



**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 TO THE WEST OF WALNUT TREE HOUSE,
MIDDLEYARD**

On behalf of:



Date: January 2019

Ref: AP/P/R-025

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1. INTRODUCTION

1.1 This representation has been prepared by Plan-A Planning and Development Ltd on behalf of [REDACTED] in respect of the Stroud District Council Local Plan Review 2018.

1.2 This submission includes comments in respect of the development potential of two parcels of land adjacent to the property Walnut Tree House in Middleyard, owned by [REDACTED].

2. SITE LOCATION AND DESCRIPTION

2.1 Middleyard is a village approximately half a mile east of Kings Stanley. Walnut Tree House is located on the north-western edge of Middleyard and comprises a Grade II listed property with associated outbuildings and extensive residential curtilage. Just under 3ha of adjoining land also falls within our clients' ownership.

2.2 The site submission relates to a parcel of land which currently falls within the residential curtilage and to parts of the adjoining agricultural land. The site is bound by vegetation with minimal views in from Broad Street. There are other clear boundaries to the edge of the site separating it from other agricultural land. There is an existing access into the site from Broad Street.

2.3 The topography of the site sees the land slope gently downwards from east to west. The site is predominantly an open grassy meadow and as a result has no physical features that might constrain development.



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

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 Access and Accessibility** – There is an existing access from Broad Street into the site. Whilst works would need to take place to widen the access, 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.
- 3.3** The site has good pedestrian accessibility to the centre of King’s Stanley being with an existing pedestrian footway on the southern side of Broad Street. There are bus stops located within close proximity of the site on Broad Street, with a number of regular bus services to Gloucester and Stroud.
- 3.4 Landscape** - The site is located on the fringe of 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.
- 3.5** Whilst there are some views from higher ground into the site when viewed in the context of existing built development the proposed limited new development would have no significant adverse impact on the character of the site and wider area and would be a small extension to the current urban form.
- 3.6 Cultural and Heritage Issues** - The site is not situated within the town’s Conservation Area, which could otherwise be regarded as a constraint. However, the site’s proximity to the nearby Grade II listed Walnut Tree House is a factor that requires consideration. Given the number of potential development options available, as set out within section 4 of this report, there appears clear scope to ensure no adverse impact was caused to the significance of the heritage asset.
- 3.7 Flood Risk** – The site falls within Flood Risk Zone 1 and is not therefore liable to flooding issues.

- 3.8 **Impact on trees and ecology** – There are a limited number of trees within the site that would be affected by the development. However, the existing landscape framework could be enhanced as part of a comprehensive landscape scheme associated with site development. There is an existing hedgerow along the perimeter of the site that does not appear to have ecological value but would help to screen the properties.
- 3.9 **Loss of agricultural land** - The site is greenfield and is used as a meadow. The site is maintained by the current owners but is not actively used for agricultural purposes (other than for an annual hay crop) nor does it form part of an agricultural holding. It is considered that there would be little or no risk of contamination for future land uses.
- 3.10 **Archaeology** - To our knowledge, no archaeological studies have been carried out at the site to date. Nothing is detectable 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. The site’s archaeological potential could be confirmed via an archaeological assessment prior to the submission of any planning application.
- 3.11 **Public Right of Way** - The Cotswold Way runs to the north and north-east of the site and offers some localised views into the site. However, the proposal options (Section 4) include the provision of new recreational land to be made available to the public.

4. THE PROPOSALS

- 4.1 The extent of our clients’ landholding allows for a number of different development options, as follows:-
- Option 1: Subdivision of our clients’ landholding into 5 separate parcels, as shown in Appendix 1. The two parcels fronting the highway would suit new low-density residential development comprising both an individual single plot and a separate row of 6-8 detached dwellings. The remainder of the land would be kept free of development with part given over to public recreational use associated with the adjacent Cotswold Way.

- Option 2: Subdivision of our clients' land into four parcels, as shown in Appendix 2. Similar to Option 1 but excluding the individual single development plot forming part of the curtilage to Walnut Tree House.
- Option 3: As per Option 1 but with the replacement of the proposed amenity land by affordable housing linked back to the market housing development fronting onto the road, as shown in Appendix 3.

