

Strategic Assessment of Land Availability 2020

Site ref:	BER016	Address: Hook Street Farm, Lynch Road, Berkeley GL13 9TF
Site name:	Land at Hook Street Farm	
Parish:	Hamfallow	



Site details		Key employment land	No
Source of site	Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	6.87	Scheduled Ancient Monument	No
Current/past land use	Agriculture, residential, commercial	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	68.84% Zone 2, 67.52% Zone 3
Listed building	0	Number of TPOs	0

Site Description:

Hook Street Farm consists of a collection of agricultural buildings, some converted for residential and commercial uses, and adjacent fields and paddocks, located immediately to the west of Berkeley, accessed via a driveway and gates on Lynch Road. To the west of the site lies an extensive park home development (Berkeley Vale Park). Immediately to the south of Hook Street Farm lie paddocks and detached properties on Lynch Road. To the east lies a watercourse (Lynch Rhine) and associated floodplain (including a wildlife meadow - Sarah's Field), before the built edge of Berkeley at Butler Close/James Orchard. To the north lies further agricultural fields.

2020 Site Assessment for site BER016

Suitability

Accessibility score:

Physical constraints:

The eastern part of the site is within flood zone 3, including the main access from Lynch Road. A potential second access adjacent to Berkeley Vale Park may be preferable. Development may require the demolition of farm buildings. The site is relatively level; there are no known ground contamination or land stability issues; there is good pavement access with Berkeley and the site is within walking distance of local services and facilities.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site.
 The eastern part of the site is identified within The Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses. However, development of housing within this location of the site would impinge on the flood zone. The western part of the site was not assessed by the Landscape Sensitivity Assessment but is largely screened from local and middle distance views by vegetation and trees or seen against the backdrop of Berkeley Vale Park.

Suitability summary:

Although not currently policy compliant and not immediately adjacent to the settlement, the western part of the site, including the existing farm buildings and land to the rear has no overriding physical constraints or potential impacts preventing development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location. Land on the eastern part of the site is within flood zone 3 and development in this location would impact negatively on the landscape setting of Berkeley and lead to a narrowing of the gap with Hook Street.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.7	Net developable area (ha): 1.5	No. of houses: 40	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

The western part of this site could be developed for low/medium development typically comprising a mix of detached, semi-detached, terraced dwellings at an average density of about 25/30 dph and the suggested yield is 35-45 dwellings.

Housing yield

2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0	2038/39	0
2021/22	0	2024/25	15	2027/28	0	2030/31	0	2033/34	0	2036/37	0	2039/40	0
2022/23	5	2025/26	10	2028/29	0	2031/32	0	2034/35	0	2037/38	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2020

Site ref:	BER017	Address: Bevan's Hill Farm, Lynch Rd, Berkeley, GL13 9TX
Site name:	Land at Bevan's Hill Farm	
Parish:	Hamfallow	



Site details		Key employment land	No
Source of site	Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.08	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	38.78% Zone 2, 32.88% Zone 3
Listed building	0	Number of TPOs	0

Site Description:

The site consists of small fields to the rear and side of detached properties on Lynch Road, to the west of Berkeley. There is a field gate access onto Lynch Road. To the west of the site lies an extensive park home development (Berkeley Vale Park). Immediately to the north lies agricultural buildings at Hook Street Farm. To the east lies a watercourse (Lynch Rhine) and associated floodplain (including a wildlife meadow - Sarah's Field), before the built edge of Berkeley at Butler Close/James Orchard.

2020 Site Assessment for site BER017

Suitability

Accessibility score:

Physical constraints:

The eastern part of the site is within flood zone 3, including the field gate access from Lynch Road. A potential second access adjacent to Berkeley Vale Park may be preferable. The site is relatively level; there are no known ground contamination or land stability issues; there is good pavement access with Berkeley and the site is within walking distance of local services and facilities.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site.

The eastern part of the site is identified within The Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses. However, development of housing within this location of the site would impinge on the flood zone. The western part of the site was not assessed by the Landscape Sensitivity Assessment but is largely screened from local and middle distance views by existing frontage properties, vegetation and trees or seen against the backdrop of Berkeley Vale Park. However, there are views into the site from Lynch Road across the field adjacent to 1 Bevans Hill, which would need to be screened.

Suitability summary:

Although not currently policy compliant and not immediately adjacent to the settlement, the western part of the site, to the rear of frontage properties, has no overriding physical constraints or potential impacts preventing development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location. Land on the eastern part of the site is within flood zone 3 and development in this location would impact negatively on the landscape setting of Berkeley and lead to a narrowing of the gap with Hook Street.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.6	Net developable area (ha): 0.57	No. of houses: 15	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

The western part of this site could be developed for low/medium development typically comprising a mix of detached, semi-detached, terraced dwellings at an average density of about 25/30 dph and the suggested yield is 14-17 dwellings.

