

# **EXAMINATION OF THE STROUD DISTRICT LOCAL PLAN REVIEW**

## **REPRESENTATIONS IN RESPECT OF THE INSPECTORS' MATTERS ISSUES AND QUESTIONS 19 & 20**

**In connection with Local Sites Allocations Policy PS05 and Safeguarded Land PS05a**

**On behalf of the owner of Tobacconist Farm, Tobacconist Road, Minchinhampton, Stroud, Gloucestershire**

DK Planning & Development Limited is instructed by the owner of Tobacconist Farm, Tobacconist Road, Minchinhampton to respond to the Inspectors' Matters, Issues and Questions numbers 19 and 20 in a manner that is helpful to the Inspectors.

We will not respond to all of the matters and issues raised within Questions 19 and 20. Instead, we will concentrate on those where our input can provide additional and useful information that can be read alongside similar information being sought and provided by others.

Our main focus will be on the following questions:

Local Sites Allocations Policy PS05 East of Tobacconist Road

- Question 19. h – Site access, traffic, accessibility to local services and public transport

Safeguarded Land PS05a East of Tobacconist Road

- Question 20. b – AONB
- Question 20. d – Relationship of the site to the adjacent PS05 site allocation

To provide the specialist input necessary to answer the various questions, we have instructed MHP Design, Chartered Landscape Architects, to advise on landscape/AONB matters and Savoy Consulting, Transport Consultants, to provide a commentary on transport matters. MHP Design have produced a Landscape Statement and Savoy Consulting has produced a written note to provide the relevant technical evidence and their professional opinion. The statement and note form appendices to this Statement which provides, inter alia, a summary of the specialist advice, along with a planning conclusion in respect of each matter, and an unrelated response to the question of the relationship of safeguarded land PS05a to Local Sites Allocations Policy PS05.

We trust the format of this Statement conforms to the expectations for written statements as set out in the Inspectors' Guidance Note.

### **Question 19. h**

The attached note prepared by Savoy Consulting provides the technical evidence and views of a specialist transport consultant.

Following a review of local amenities in Minchinhampton and their accessibility by cycle and on foot via Tobacconist Road, Savoy Consulting conclude that both sites PS05 and PS05a are located in a sustainable location.

Similarly, following an assessment of public transport provision in Minchinhampton, Savoy Consulting conclude that the provision is appropriate to support further residential development.

Savoy Consulting confirm that an additional 80 dwellings in Minchinhampton will not have a detrimental impact on the operation of the local highway network.

Savoy Consulting consider The Bulwarks meets the necessary highway standards for an 'Informal Street' – the street type necessary to serve a residential development of 80 dwellings.

However, Farm Close exhibits the characteristics of what is known as 'Courtyard Parking' and is not designed to be a through thoroughfare. This is not appropriate to serve a residential development of 80 dwellings. In seeking to utilise Farm Close, it is likely that existing residents' parking will be unacceptably displaced.

The suggested vehicular access to PS05 is not appropriate for the size of development envisaged.

The potential exists for the provision of a new vehicular access to PS05a off Woefulane Bottom, via third party land, which provides an opportunity to access the wider site including PS05. Drawing DWG-01 Rev A, attached to the note prepared by Savoy Consulting, shows the possible location and junction design for an access that is capable of meeting the necessary highway design standards.

The third party land, immediately to the south of PS05a, is being promoted as part of the Stroud District Local Plan Review by SF Planning on behalf of Cape Homes Limited. The owner of Tobacconist Farm has an agreement with the owner of the third party land to provide this vehicular access.

In conclusion, the suggested vehicular access to PS05 is not appropriate, but the provision of an access off Woefulane Bottom, via PS05a, would provide an appropriate solution.

#### **Question 20. b**

We instructed MHP Design to undertake an assessment of the key landscape and visual issues associated with the development of PS05a for residential purposes. The attached Landscape Statement prepared by MHP Design provides their professional conclusion, particularly in respect of the likely impact on the AONB.

