



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING AND COMPULSORY PURCHASE  
ACT 2004**

**STROUD DISTRICT COUNCIL  
LOCAL PLAN REVIEW:**

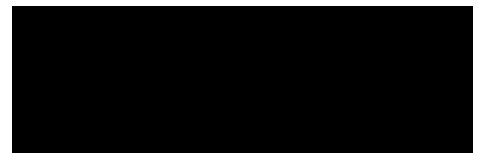
**EMERGING STRATEGY SITE SUBMISSION**

**RE: LAND AT OLD BUILDERS YARD, WOEFULDANE BOTTOM,  
MINCHINHAMPTON, GL6 9AS**

**On behalf of:  
DECORA**

Date: January 2019  
Ref: AP/P/P-013

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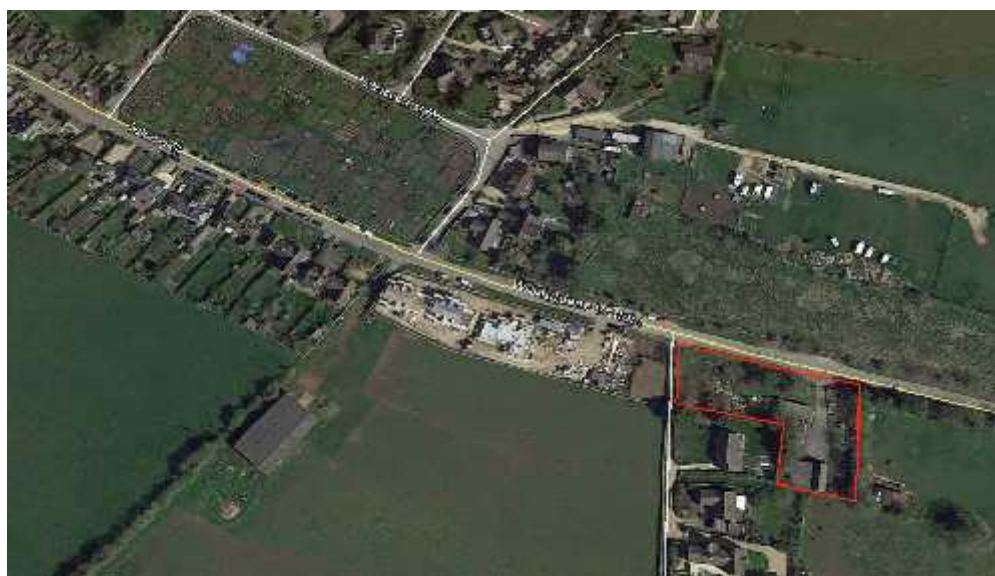
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## 1. INTRODUCTION

- 1.1 This representation has been prepared by Plan-A Planning and Development Ltd on behalf of DECORA in respect of the Stroud District Council Local Plan Review 2018/2019.
- 1.2 This submission relates to a parcel of land at the Old Builders Yard, Woefulane Bottom, Minchinhampton which is currently the subject of a live planning application involving redevelopment of the site to provide a total of six new dwellings.
- 1.3 Irrespective of the outcome of the current application, the Settlement Development Limits boundary for Minchinhampton should be extended to include this brownfield site, reflecting the fact that it represents a sustainable location and a suitable site for residential development.

## 2. SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located at the south-eastern edge of the Minchinhampton, a Cotswolds market town offering a range of services and facilities and which is defined as a Local Service Centre in the adopted Development Plan. It occupies the site of a builders yard on the south side of Woefulane Bottom, close to its transition into Tetbury Street, and comprises an 'L' shaped parcel of brownfield land fronting onto Woefulane Bottom with a site area of approximately 0.19ha. It currently contains two buildings together with large areas of hardstanding used in part for the open storage of building materials.



*Google Earth image of the site (Accessed January 2019).*

2.2 The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) but beyond the town's conservation area. The site's topography sees the land slope down from west to east but remains relatively level north to south.

### 3. SITE POTENTIAL AND PLANNING CONSIDERATIONS

3.1 **Availability** - The site is available now and could be brought forward for development within a short timescale. Development of the site is not dependant on other factors which could delay implementation. It therefore has a realistic chance of being delivered within the Local Plan period.

3.2 **Capacity** – Although the site's location at the edge of the existing built-up area warrants a lower-density form of development, the current application confirms that the site capable of accommodating at least 6 dwellings.

3.3 **Access and Accessibility** – There is an existing access from Woefuldane Bottom into the site, the modest scale of development envisaged is not considered to generate an unacceptable amount of traffic. Sufficient parking spaces to accommodate the needs arising from the development should be incorporated within a comprehensive scheme for the development the site.

3.4 The site has good pedestrian accessibility to Minchinhampton which is defined as a Local Service Centre. There is also sufficient access to the local bus routes which serve Minchinhampton.

3.5 **Landscape** - The site is located within the Cotswold Area of Outstanding Natural Beauty (AONB), where, according to the national policy, great weight should be given to conserving landscape and scenic beauty.

3.6 A development at this site would not be prominent or readily visible across the rural landscape surrounding the town and would have a minimal impact on the wider landscape character particularly if a scheme is designed sensitively.

3.7 The Stroud District Local Plan Review Emerging Strategy 2018 highlights that the preferred direction of housing growth in terms of landscape would be to the east of Minchinhampton.

- 3.8 **Cultural and Heritage Issues** - The site is not situated within the town's Conservation Area, which could otherwise be regarded as a constraint nor is it within close proximity to any listed buildings.
- 3.9 **Flood Risk** – The site falls within Flood Risk Zone 1 and is not therefore liable to flooding issues.
- 3.10 **Impact on trees and ecology** – There are a limited number of trees within the site that would be affected by development. However, the existing landscape could be enhanced as part of a comprehensive landscape scheme associated with site development.
- 3.11 A recent ecological appraisal of the site confirms appropriate mitigation measures necessary to avoid potential harm to protected species recorded at the site.
- 3.12 **Archaeology** - Whilst we understand that no archaeological studies have been carried out at the site to date, nothing is detectible on the surface of the land and there is nothing to indicate the likely existence of any significant subterranean archaeological features that would preclude the redevelopment of the site.
- 3.13 **Public Right of Way** - Minchinhampton Footpath 108 runs to the west of the site and offers some localised views into the site. However, a comprehensive landscape scheme associated with site development would be sufficient to mitigate any potential harm.

#### 4. **CONCLUSION**

- 4.1 Based on our analysis of the site's characteristics and location, we consider that there is a sound basis for inclusion of the site within the Settlement Development Limits boundary to Minchinhampton. There are compelling reasons for allocating additional land for new homes to support the vitality and long-term viability of Minchinhampton. Consequently, we would strongly urge the District Council to consider the inclusion of this site. It is readily available and would bring about a number of wider public benefits whilst making a modest contribution towards the District's Housing Land Supply.