Housing yield

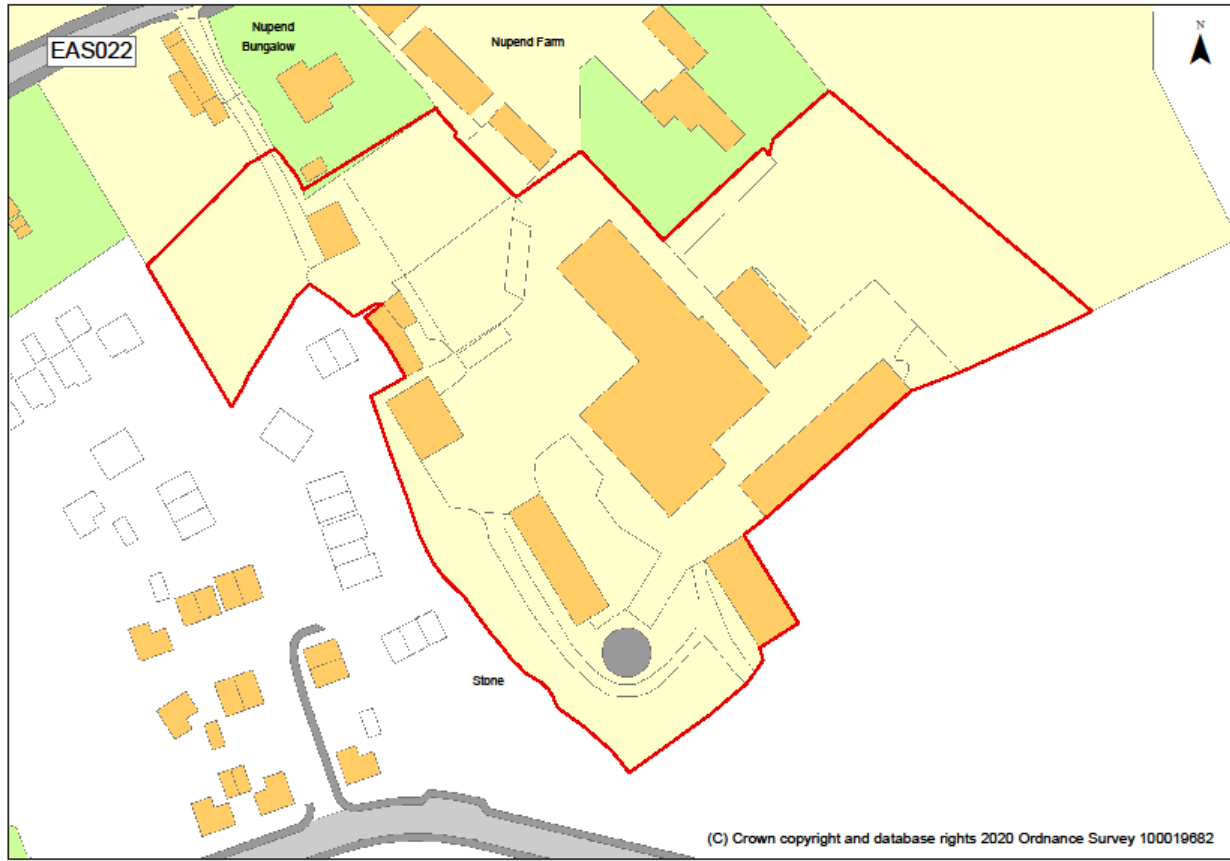
2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0	2038/39	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0	2039/40	0
2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0	2037/38	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2020

Site ref:	EAS022	Address: Nupend, Eastington
Site name:	Land south east of Nupend	
Parish:	Eastington	



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Site details		Key employment land	No
Source of site	Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.85	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	other location	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	0	Number of TPOs	0

Site Description:

The site consists of agricultural farm buildings and hardstanding located on the southern edge of the rural hamlet of Nupend with access from the lane. To the north of the site the current farm complex contains a central farmyard with parking and buildings around occupied by a range of employment uses, together with residential properties and gardens associated with the hamlet. To the south west/ south east of the site lies the emerging development of housing, buffer land and playing fields known as Great Oldbury, which when completed will form an urban extension to Stonehouse, with associated local centre, employment, community provision and open space. There is a public footpath on the southern boundary of the site.

2020 Site Assessment for site EAS022

Suitability

Accessibility score:

Physical constraints:

The site is relatively level; there are no known ground contamination or land stability issues; Nupend is accessed via narrow country lanes with no pavements, although the development of West of Stonehouse (Great Oldbury) will provide pedestrian and cycling opportunities to access local services and facilities at the proposed local centre.

Potential impact summary:

Whilst the site has no obvious intrinsic heritage significance, the overtly agricultural scale and character of the structures and spaces on the site does serve to differentiate between the rural Nupend hamlet and the nearby modern housing. This function could be diminished if the site were to be developed with typical modern housing forms and layouts but there is scope to redevelop the site in a manner that reflects its rural and agricultural context and to maintain or enhance the role that this site plays in staving off the coalescence of historic Nupend and Great Oldbury.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site.