MHP Design note that PS05a lies adjacent to the settlement edge of Minchinhampton, bordered to the west by existing residential development and partly enclosed to the north and south by more distant and relatively recent residential development. A tree belt exists along and just inside the eastern boundary. The site accommodates various buildings and structures arising from its use as a smallholding and as a campsite.

There is limited intervisibility between PS05a and land to the east. There are views into PS05a from PS05 and partly filtered views from Woefulane Bottom.

Development of PS05a would result in some loss of openness on the site, but the realisation of these effects is limited to the site and from public locations on land to the north and south. From here, any change is weighed against the existing settled character and its obvious relationship with the settlement edge. The potential magnitude of change in the wider context is more limited.

New planting and restoration can extend the surrounding green infrastructure which would assist in reducing potential visual effects on both local and longer distance views. The

retention of a green character to the site would likely assist in conserving the settled rural character of the landscape in this location.

PS05a has capacity in landscape terms to accommodate new residential development, with visual and landscape effects limited in part, and able to be mitigated and contained in part by new landscape features. Development affords an opportunity to enhance the settlement edge, with new landscape features, and residential built form purposefully designed to provide an appropriate transition between the settlement and the wider countryside beyond the site.

In conclusion, residential development proposals could be accommodated without causing an unacceptable level of harm to the landscape. Overall, some visual effects would arise from the expansion of new settlement features into the site. However, these would be contained and limited and would not affect the wider setting or character of the AONB.

#### **Question 20. d**

In 2014, Archstone (the promoters of PS05) negotiated a six-year development option with the owner of Tobacconist Farm (PS05a). The option created a strategic development site that combined PS05 and PS05a into a single site that was promoted through earlier iterations of the Stroud District Local Plan Review. The combined site was included in the Stroud District Local Plan Review Draft Plan 2019 to accommodate up to 80 dwellings, community building and associated open space uses and strategic landscaping.

The inclusion of PS05a in the larger site was, inter alia, to enable appropriate access to the overall site. This was due to the recognition of the restrictive nature of the vehicular access available via The Bulwarks/Farm Close and also to facilitate a suitable pedestrian and cycle route into Minchinhampton. The current public footpath exits via the front gate of PS05a onto Tobacconist Road.

The option expired in December 2020 and the owner of Tobacconist Farm has not been approached by Archstone to renegotiate. In the absence of an option across Tobacconist Farm, PS05 was promoted in isolation which resulted in the reduced extent of the strategic site that appears in the Stroud District Local Plan Review Pre-Submission Draft Plan 2021 and the safeguarding of PS05a.

The owner of Tobacconist Farm remains willing and able to renegotiate with Archstone to facilitate a wider site allocation including all or part of the adjacent site PS05.

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February 2023

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## **EXAMINATION OF THE STROUD DISTRICT LOCAL PLAN REVIEW**

### **INSPECTORS MATTERS, ISSUES AND QUESTIONS**

#### **Introduction**

This technical note has been produced by Savoy Consulting, a specialist transport planning consultancy to answer certain questions the Inspectors posed in relation to the provision of local services, public transport, site access and potential traffic impact for two sites identified in the Stroud District Local Plan, namely Site PS05 East of Tobacconist Road and Safeguarded Land PS05a also East of Tobacconist Road.

#### **Local Sites Allocation Policy PS05 East of Tobacconist Road**

In the Stroud District Local Plan, it states that housing needs for the Plan period arising within the AONB at Minchinhampton will be met through modest infill development within settlement development limits and at site **PS05**, Land to the East of Tobacconist Road.

PS05, land east of Tobacconist Road, is identified on the policies map, as a possible allocation for a development comprising up to 80 dwellings and associated community and open space uses and strategic landscaping.

Issues to address for this particular site include incorporating the existing Public Right of Way within landscaped open space and producing a masterplan, to be approved by the District Council, detailing the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

In the draft Local Plan, it states that vehicular access will be from Farm Close via The Bulwarks and pedestrian and cycle access only will be from Tobacconist Road.

#### **Local Amenities**

The provision of local amenities in Minchinhampton is set out in the table below. The distances to these amenities have been measured from the potential pedestrian and cyclist access on Tobacconist Road.

