutes), R Norman.  
Borough Cllr: R Vines  
22 residents (est)

15-minute public comment – see document on Parish Council website for detailed comments

- 1. Apologies** – were received from Cllr D Cooper, and H. Jones (Clerk)
- 2. Declaration of Interest & dispensation requests** – There were none.

**3. To agree Parish Council response to:**

**25/00712/OUT.** Outline planning application for the erection of up to 90 dwellings with public open space, landscaping, sustainable urban drainage system (SuDs), and the principal means of vehicular access from Badgeworth Lane. All matters reserved except for means of access. **Land At Parcel 2112, Badgeworth Lane, Badgeworth.**

**It was resolved that the Parish Council OBJECTS to this application for the following reasons:**

- a) The application site is not identified in the Local Plan for housing development.
- b) The application site lies in Badgeworth, which is not a service village and is also outside the agreed settlement area of Shurdington village (please refer to the Policies map of the Local Plan)
- c) The site is situated in the Gloucester and Cheltenham Green Belt (the Government attaches great importance to Green Belts where their essential characteristics are their openness and permanence)
- d) Shurdington, an adjoining service village, will now achieve its indicative housing number due to the modified Local Plan; the need to develop Green Belt land in Badgeworth will be unnecessary.
- e) The development is not sustainable, and key services are not available in Shurdington or Badgeworth. The local Primary School is full to capacity, and this situation will remain for a further two years. Residents will require the use of cars in respect of most services.
- f) The present sewage/foul water system requires an examination before any planning approval is granted.
- g) The applicant has not submitted a 'Very Special Circumstances' case for 'appropriate' development in the Green Belt.
- h) In the opinion of the Parish Council two of the five purposes of the Green Belt have been met: (b) To prevent neighbouring towns merging into one another and (c) To assist in safeguarding the countryside from encroachment.

The development site, in view of its closeness to the Cheltenham Borough boundary, plays a part, with land to the north, in ensuring that the principal purpose of the Gloucester and Cheltenham Green Belt is achieved (The reclassification to Grey Belt land is not appropriate)

- i) The development application conflicts with the Local Plan policies of Policy GRB4, Policy GRB1 and Policy RES5.
- j) The application site is open Green Belt agricultural land which affords views of the Cotswold National Landscape (escarpment) and Churchdown Hill; the development would significantly change this landscape and would be out of character with the existing linear development along Badgeworth Lane; the light pollution and grouping of 90 dwellings on the edge of a settlement is unacceptable.
- k) The extensive length of hedging along the southern boundary of the site may need to be assessed by the planning authority for its 'importance' (Hedgerow Regulations Act).
- l) The Planning Authority is requested to examine critically whether the development will lead to a Biodiversity Net Gain of 10% (Please see detail under Biodiversity heading).
- m) The traffic management issues described in this response will need to be assessed and addressed by the County Council (Highways Authority).

**4. To agree a response to the Assessment of S106 obligations in respect of community infrastructure relating to planning application 25/00712/OUT. Consultation from Tewkesbury Borough Council.**

Note - Parishes can object to the planning application but still engage with s106 requests without prejudice. Requests need to comply with the planning policy tests (as follows):

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

It was agreed without prejudice:

Several potential 106 areas were discussed, including:

- Seating near to balancing ponds
- Noticeboard
- A traffic management scheme
- On site defibrillator
- Affordable homes
- Ash path between proposal site and Badgeworth Village.

The PC has no issues with the list in the Matrix prepared by TBC Officers and in particular it is noted and welcomed the possible 106 amount calculated for Badgeworth Village Hall (approx. £41k). It is assumed that TBC will discuss and agree this amount with the developer.

**The meeting finished at: 7.05pm**

Signed..... Date.....