The site is associated with a non-classified settlement beyond the immediate vicinity of Stonehouse and has therefore not been included in the Landscape Sensitivity Assessment. However, the development of the West of Stonehouse allocation includes a commitment to provide structural landscaping to the east of Nupend to maintain the separate character of these settlement areas. The existing agricultural structures extend beyond adjacent Nupend properties into the vicinity of the West of Stonehouse development and therefore any redevelopment must provide for a strengthening of this strategic buffer to prevent visual coalescence and to retain the character of this rural hamlet. Adjacent undeveloped land should be retained to enhance the visual separation.

Suitability summary:

Although not currently policy compliant, the part of the site containing existing agricultural buildings has no overriding physical constraints or potential impacts preventing employment, community or housing uses, should the Local Plan strategy identify the need for growth in this location. However, any redevelopment must be in keeping with its rural character and context and provide for a strengthening of the strategic buffer between Nupend and Great Oldbury to prevent visual coalescence and to retain the character of this rural hamlet. Adjacent undeveloped land should be retained to enhance the visual separation.

Is the site suitable? Future potential

Availability

Availability summary:

The site is being promoted and there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 6 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.9	Net developable area (ha): 0.85	No. of houses: 15	Proposed use: Residential, B1, B2, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, the part of the site with current agricultural structures could be redeveloped for a range of rural uses, including housing. Housing should be low density development typically comprising a rural mix of detached and terraced dwellings in keeping with a current farm complex at an average density of up to 15-20 dph, and the suggested yield if development solely for housing would be up to 15 units.

Housing yield

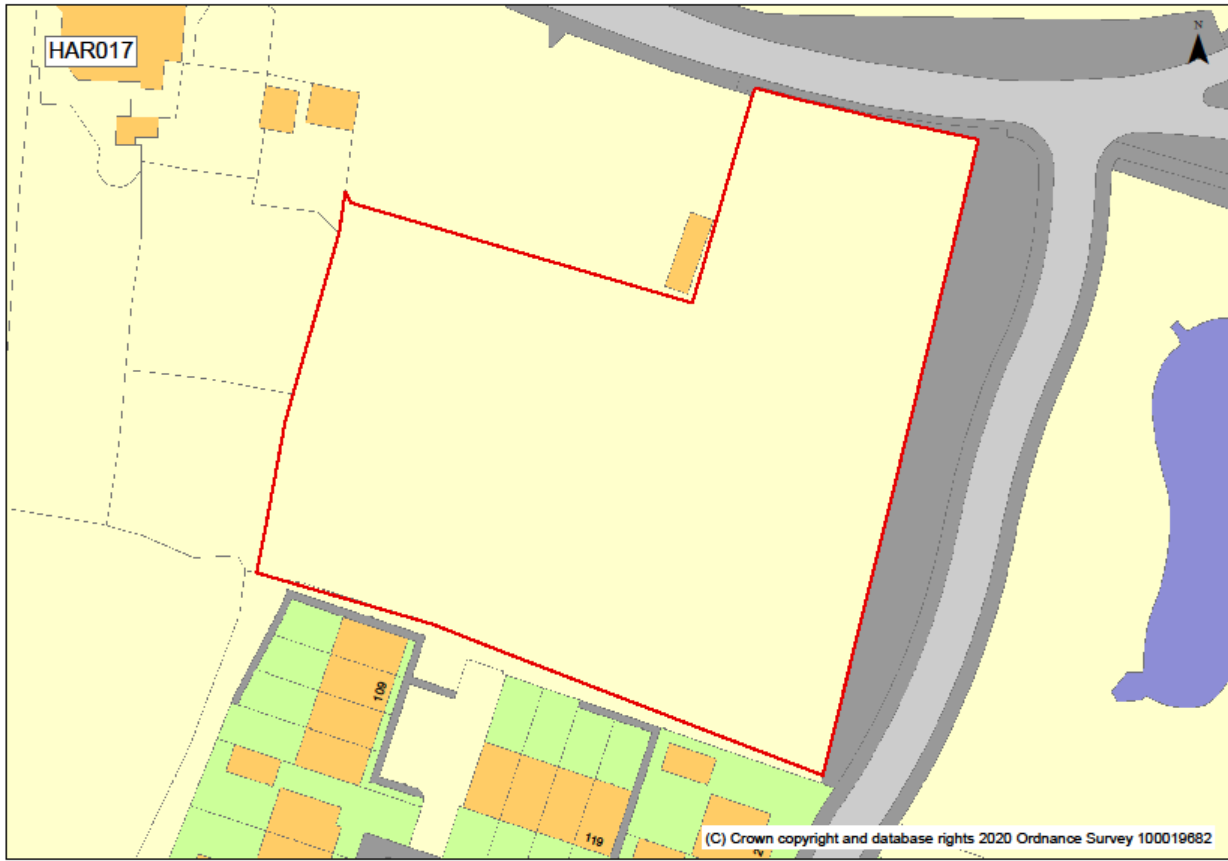
2020/21	0	2023/24	5	2026/27	0	2029/30	0	2032/33	0	2035/36	0	2038/39	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0	2039/40	0
2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0	2037/38	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2020