TYPE OF AMENITY NAME	DISTANCE FROM SITE	JOURNEY TIME ON FOOT	JOURNEY TIME BY BICYCLE
Boots Pharmacy	400 m	5 mins	1 min
Minchinhampton Post Office	400 m	5 mins	1 min
M&B Stores	400 m	5 mins	1 min
Minchinhampton CofE Primary School	500 m	6 mins	1 min
Minchinhampton Surgery	600 m	7 mins	2 mins
Minchinhampton Library	600 m	7 mins	2 mins
Morrisons, Nailsworth	7.5 kms	-	28 mins
Nailsworth Dental Practice	7.6 kms	-	29 mins
Thomas Keble Secondary School, Stroud	8.8 kms	-	-
Cirencester 6 <sup>th</sup> Form College	15 kms	-	-

The conclusion of this work is that both sites PS05 and PS05a can be seen as being located in a sustainable location.

### Public Transport Provision

An analysis of public transport provision has been undertaken in Minchinhampton and the results are set out in the table below.

Route No and Operator	Details	Monday-Friday	Saturday	Sunday
69	Stroud-Minchinhampton-Old Sodbury	0624;0820;1024;1121;1421;1644;1751	1020;1119;1419;1639;1749	No service
Cheltenham Community Transport	Stroud Shopper	Thursday	-	-
Cotswold Green	Nailsworth-Cirencester	School Holiday days	-	-
Cotswold Green	Tetbury-Cirencester	School Holiday days	-	-

Source: [Bustimes.org](http://Bustimes.org)

As can be seen from the analysis above public transport provision in Minchinhampton is solely by means of the provision of bus services. The nearest railway station is at Stroud.

In the opinion of Savoy Consulting, taking all matters into consideration in terms of the population of Minchinhampton, the distance needing to be travelled to reach nearby market towns and catchment areas for the bus services, public transport provision is considered appropriate to support further residential development in Minchinhampton.

### Site Access Provision

It is necessary to consider vehicular access provision to site PS05 and PS05a.

In the draft Local Plan, it states that vehicular access to PS05 would be from Farm Close. Farm Close is an extension of The Bulwarks. Both roads are recently constructed roads designed to current highway design standards appropriate for modest developments.

For any new development to be considered safe for all road users, including pedestrians and cyclists, new roads must be designed and constructed to accord with the document 'Manual for Gloucestershire Streets.'

In this document various street character types are described. Having examined the various street types, Savoy Consulting has come to the conclusion that for a development of 80 dwellings, the most appropriate street type would be an 'Informal Street'.

To conform with the standards for an informal street, any new roads to serve 80 new dwellings would have to have a carriageway width of between 4.5 metres and 5.5 metres with two metre footways on either side of the carriageway. Any road used to access any new residential development, in this case Farm Close and The Bulwarks, must also comply with these standards.

Examining the existing road network Savoy Consulting is satisfied that The Bulwarks meets relevant highway design standards. However, the same cannot be said for Farm Close. In the opinion of Savoy Consulting, Farm Close exhibits the characteristics of what is known by the highway authority as 'Courtyard Parking'.

Courtyard parking areas are the lowest classification of street types identified by Gloucestershire County Council and are not designed as a through thoroughfare to serve large developments.

Questions must also be asked as to whether there is sufficient space to provide an informal street through this courtyard parking area without losing residents' parking and affecting the amenity of existing residents living in Farm Close.

It is most likely that third party land would also be needed for the new road construction and having to acquire third party land brings into question whether this site can be reasonably brought forward with any degree of confidence within the Local Plan period.

The situation is different for site PS05a. Our client has an agreement in place that a new access road could be constructed across land east of Tobacconist Road with a new junction being formed on to Woefulthane Bottom. A plan showing the form of the new junction is attached to this note. It can be confirmed that the junction design complies with highway authority standards.

