

Issued 14th March 2017.

Statement of Clarification regarding “Tortworth Garden Village”

The next meeting of the West of England’s Planning, Housing and Communities Board, will be held on the 17th March 2017 and papers for this meeting have now been made public. On the agenda is a report detailing the outcome of the public consultation for the Joint Spatial Plan (JSP) and the Joint Transport Study (JTS).

Quoting from page 120 of the accompanying report that, “*sites were submitted in a wide range of different locations....*” and one particular submission is noted as follows:- “*Tortworth Garden Village (Jarvis Jefferies Architects LLP): Potential for 3,200 dwellings plus supporting infrastructure, employment opportunities and facilities in accordance with garden village principles*”.

The Tortworth Estate wishes to both distance itself from the Jarvis Jefferies submission, and to provide the following points of clarification:-

- The only Garden Village being proposed by the Tortworth Estate is on its own land at Buckover, and under the concept consistently discussed with residents, stakeholders and Councils during 2016.
- Hunter Page Planning Ltd undertook a planning review of the Estate land holdings in 2015. This included identifying any planning constraints as well as taking in to account the Estate’s business plan, and land tenure and business commitments, to identify what land could be deliverable during the JSP plan period. From this in-depth work Buckover was identified as having merit for a new settlement and was subsequently put forward to the JSP process.
- Jarvis Jefferies Architects have never spoken to the Tortworth Estate about their JSP submission, and are proposing a Garden Village on land that is not in Jarvis Jefferies control, but is actually under the sole ownership of the Tortworth Estate.
- During numerous public and Parish/Town council meetings in 2016, questions were asked regarding using other land under the ownership of the Estate. At that time the Estate confirmed this was not possible due to planning constraints, and that the land is simply not available during the JSP period 2018-2036 – and would therefore fail to meet essential JSP criteria.

The Jarvis Jefferies Architects scheme does not appear to have been through such

a rigorous process and to have missed at least one major planning constraint on the land they are suggesting - namely the presence of The Old Park. The Old Park is a medieval park, recorded in 1362, which retains distinctive medieval earthworks of the park pale, extensive pillow mounds, ridge and furrow and moated manor site, as documented by the Gloucestershire Historic Environment Record.

The Old Park also forms part of the setting to the nationally important Tortworth Court, which is on the Historic England Register of Parks and Gardens of Special Historic Interest at Grade II*. (List entry number: 1000394). Analysis of the Estate's "Historic Landscape" shows that large-scale development of any area around The Old Park would constitute substantial harm to the national importance of Tortworth Court, reducing both the extent of the historic landscape, but also undermining the historic, evidential and functional significance of Tortworth Court as a whole.

Robert Moreton of Tortworth Estate, said, *"We await full publication of the Jarvis Jefferies JSP submission but I am puzzled as to why anyone would promote a scheme on land they do not own, especially without speaking to the land owner, nor promote a scheme for the Joint Spatial Plan that does not meet its success criteria and cannot deliver within the plan period."*

"The Estate continues with its work on Buckover Garden Village as encouraged to do so by the government's Homes and Communities Agency who have stated that they "recognise the potential" of our proposal. We are continuing to build on the engagement we have had in 2016, and the technical work undertaken, to show why we believe the Buckover Garden Village is worthy of remaining within the draft JSP."

Rob Garnham of Mediation in Planning Ltd said, *"In order to deliver a scheme that complies with the JSP list of criteria a significant amount of work has to be undertaken to prove the scheme's credibility. This includes many technical factors. For instance, the importance of adhering to the true garden village principles has not been underestimated. To demonstrate the Estate's commitment to those principles we are exploring aspects of "Community Governance", retaining the Estates role as the "master builder" and explaining how land value capture for the Estate is not about a quick win but investment in the community over an extended period of time."*

Notes to Editors:-

This statement has been issued by Rob Garnham, Mediation in Planning Ltd, on behalf of the Tortworth Estate. For all further enquires please contact Rob directly on 07799 895929 or email rob@mediationinplanning.co.uk

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In addition, updates and further information can be found on our web page at:-
<http://www.tortworthestate.com/gardenvillage>