Site ref:	HAR017	Address: Sellars Road, Hardwicke
Site name:	Land at Sellars Road	
Parish:	Hardwicke	



Site details		Key employment land	No
Source of site	Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.49	Scheduled Ancient Monument	No
Current/past land use	Equestrian grazing paddocks. Stabling on site.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	0	Number of TPOs	0

Site Description:

Site is adjacent to The Pilot PH and its car park. The site is level and set below Gloucester Sharpness Canal embankment, upon which the pub building and garden straddles. The adjoining canal embankment slopes to the west and southwest largely comprise scrub and grass habitats. The proposed site comprises equestrian grazing paddocks and stabling with access from the public house car park. The site is enclosed by a mix of timber post and rail fencing as well as hedging interspersed with semi mature trees. There is one mature tree set within the paddocks. To the south is a modern housing estate known as Sellars Bridge. Built form massing broken up by trees/hedging. To the east, adjoining the site is a landscape strip bisected by the estate access road. Beyond this is a significant SuDS feature set within open space. To the north is hedging and landscaping buffer to housing beyond.

2020 Site Assessment for site HAR017

Suitability

Accessibility score:

Physical constraints:

The site is level. There are no known ground contamination or land stability issues. Estate distributor roads are accessed off adjacent roundabout. Foot and cycle access to nearby facilities at Hardwicke and to Gloucester City from towpath. Bus stop nearby.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site. The site was not subject to the Council's Landscape Sensitivity Assessment. The site, together with the adjacent attenuation pond at Bridge Keeper's Way, does provide currently a green, open transition between the Gloucester and Sharpness Canal and rural areas to the west and the urban edge of Hardwicke/Quedgeley, although it is acknowledged that it is not particularly visible in the wider landscape. The adjacent PH and bridge are a prominent public vantage point and gateway to the urban area from the west.

Suitability summary:

Although not currently policy compliant, the site has no known physical constraints and may have future potential subject to a sensitive layout for housing or community uses, retaining some openness to provide a transition between the urban area and the rural setting of the Canal, should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The planning consultant confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 9 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.49	Net developable area (ha): 0.45	No. of houses: 15	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development at an average density of about 30 dph, and the suggested yield is up to 15 units.

Housing yield

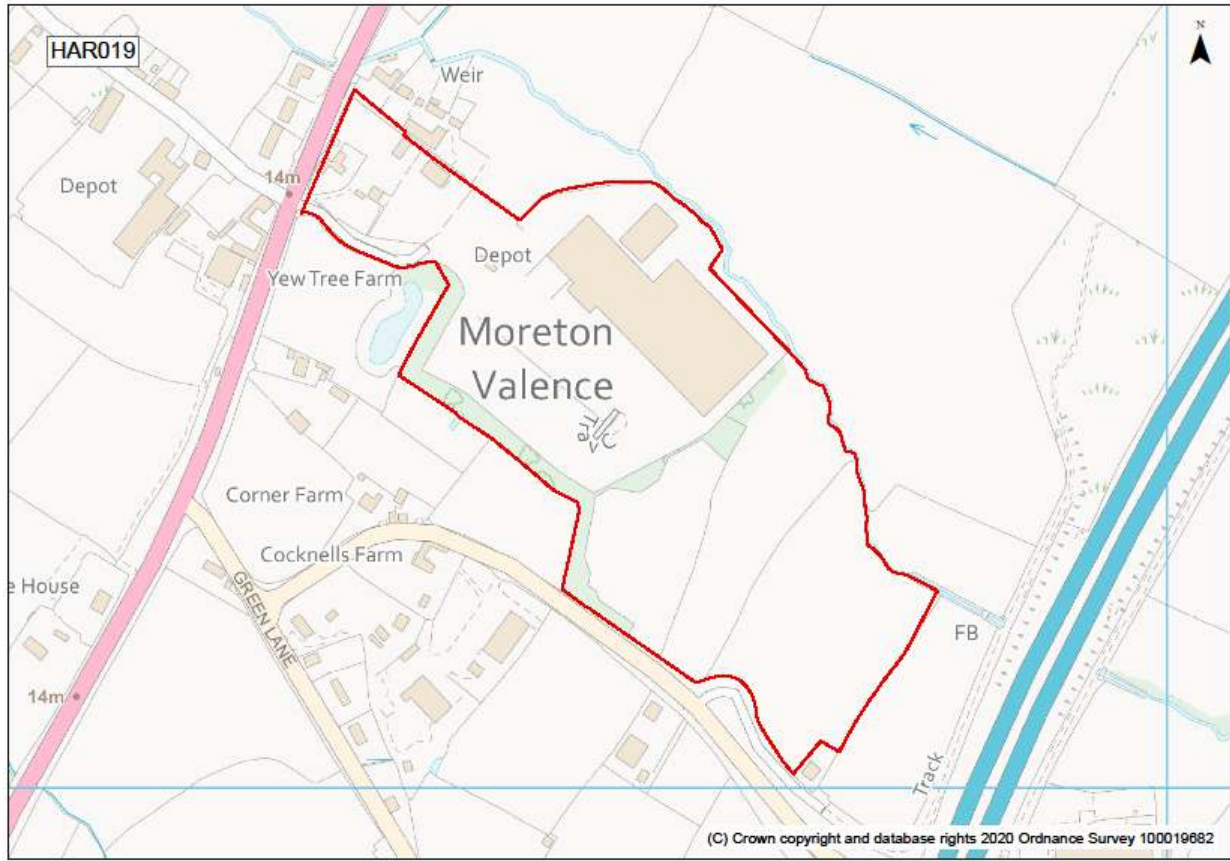
2020/21	0	2023/24	7	2026/27	0	2029/30	0	2032/33	0	2035/36	0	2038/39	0
2021/22	0	2024/25	8	2027/28	0	2030/31	0	2033/34	0	2036/37	0	2039/40	0
2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0	2037/38	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2020