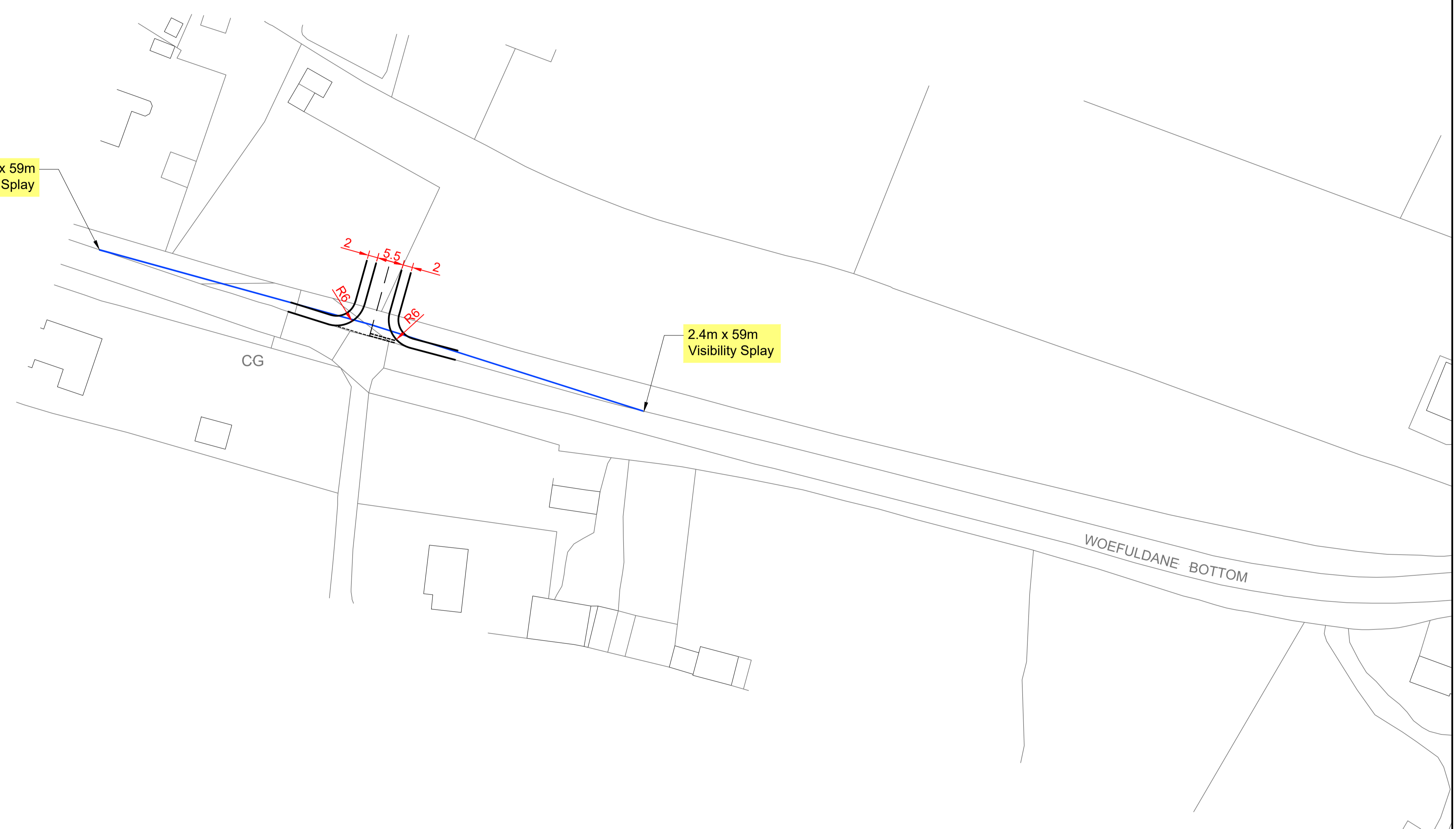
### **Potential Traffic Impact**

Savoy Consulting has visited Minchinhampton in the peak hour periods. Traffic flows are very modest in the village and on the surrounding road network.

For a development of 80 dwellings a peak hour traffic flow in the order of 50 two-way trips could be expected. Although for a development of 80 dwellings the highway authority would expect to see a full transport assessment prepared, including junction analysis where appropriate. Savoy Consulting is entirely satisfied that 80 dwellings in Minchinhampton would not have detrimental impact on the operation of the local highway network.