5. CONCLUSION

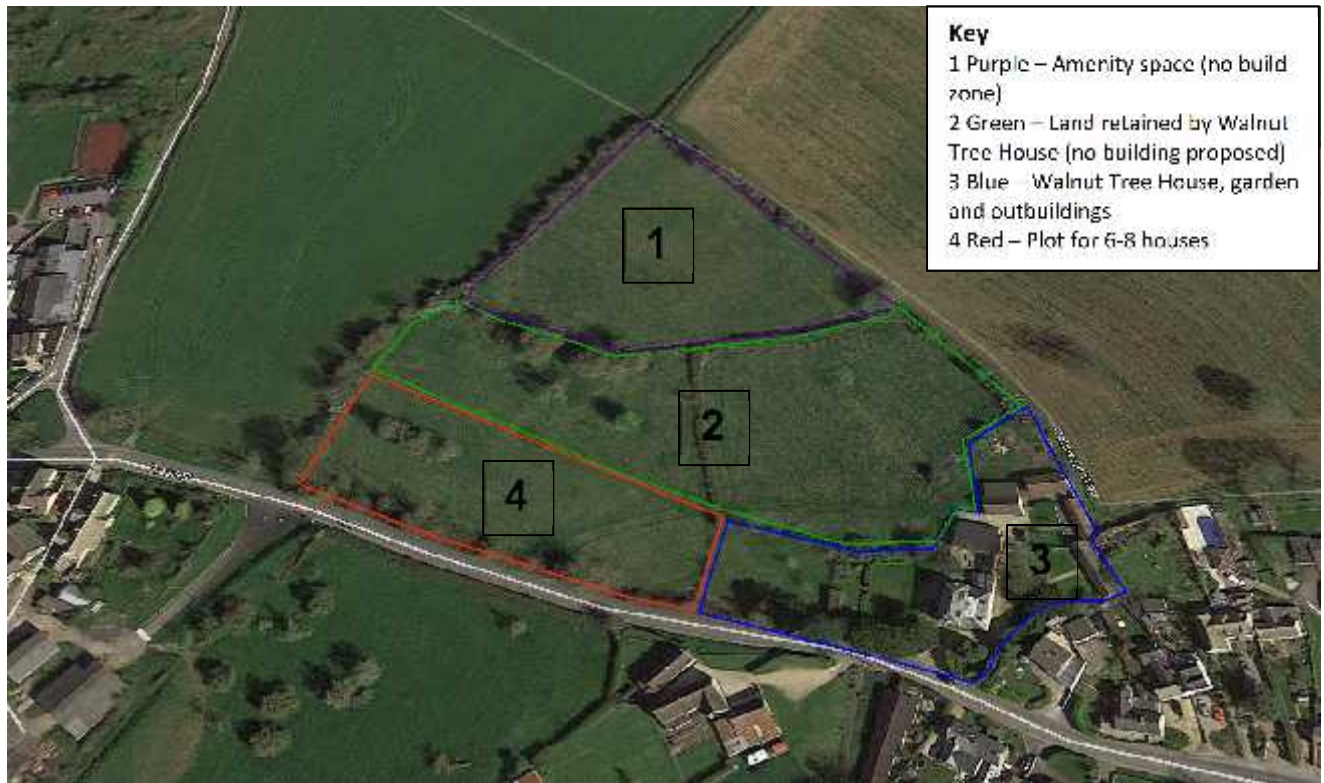
5.1 Based on our analysis of the site's characteristics and location, we believe that there is a sound basis for promoting some form of residential development at the site. The quantum of development and the form it might take should be the subject of further discussions with the District and Parish Councils. The purpose of this report is simply to raise awareness of the availability of this site during the consultation stage of the emerging Development Plan, such that it can be considered for potential inclusion as an allocated site in the Local Plan.

5.2 There are compelling reasons for allocating additional land for new homes to support the vitality and long term viability of both Middleyard and Kings Stanley. Accordingly, we would strongly urge the District Council to consider this site, which could make a modest contribution towards the District's Housing Land Supply. Overall, development of this site could bring about a number of wider public benefits including the provision of new recreational amenity land or affordable housing, and is readily available.

APPENDIX 1 - Option 1 for the site



APPENDIX 2 - Option 2 for the site



APPENDIX 3 - Option 3 for the site