Site ref:	HAR019	Address: Bristol Road, Moreton Valence, Gloucester GL2 7ND
Site name:	CM Downton Ltd	
Parish:	Whitminster	



Site details		Key employment land	No
Source of site	Draft Plan consultation	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	10.12	Scheduled Ancient Monument	No
Current/past land use	Agriculture & employment with distribution and storage depot for lorry based transport with range of ancillary uses.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Other location	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	35.35% Zone 2, 26.43% Zone 3
Listed building	0	Number of TPOs	0

Site Description:

The haulage site is well screened with mature landscaping and trees. Layered views particularly on east side. Grass paddock, orchard and farmhouse give impression of farm use from A38. Company advertising hoardings indicate commercial use. Set within predominantly open flat countryside which comprises agricultural fields with sporadic farmsteads and occasional houses. Wide access onto A38 leads back to large scale depot buildings and extensive parking areas enclosed by landscaping and green metal security fencing. Smaller sheds act as ancillary uses such as lorry workshops and equipment stores. Some open pallet storage. Further to east are agricultural grazing paddocks enclosed by traditional hedgerows, interspersed by mature trees which provide layered view screening. Farm adjacent to M5 motorway (slightly elevated) with Standish Lane over it.

2020 Site Assessment for site HAR019

Suitability

Accessibility score:

Physical constraints:

Land adjoins a watercourse and is low lying. There is potential for some ground contamination issues. A gas pipeline crosses the site north to south next to PROW. Good access from A38. Adjacent to site are two bus stops with off road laybys and regular bus service frequency.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is some limited potential to develop this site for employment use with sensitivity to the landscape character and the need to avoid harm to designated heritage assets. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. The site was not assessed as part of the Council's Landscape Sensitivity Assessment. Landscape character comprises established, old, rich rural lowland with some woodlands and mature hedgerow trees and occasional orchards. Locality traversed by M5, Gloucester Sharpness Canal and A38. Key priorities in area are to encourage management of existing hedgerows, hedgerow trees and small farm woodlands. There is an identified need to control sporadic development along major routes. The sensitivity of the site relates to the rural context, which could be degraded through conspicuous or densely massed development. Any further development will require sensitivity with strengthened landscape buffers.

Suitability summary:

The site may not be suitable for significant additional employment development because of the relatively remote location relative to existing established settlements with services and facilities and the established rural character. However, there may be future potential to consider some limited additional and sensitively designed employment development should the Local Plan strategy identify the need for growth in this location along the A38 accessible by public transport.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for employment development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield industrial

Is the site achievable?: Reasonable Prospect in future

Development potential

Net site area (ha): 0.8	Net developable area (ha): 0.75	No. of houses: 0	Proposed use: B1, B2, B8,
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Development potential summary:

Taking account of the character of the site and its surroundings, part of this site could be developed for medium density sensitive employment development typically comprising a mix of single storey/two/three storey offices, light industrial and warehousing units, set within a well landscaped buffered area with trees and retaining field settings and layered views from the east.