2.4m x 59m  
Visibility Splay



2.4m x 59m  
Visibility Splay

General Notes		
Rev	Issue Comment	Date



Client

Architect

Project  
**Minchinhampton**

Drawing Title  
**West Site Access Design**

Drawing Number  
**DWG-01 Rev A**

Scale & Sheet Size  
**1:500 @ A1**

# Tobacconist Farm, Minchinhampton

Landscape Statement

February 2023

MHP DESIGN LTD – CHARTERED LANDSCAPE ARCHITECTS - MASTERPLANNERS - ARBORICULTURALISTS



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MHP Project number:	21290
Project name:	Tobacconist Farm, Minchinhampton
Client:	DK Planning & Development Ltd
Issue number:	V2
Date:	Feb 2023
Author:	DB
Checked:	

# 1 INTRODUCTION

1.1.1 MHP Design Ltd are Chartered Landscape Architects and a registered practice of the Landscape Institute. MHP have been appointed on behalf of DK Planning & Development Ltd to undertake a Landscape Statement identifying the key landscape and visual issues in respect of land at Tobacconist Farm, Minchinhampton.

## 1.2 Location

1.2.1 The site is located on the eastern edge of the Village of Minchinhampton, on a rectangular area of land. The site lies immediately east of Tobacconist Road, and north of Woefuldane Bottom road, separated by a narrow field and tree belt.

## 1.3 The Study Site

1.3.1 The site is formed of 3 smaller parcels, partially disturbed, in use as a small holding with a number of buildings and open land; and in part as a campsite with a toilet block, and with tents and caravans, as well as a section of open field. The site is divided by fences, with an access track from Tobacconist Road to the west subdividing part of the site. The site has a relatively open boundary, with sections of gappy hedgerow and a small number of trees. The site lies adjacent to the settlement edge of Minchinhampton, enclosed in part by residential properties to the west off Tobacconist Road, and further north from Farm Close. South of the site, beyond Woefuldane Bottom there is scattered development alongside the road. Immediately adjoining the northern study site boundary lies a parcel of land, allocated for a development comprising 80 dwellings, currently formed of a number of fields. The eastern boundary of the site is well-tree'd, providing a degree of visual separation from the wider rural landscape further east. The site is referred to as Land PS05a, and is safeguarded as part of the Stroud District Council Local Plan Review, presubmission Draft.

1.3.2 This statement considers the likely landscape and visual matters arising, pertinent to a residential development on land parcel PS05a, south of allocated site PS05.

## 2 LANDSCAPE CONTEXT

### 2.1 National Character Area - NCA107 Cotswolds:

2.1.1 The site is located within the National Character area 107 Cotswolds, as shown on the Natural England National Character Area Map. Key characteristics of the Cotswolds character area relevant to the study site are as follows:

- Open and expansive scarp and high wold dipping gently to the southeast, dissected by river valleys;
- Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland;
- Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.
- Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope;
- The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures;

2.1.2 The NCA 107 includes guidance within the Statements of Environmental Opportunity:

- Identifying key views into and out of the Cotswolds. Using this to mitigate development in or around these key views which could otherwise be intrusive and increase disturbance. Where new development is appropriate, ensuring that it is integrated into and informed by the existing high quality and distinctive landscapes, increasing the area and networks of semi-natural habitats and avoiding light pollution in areas below the scarp;
- Maintaining, enhancing and restoring drystone walls, reinforcing a clear sense of place and history;
- Maintaining and reinstating hedgerow management, including laying and coppicing existing hedgerows;
- Using an understanding of the area's traditional and historical architecture, and its distinct patterns of settlement, to plan for and inspire any environmentally beneficial

new development which makes a positive contribution to local character;

- Encouraging the continued use of local stone as a building material in existing and new drystone wall field boundaries and new developments;
- Targeted planting of woodland buffers to existing woodland or new woodland copses, and regenerating and restoring existing woodland;
- Maintaining and improving the quality and expanding a network of integrated public green spaces and rights of way for biodiversity, geodiversity, recreation and health benefits;
- Ensuring that extensions to settlements, are designed to ensure their visual and functional integration with the surrounding landscape and the existing urban edge. Key views to and from settlements should be retained;
- Ensuring that new developments provide biodiversity enhancement rather than just mitigation;
- Creating sustainable urban drainage systems and surface water management plans that can create new wetland features close to urban areas and new development, becoming part of a green infrastructure network.

