

TWIGWORTH PARISH COUNCIL

Approved minutes

OF MEETING HELD AT 2.45PM ON 21ST JULY 2026

IN THE DOWN HATHERLEY VILLAGE HALL

<https://twigworthparishcouncil.wordpress.com>

1.	Welcome by Chair of Council
2.	Attendance recorded as Parish Councillors Rick Harris, George Sharpley & Graham Bocking & Mike Davies 2 Members of the public
3.	No Apologies received from Parish Councillors Council noted the legal process regarding Apologies from Parish Councillors to be APPROVED where a dispensation request has been made prior to the meeting and The Council agree the reasons for the dispensation request are appropriate to LGA 1972 s85
4.	Council noted the resignation of John Redfern and the steps taken for the handover of Council assets
5.	Council no reports were received from County Councillor and Borough Councillors
6.	Minutes of previous meeting held on 2 nd July 2026 agreed for accuracy- noting amended from initial publication
7.	Council invited Declaration of Interest for matters on the agenda - none
8.	Members of the Public were invited to speak to the Council and then were invited to observe the remainder of the meeting (The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting) - It was agreed members of the public would be invited to join in at the appropriate agenda item - Overnight closure of M5 junctions in the vicinity noted has caused speeding and concern on the A38 - Council discussed speed watch training and future TRO schemes - Motorbikes on a specific night causes concern and DHPC are seeking guidance from speed watch team at GCC Public session closed at 15.00
9.	Council considered updates on upgrade (using CIL) to brick bus shelter outside Orchard Park agreed actions Council to seek alternative quotes for repair and Clerk to obtain quote for new Perspex shelter including Information board for new communities to be included and bring to Council in September 2026 Roof is safe at current time, removing roof and putting a flat roof on top
10.	Council considered using a planning consultant and the logistics and cost implications - Clerk advised on process, cost and budget implications - Council considered potential future developments across parishes - Council considered a working party joining with DHPC/Longford - Clerk to seek tendering of professional planning advising, to support the pc in their responses to large planning applications (to be defined) and strategic developments on a retained basis.
11.	Council considered outstanding planning matters and agreed comments to be submitted by the Clerk - note for information: The application reference is provided to enable Councillors to prepare for the meeting and not for pre-determination of a decision. Decisions must be taken at legally convened meetings, S106 “wish list” discussed 26/00524/OUT - Manor Farm Sandhurst Lane Sandhurst Gloucester (170) OBJECT Council expressed concerns over the planned infrastructure upgrades stated by the Developer including sewage infrastructure and the specific methods stated in the developers documents and Council request a grampian condition should be included that no properties should be occupied before the date stated in their documents, anticipated as 2028 (as in condition 12 of Chestnut Tree Farm- 24/00457/FUL and subsequent planning appeal decision APP/G1630/W/23/3326538/ ref 22/01343/OUT summarised as new houses may not be connected to the public sewage network until the sewage network has been upgraded) relating to the works specified in the planning application

	The National Planning Policy Framework (NPPF) states that a development should be genuinely sustainable and supported by sufficient infrastructure. In five years the village has grown from 170 dwellings to over 1200, with virtually no improvements to the infrastructure. Sewerage capacity The sewerage system is frequently bursting through manholes and flooding into public spaces. In times of heavy or persistent rain surface-water infiltrates the network causing an overload. The Manor House at the corner of Sandhurst Lane and the A38 (adjacent to the proposed site) is regularly revisited by sewage spilling right across their entire property. There is talk of a Severn Trent upgrade, but no dates are given. A further 170 houses here will inevitably exacerbate problems faced by many other homes in the neighbourhood. • HSE advise against granting planning permission in this case due to high risk of harm to people • NDP of 2011 is not reflected in this application, specifically the fact that there should be no development and open spaces should be maintained land west of the A38 • Council are concerned over the construction traffic turning in and off the A38 and the ongoing traffic issues especially when the M5 is closed • Construction method statement should include strict rules regarding mud on the highway. • Cox's Brook will not be able to cope with volume of water in a flood situation, especially if the valves where it joins Hatherley Brook are constantly closed • NDPPF raises the issue of land that can be used to safeguard, manage and alleviate flood risks are being taken away 26/00547/OUT parcel 4100 tewkesbury road twigworth (100) Planning application for land west of A38- Council agreed to object based on the following: Council expressed concerns over the planned infrastructure upgrades stated by the Developer including sewage infrastructure, anticipated as 2028 (as in condition 12 of Chestnut Tree Farm- 24/00457/FUL and subsequent planning appeal decision APP/G1630/W/23/3326538/ ref 22/01343/OUT summarised as new houses may not be connected to the public sewage network until the sewage network has been upgraded) relating to the works specified in the planning application. The developers stated in their public presentation –“OFWAT is planning to upgrade Twigworths sewage and drainage system so that it is capable of sustaining new homes” We do not believe that there is a guaranteed programme or date for this works – Therefore the implication is that the current system is not capable of sustaining any more new homes and the Council request a grampian condition should be included that no properties should be occupied before the upgrades stated in their presentation are completed Flooding The government flood-risk map shows how much the proposed site is at risk of flooding from the River Severn; and then the map for surface-water flooding shows even more parts of the site at risk. Flood Zone 3 (maximum fluvial risk) even enters the site in the northwest corner. This is based on the record of actual flooding in 2007. The rest of the site is very close to Flood Zone 3, and there is very little gradient between the two. If flooding is to get worse after 2007 due to climate change, then there is nowhere for the water to go. It may be that the new houses can be built on raised imported hard core; but the loss of what Ivor Gurney called Gloucestershire's 'water meadows' to soak up the water, both fluvial and pluvial, will have an inevitable impact off site. The NPPF states that new development must be safe for its lifetime and <i>must not increase flood risk elsewhere</i> (Planning and flood risk 170). Given the vulnerability to flooding and its closeness to Flood Zone 3, it is impossible
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	to see how such a development built on raised imported hardcore (for all the attenuation ponding and permeable areas) will not increase risk elsewhere. The National Planning Policy (2.1.3) states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. There clearly are areas with a lower probability of flooding than this one; but in Twigworth, almost all of them have been or are being developed already. Sewerage capacity The sewerage system is frequently bursting through manholes and flooding into public spaces. In times of heavy or persistent rain surface-water infiltrates the network causing an overload. An additional 100 houses connected to the sewer that leads to the pumping station at the entrance to Wallsworth Lane will have a horrendous impact on a pumping station that already floods Wallsworth Lane and nearby houses and businesses with sewage in time of heavy or persistent rain. This pumping station now receives sewage from the north and the west, as well as the south, and from here it travels east to the pumping station in Ash Lane, which has its own record of flooding people's houses and gardens. Our understanding is that there are no fixed plans for upgrading the sewerage network. The National Planning Policy Framework (NPPF) states that a development should be genuinely sustainable and supported by sufficient infrastructure. In five years the village has grown from 170 dwellings to over 1200, with virtually no improvements to the infrastructure. • NDP of 2011 is not reflected in this application, specifically the fact that there should be no development and open spaces should be maintained land west of the A38 • Council are concerned over the construction traffic turning in and off the A38 and the ongoing traffic issues especially when the M5 is closed • Construction method statement should include strict rules regarding mud on the highway. S106 list to be requested – better pavements, controlled crossing , bus shelters, litter bins, community building, TRO to reduce speed on the A38
12.	Date of next meeting confirmed as Thursday 3rd September 2026 Agreed EOM to be arrange to discuss Twigworth church consultation
13.	Close of meeting 16.01