Housing yield

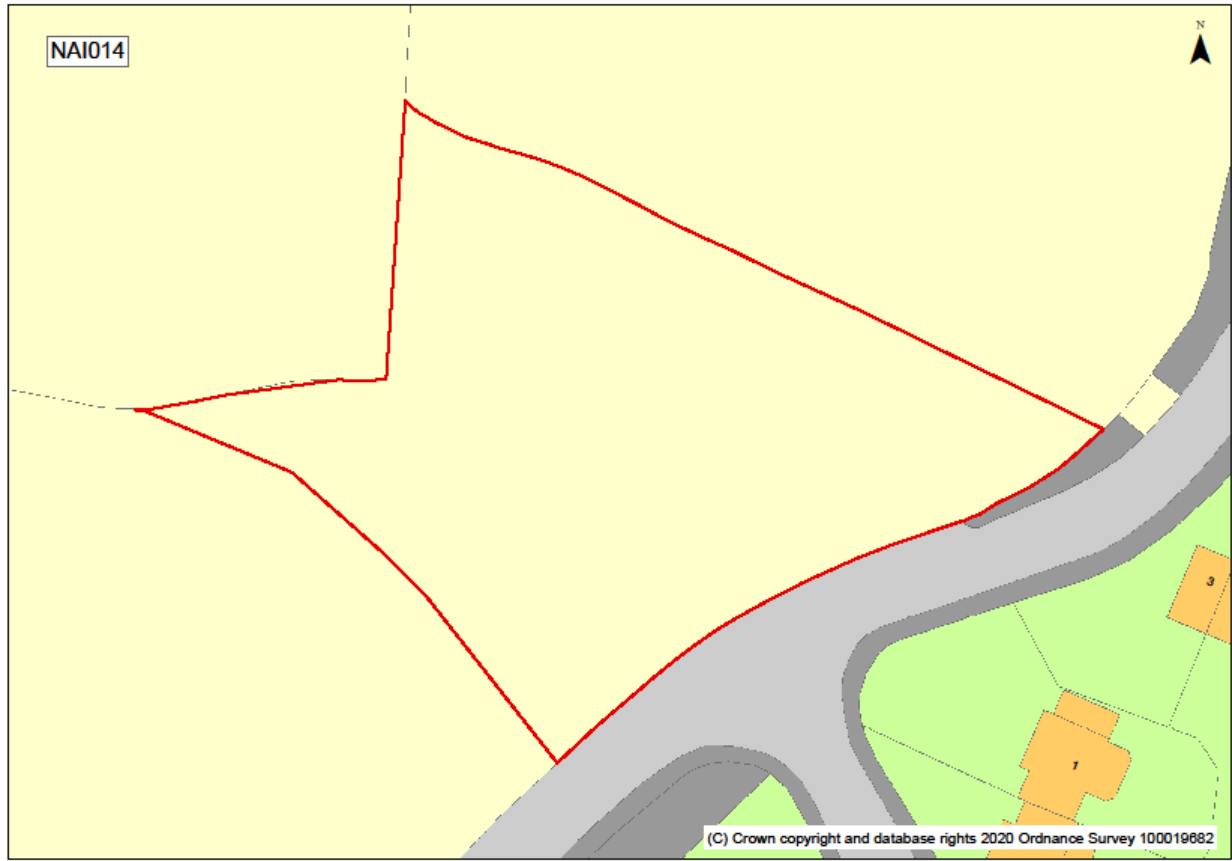
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0	2038/39	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0	2039/40	0
2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0	2037/38	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2020

Site ref:	NAI014	Address: Forest Green, Nailsworth
Site name:	Additional land off Nortonwood	
Parish:	Nailsworth	



Site details		Key employment land	No
Source of site	Draft Plan consultation	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.24	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	92.99	Flood risk zone	Not within a Flood Zone
Listed building	0	Number of TPOs	0

Site Description:

A small gently sloping greenfield site, located on the western outskirts of Nailsworth. Part of a larger field. Bounded to the south by residential and recreation ground to the north. Mature trees and hedge along northern boundary. Wire fencing and hedge along southern boundary.

2020 Site Assessment for site NAI014

Suitability

Accessibility score:

Physical constraints:

There are no known physical constraints that would prevent development of this site. There are no known ground contamination or land stability issues. The site adjoins Nympsfield with good access to services and facilities in Nailsworth Town Centre by bus or public footpath. There are bus stops on Nympsfield Road.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as medium sensitivity to housing and high sensitivity to employment uses. The sensitivity of this area lies in its open farmland on elevated rolling slopes and valley sides which are widely visible. Its value lies in its designation as part of the Cotswolds AONB, the presence of a listed farm building and the proximity of Ancient Woodland/SSSIs. The area to the north of the Nympsfield Road has a coherent field pattern. This site is the one field abutting the settlement edge adjacent to the junction of Nympsfield Road and Nortonwood, where the landform is less steep but then rises steeply to contain this small area visually, along with outgrown hedges. Carefully designed housing development here would not detract from the quality or character of the AONB.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing development. The site is the remaining part of a field previously submitted as SALA ref. NAI012 and assessed as having future potential. The site is fully enclosed to the north by mature hedging and subject to a sensitive design and layout to minimise the impact on the quality and character of the AONB, the site has potential to be incorporated into wider development across NAI012 should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 16 - Rural East

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.24	Net developable area (ha): 0.23	No. of houses: 6	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low-medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 20-25 dph, and the suggested yield is around 6 units.

Housing yield

2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0	2038/39	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0	2039/40	0
2022/23	0	2025/26	6	2028/29	0	2031/32	0	2034/35	0	2037/38	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2020

Site ref:	WHI012	Address: Land south of Hyde Lane, Whitminster
Site name:	Land south of Hyde Lane	
Parish:	Whitminster	



Site details		Key employment land	No
Source of site	Draft Plan consultation	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.94	Scheduled Ancient Monument	No
Current/past land use	Overgrown scrub, remnant orchard	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	0	Number of TPOs	0

Site Description:

Overgrown scrub (possible remnant orchard) on the northern edge of Whitminster, bounded by Hyde Lane to the north with a mature hedgerow. The site encircles a red brick property accessed via Hyde Lane, and is bounded by two further properties on the north west edge. To the south lies an open field which is crossed by a public footpath, beyond which lies the current built edge, and settlement development limit, of Whitminster.