## 2.2 Cotswolds AONB Landscape Character Assessment:

2.2.1 The Cotswolds AONB Landscape Character Assessment identifies the site as located within the High Wold Dip Slope Local Character Type (LCT) and the 'Cotswolds High Wold Dip Slope' Local Character Area (LCA) (Area 9D) character area. The site lies in close proximity to the northern extents of the 'Nailsworth' LCA. This Cotswolds High Wold Dip Slope' character area is described as:

- Soft, gently undulating rolling landscape dissected by a series of predominantly south-east flowing rivers;
- transitional landscape displaying many of the characteristics of the neighbouring High Wold and Dip-Slope Lowland landscape character types;
- network of dry valley systems;
- large scale open arable fields with little tree cover, as well as a more complex mosaic of smaller scale arable and pasture contained within a strong framework of hedges and woodland;
- stone walls less prevalent than on the High Wold, but notable adjacent to roads and in vicinity of settlements;

- intermittent long distance views towards the high wold and across neighbouring lowlands;
- sparsely settled with intermittent isolated farmsteads and dispersed hamlets, many marking fording or bridging points;
- evidence of small scale quarrying in shallow delves, often overgrown by trees and scrub;
- grain of landscape patterns often aligned along the course of Roman roads that cross the area;
- intermittent occurrence of airfields on shallow sloping elevated landscapes;
- distinctive pattern of large estates and associated planned parkland landscape and woodland are evident across the Dip-Slope Lowland; and
- significant areas of ancient woodland, and evidence of assarting in Wychwood Forest and Cirencester Park.

The Local forces for change relevant to the site are identified as:

- Development, expansion and infilling of settlements, including residential, industrial and leisure within and onto the High Wold Dip- slope, including Bath (LCA 9B and 9C)

## **2.3 Stroud DC Development in the Cotswolds AONB Landscape Policy Assessment of Draft Allocated Sites:**

2.3.1 The study site is located within a large land parcel assessed as having a medium sensitivity to housing uses. The assessment found that:

- well-conceived housing development has the potential to provide an improved settlement edge without detracting from the character of the settlement or impinging on arable farmland.
- The existing tree line along the eastern boundary could be strengthened and extended to screen the settlement from the wider landscape.

## 2.4 Character Summary

- 2.4.1 The study site and its immediate contextual landscape reflects the broad characteristics of the National Character Area with its high wold location, and adjoining farming. The site reflects some of the features of the district landscape character type, predominantly limited to its mosaic of small scale parcels, although only partially in arable/ pastoral use, and lacking a robust framework of hedgerows. The landscape of the site and its local context comprises a mix of settled and rural features; given its edge of settlement location, with development required to respond to the character of the settlement.
- 2.4.2 Both national and local landscape policies seek to retain local distinctiveness, landscape character and visual amenity. The site is located within the Cotswolds AONB, with development of the site required to be consistent with national and local plan policies that seek development to conserve and enhance the local landscape, and scenic beauty of the AONB.

## 2.5 Landscape Considerations

- 2.5.1 The potential landscape receptors potentially sensitive to development of the study site are set out below.

<b>Landscape Sensitivity</b>			
<b>Landscape receptor</b>	<b>Susceptibility</b>	<b>Value</b>	<b>Overall sensitivity</b>
Cotswolds NCA 118	Medium	High	Medium-High
Cotswolds High Wold Dip Slope LCA	Medium	High	Medium-High
Surrounding Settlement of Minchinhampton	Medium	High	Medium-High
Wider AONB landscape	High	High	High
Study site elements	Medium	Medium	Medium-low

- 2.5.2 The site has very few natural features, with the site formed predominantly of grass and small sections of trees and hedgerow. There are a number of off-site trees that border the site along the eastern and southern boundary which provides some enclosure and screening. The site

boundary to the north and south are relatively open with a small amount of vegetation providing enclosure. A PRoW runs through a small part of the site (See Figure 1).

