

Tibberton

Introduction

- 44.1 Tibberton is situated approximately 8 kilometres to the north-west of Gloucester within an attractive lowland agricultural setting. Access to Tibberton is restricted via a narrow and poorly aligned lane off the B.4215. Gloucester is within commuting distance, a factor which has contributed to past levels of housing development within the village.
- 44.2 In 2001 the estimated village population was approximately 485. The village has grown significantly in the last forty years with the addition of modern housing estates, although the last decade has seen a much slower rate of growth. Much of the village comprises modern development. Within the centre of the village there are traditional red brick properties, characteristic of this part of the District and which form an important part of the local environment. At the beginning of January 2004 there was one outstanding residential commitment in Tibberton.
- 44.3 Tibberton has few services for a village of its size. Services are limited to a Primary School and a private recreation ground. A church is located some distance outside the village.
- 44.4 The close proximity of Gloucester means that Tibberton is largely a dormitory settlement. Public transport in the form of buses is infrequent, but is sufficient to potentially allow for commuting.

Development Strategy

- 44.5 New residential development in Tibberton will be limited to infilling and single dwellings within the defined settlement boundary of the village, although there are very few opportunities remaining for further development. The strategy of the Plan is to safeguard the distinctive lowland countryside surrounding Tibberton, by means of restricting development in the open countryside beyond the defined settlement boundary. The restricted level of local services and poor access mean that the village is not a suitable location for development of a larger scale.
- 44.6 Several open spaces within Tibberton make a positive amenity contribution and will be protected. These comprise of a private recreation ground adjoining Muzzle Patch and several smaller grassed amenity areas.
- 44.7 Traffic in the narrow main street in Tibberton causes some disturbance. Consideration will be given to the potential for traffic calming measures within the village to achieve an improvement to local amenity.

Tutshill and Sedbury

Introduction

- 45.1 Tutshill and Sedbury form a substantial built up area closely related to Chepstow, from which they are only narrowly separated by the River Wye. The villages are divided by the A.48(T) and the Gloucester - Cardiff railway line. The combined population of the two villages is 3460, and together they comprise the largest settlement in the District after the four main towns.
- 45.2 Tutshill is the smaller of the two parts of the built up area. It is located on the lower slopes of the Severn escarpment and partially within the Wye Valley Area of Outstanding Natural Beauty. Tutshill is made up of older dwellings along the major roads and private estates which have been developed behind the frontages in the last 30 years. There are in addition several substantial buildings, especially on the western edge of the settlement, which are located in a most attractive setting above the River Wye.
- 45.3 Sedbury is located to the south of the Gloucester-Cardiff railway line on low lying land on a peninsula between the Rivers Severn and Wye. Sedbury largely comprises of a series of housing estates, the oldest of which dates only from the inter-war period, and the newest of which was constructed during the last ten years. It contains significant areas of non-residential uses, including an area of mixed industry, a small shopping centre, and a secondary school incorporating a Leisure Centre.
- 45.4 Access to Tutshill and Sedbury is generally very good. However the Chepstow Inner Relief Road does become congested at peak times, reflecting the high degree of commuting to Bristol, Newport, Cardiff and other centres which is a feature of this part of the South Forest. Many of the peak time commuting problems are felt most acutely in neighbouring Chepstow.

Development Strategy

- 45.5 At the deposit stage of Gloucestershire Structure Plan (Second Review) there were proposals for large scale development at Sedbury. The Structure Plan, as adopted, does not contain such proposals.
- 45.6 The Local Plan recognises Tutshill and Sedbury as a large settlement in its own right, with extensive supporting services and facilities. However, it is also recognised as being a functional part of Chepstow, which lies within easy access by a variety of means of transport, and which provides a much wider range of jobs, services and facilities and town centre services.
- 45.7 Tutshill and Sedbury had approximately 123 outstanding consents for residential development at the start of 2004 including one site (under construction in January 2004) for 96 dwellings off Sedbury Lane, Tutshill. Alongside these commitments the Plan Strategy provides for residential development in the form of single dwellings, infilling and small groups of dwellings within the Defined Settlement Boundary, although the number of suitable sites is likely to be limited.
- 45.8 There are significant environmental constraints to the further expansion of the settlement in several directions, including the location of Sites of Special Scientific Interest, the physical barrier of the River Wye, and the boundary of the Area of Outstanding Natural Beauty to the west. Elsewhere the landscape comprises open countryside in agricultural use. Development in these areas outside the defined settlement boundary will be resisted.