2020 Site Assessment for site WHI012

Suitability

Accessibility score:

Physical constraints:

The site is relatively level; there are no known ground contamination or land stability issues; there are several mature self seeded trees on the site; the main physical constraint is access via a narrow lane; if this can be resolved there is reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site lies within a larger landscape parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to Housing use and High sensitivity to Employment use. The sensitivity of the area lies in its location on the slopes of the low ridge and its contribution to the rural setting of the settlement with the trees, scrub and hedgerows contributing to integrating the built form of the settlement, as well as the traditional, incremental settlement form along the lanes to the North. Housing and community use could be appropriate providing strong field boundary and best of the trees are retained to break up any development, and any potential visual impacts are mitigated.

Suitability summary:

Although not currently policy compliant, there may be some potential for housing or community uses in the future which would be reliant on the inclusion of SALA site WHI008 as submitted in 2017, without which the site as submitted does not have a suitable or viable access.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/ agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.73	Net developable area (ha): 0.8	No. of houses: 20	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low/medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25 dph, and the suggested yield is 20 units.

Housing yield

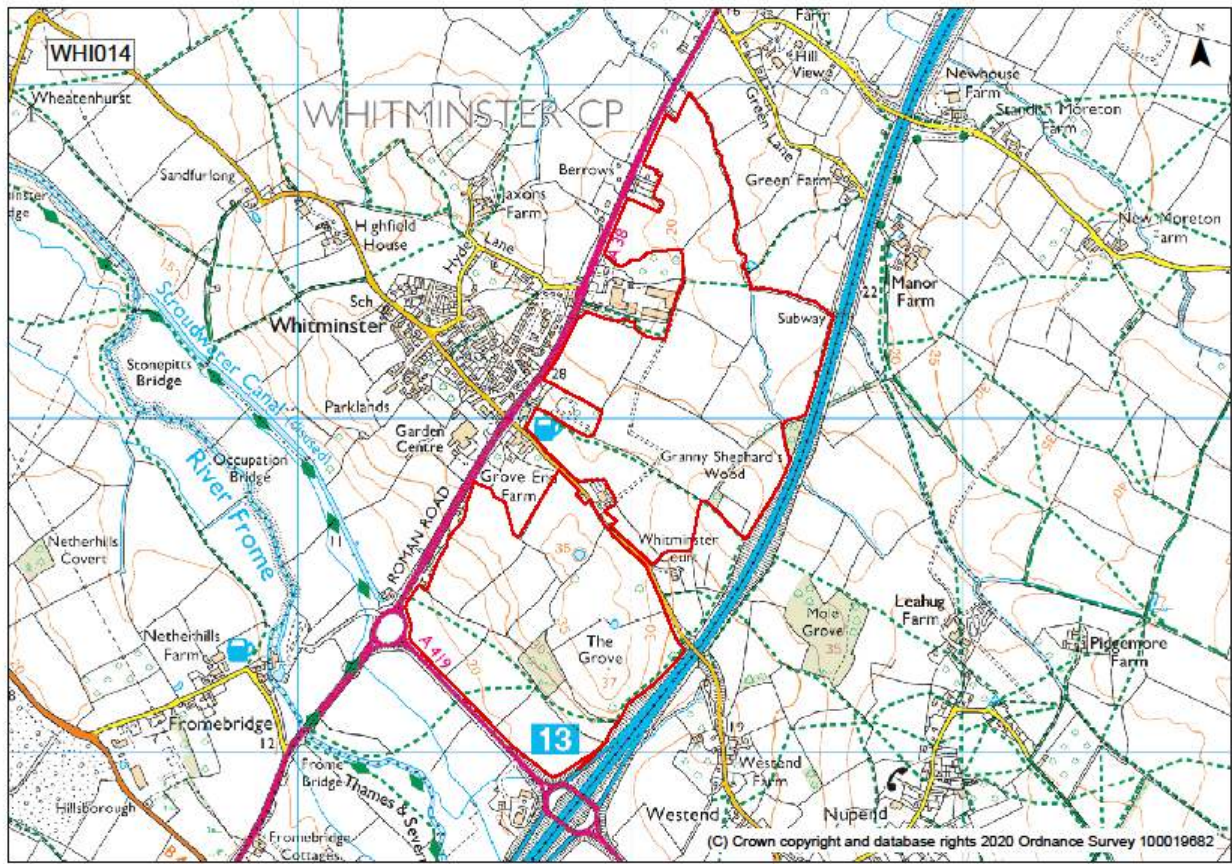
2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0	2038/39	0
2021/22	0	2024/25	10	2027/28	0	2030/31	0	2033/34	0	2036/37	0	2039/40	0
2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0	2037/38	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2020

Site ref:	WHI014	Address: Land south and north of Grove Lane, Whitminster
Site name:	Land at Grove End Farm	
Parish:	Whitminster	



Site details		Key employment land	No
Source of site	Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	104.61	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy		RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	0	Number of TPOs	0

Site Description:

An extensive site consisting of hedge bound grazing fields. The A38 runs along the north western boundary, whilst the south eastern edge is bounded by the M5, and the A419 along the south western boundary. Grove Lane runs through the site from north west to south east, whilst to the north lies further fields, with Green Lane beyond.

The land slopes gently downwards to the north, and affords views to the east towards the Cotswold escarpment. Several footpaths cross the site from west to east, those being EWH13 to the north, EWH15 to the middle, and EWH16 and 17 to the south. To the south of Grove Lane the land rises up from the eastern corner, above the M5 motorway before sloping gently westwards to the A419 roundabout junction with the A38. The eastern half of the site has a parkland feel, characterised by specimen trees, woodland and hedged boundaries. The flatter south western part of the site is used as pony paddocks. Access is from the A38.

2020 Site Assessment for site WHI014

Suitability

Accessibility score:

Physical constraints:

There are no known ground contamination or land stability issues. There are gas mains crossing the site. The site includes gently sloping land. The site is traversed by several public footpaths. A small watercourse traverses the north west corner of the site. Proximity to the M5 and A38 may result in noise and visual amenity issues which would require mitigation. The site adjoins Whitminster with reasonable access to wider services and facilities at Stonehouse, Stroud and Gloucester available via bus services using the A38/A419.

Potential impact summary:

South of Grove Lane: Some impact on heritage interest. The site contributes to the open rural landscape setting of the conservation area and to the historic context and significance of the canal: part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, separated by open space. The impact on the setting and significance of the conservation area and on the setting of the future canal channel here could preclude development on the land closest to the A419. North of Grove Lane: Some impact on heritage interest. There is considerable scope for development that would avoid any significant heritage impacts, subject to the layout, massing, scale and design. The impact on the setting and locational significance of the listed Old Forge could be minimal, and it should also be possible to mitigate impacts on the legibility of the historic settlement pattern and any significant historic landscape features through careful and holistic masterplanning across this large site.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The western portion of the site was assessed as high/medium sensitivity to residential and medium sensitivity to employment development, as part of the Landscape Sensitivity Assessment in the context of providing a setting to Whitminster. The northern section of the site is visible when travelling south along the A38 and development would have the potential to impact on both views across the open countryside towards the Cotswold escarpment, and on the general open character of the landscape on the approach to Whitminster. Any development would need to take these factors into account. The sensitivity of the area below Grove Lane lies in its location on the top and slopes of a low ridge and therefore, its visibility to the north-east and south-west, its separation from the settlement by the A38 and its contribution to the rural setting of the settlement to the south-east including the public right of way, hedgerows and some trees. Expanding housing development across the A38 would be potentially visible over a wider landscape. Employment development could be noticeable on the ridge top and more prominent on the sides, but may respond more appropriately to the adjacent land uses than housing. A more recent strategic landscape appraisal of the area as part of The Assessment of Strategic Development Opportunities on Parts of Gloucestershire, has identified the area as having a medium sensitivity for development in the region of 500-1500 homes and medium-high sensitivity for development in the region of 1500-5000 homes. This study highlighted that the area is overlooked from the adjacent escarpment within the Cotswolds AONB to the east.

Suitability summary:

The site is not currently policy compliant, but has the potential to provide residential, employment and community open space in the form of a well considered extension to Whitminster. Any future development would need to strongly consider the visual impact both to and from the Cotswolds AONB, as well as the visual impact when approaching along the A38. Coherency with the existing built up area of Whitminster would also need consideration given the effect the A38 would have in dissecting the settlement. Other constraints needing to be overcome would be noise and visual amenity issues due to proximity to the M5 and A38 and heritage impacts relating to the proximity to the Stroudwater canal and Industrial Heritage Conservation Area.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 103.1	Net developable area (ha): 56.7	No. of houses: 2250	Proposed use: Residential, B1, B2, B8, Retail, Community, Sports and Leisure,
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Development potential summary:

There may be future potential for a modest housing and employment extension to Whitminster or a planned and comprehensive growth point development including housing, local centre incorporating retail and community facilities and employment, together with the creation of open spaces and landscaped buffers with the M5 and A38/A419. Detailed masterplanning of the site would be required, but at this stage it is noted that the site is being promoted for up to 2,250 dwellings, 18.3 hectares of employment land, a local centre, school and green infrastructure.

Housing yield

2020/21	0	2023/24	0	2026/27	150	2029/30	150	2032/33	150	2035/36	150	2038/39	150
2021/22	0	2024/25	50	2027/28	150	2030/31	150	2033/34	150	2036/37	150	2039/40	150
2022/23	0	2025/26	100	2028/29	150	2031/32	150	2034/35	150	2037/38	150		

Conclusion

Development status: Future Potential