Housing

- 45.9 The combined population of Tutshill and Sedbury is approximately 3460 with an estimated dwelling stock of 1300. From 1991 to January 2004 some 42 dwellings had been completed in Tutshill and Sedbury.

Population	Housing Stock
1981 - 2900	1981 - 1115
1991 - 3385	1991 - 1258
2000 - 3460	2000 - 1288 (2004- 1300)

- 45.10 Within the built up area there has been a quite continuous process of residential development and infilling. As a result there are only restricted opportunities for further (uncommitted) residential development within the current settlement boundary. Nevertheless, a continuation of small scale developments is likely which will add to the significant level of outstanding housing commitments.

Employment

- 45.11 Together Tutshill and Sedbury have a good range of services, and provide some local employment. There is a range of basic shops in both Sedbury and Tutshill, and also garages, public houses and medical facilities. The very easy access to Chepstow which provides a wide range of shopping and employment opportunities means that the range of shops in Tutshill and Sedbury is limited to neighbourhood stores only, despite its large population.
- 45.12 There are two primary schools, and Sedbury has a secondary school serving a large area of the South Forest. The school has a dual use Leisure Centre. In addition there is a private school in Tutshill.
- 45.13 Further employment is provided by several industrial and manufacturing undertakings located in the area of Grahamstown. This employment area is located to the north east of Sedbury where a mixed land use has been established including industrial, commercial, community and residential uses. These uses were established following the prisoner of war hutments becoming surplus after 1945. This area would benefit from a rationalisation of uses and a scheme of environmental improvements to improve the quality of the built environment. It is not practicable or desirable to provide for any of the present uses to cease. However some control can be achieved when planning applications are implemented, through the application of the policy (R)F.Tutshill and Sedbury 1.

Development/Redevelopment

(R)F.Tutshill and Sedbury 1

Proposals for development within the area of Grahamstown will be permitted where they comply with the following criteria:

1. Proposals for the significant intensification of uses must not give rise to increases in traffic or the additional use of heavy vehicles, or increased noise levels, where the consequences would be a loss of local residential amenity
2. Within Area A proposals for development or redevelopment for employment uses must comply with Policies (R)FE.2 and (R)FE.4
3. Within Area B there will be an assumption that existing uses will remain. New development will therefore be required to demonstrate that it will not be detrimental to the existing mixed land uses in the area
4. All proposals should result in an overall improvement of the built environment and amenity of the area.

- 45.14 Area A contains one large well established employment use, and other smaller undertakings of a similar nature. Further modest intensification of these uses, or changes to B1 from general industrial (B2) uses in this area will be encouraged where they satisfy the requirements of the policy and produce amenity improvements. Area B contains more complex land uses and provides a valuable range of employment sites in addition to a number of dwellings. The existing mixed uses will be expected to remain. Proposals for new development should lead to an improvement of the environment of the area, and should not cause additional traffic problems.

Environment

Built Environment

- 45.15 The commercial centre of Tutshill and Sedbury is located to the south-east of Sedbury along the main vehicular route through the built up area. During the previous Plan period a number of environmental improvements have been implemented including building improvements with the provision of disabled facilities, street paving and street furniture. This programme of environmental improvements has both made the commercial centre more attractive and improved the amenity for those that use its facilities.

Natural Environment

- 45.16 Tutshill has little open space within its settlement boundary. However, there are large attractive areas on its periphery including the Wye Valley Gorge, with a network of public footpaths providing access. A large formal recreation area adjoins the western boundary of Tutshill. Sedbury has several open areas of importance, including playgrounds and a football field. A number of other informal open areas are identified on the Inset Map. These will be protected from development.
- 45.17 Tutshill and Sedbury is tightly constrained on the west and south by the Wye Valley and by low-lying wetlands, part of which are a designated Site of Special Scientific Interest. To the north, the Wye Valley Area of Outstanding Natural Beauty and generally open and attractive countryside limit the opportunities for further expansion. The boundaries to the east are similarly well defined by agricultural land.
- 45.18 The River Wye is a designated Site of Special Scientific Interest as is the Pennsylvania Fields area on the southern edge of Sedbury. These designations are of considerable importance in considering any development proposals.