- 2.5.3 The study site is strongly influenced by both its edge of settlement location as well as the surrounding rural context. The immediate rural context is disturbed in part by settlement and highways with associated noise and activity. The site is bordered to the west by residential built form, as well as further north and south. The Woefeldane Bottom highway runs in close proximity south of the site. These highway and surrounding settlement features within the immediate area have a notable effect on local character and the character of the site.
- 2.5.4 There are no locally rare or unusual features on site or immediately adjoining. The open grassed areas of the site contribute to the rural character of the surrounding area, but the small holding on site, and its active use as a campsite detract from these rural features.
- 2.5.5 There is some limited built form on site, small in scale and limited to a small proportion of the site. Given the partially disturbed nature of the site and its surrounding settled context, the site is assessed as currently making a limited contribution to the district landscape character and wider scenic beauty of the Cotswolds.
- 2.5.6 Although the village sits within a wider rural landscape, the immediate context of the site is partially settled and has a number of urbanising and detractor features in close proximity to the site. The study site is more closely associated with the settlement edge of Minchinhampton, enclosed in part to the north and east by residential built form and in close proximity to the Woefeldane Bottom highway to the south. Vegetation limits intervisibility with the wider AONB landscape. Development would result in the loss of a parcel of already partially disturbed land and would form an extension of the existing established settlement, with additional built form not incongruous in this location. New tree and hedge planting will assist in anchoring the site into the immediate landscape, with a limited effect on the wider rural landscape, with development extending built form on this edge of settlement location. New soft landscaping also affords opportunities to enhance the settlement edge setting.
- 2.5.7 Development would result in the loss of openness on site which cannot be mitigated against. Maintaining areas of openness within any proposed development, when combined with new landscape features would assist with softening the character of the development, with embedded and new mitigation important elements in limiting potential harm to landscape

receptors. Development has the potential to be softened with new landscape provision in the form of new trees and site boundary treatments. The magnitude of change to the character of the site itself is assessed as likely to be high due to loss of rural characteristics and introduction of settlement features. The potential magnitude of change in the wider site context is more limited due to existing settlement features within the immediate and wider landscape. Landscape effects are therefore assessed as likely to be higher for the site itself but limited and localised beyond the site.



### 3 VISUAL ANALYSIS

3.1.1 The potential visual envelope from where views into the site may be obtained was assessed through desktop assessment with potential visual receptors identified below:

Visual receptor	Susceptibility	Value	Overall sensitivity
Users of Farm Close road to North	Medium	High	Medium – High
Residents of Farm Close road to North	High	High	High
Road users of Woeful dane Bottom from the south	Medium	Medium-High	Medium – High
Users of Tobacconist Road to the West	Medium	Medium-High	Medium – High
Residents along Tobacconist Road inc. Tobacconist Farm	High	High	High
Users of Old Rectory Field	High	High	High
Users of PRoW Minchinhampton Footpath 145 that runs through Study Site	High	High	High
Users of PRoW to the south	High	High	High

### 3.2 Visual Considerations

3.2.1 The site is relatively open in character, but screened in part in local views from the south by intervening vegetation. The site and adjoining fields are relatively well enclosed in views from the east due to the well-tree'd site boundary and field edge. Views are assessed as likely to be limited to receptors in close proximity to the site, and primarily from within a settled context or adjacent to the settlement edge. Visual receptors are likely to be limited to a small number of receptors from the north and west; with the most direct views assessed from the PRoW that traverses the site. The existing view from this PRoW where it crosses the study site field encompasses the residential edge of Minchinhampton, with proposals extending this residential edge.

- 3.2.2 Any views towards the site would likely see any proposed development set against the backdrop of the existing residential edge of Minchinhampton, in-keeping with the surrounding context. This settled context assists in limiting the likely visual effects, with proposals viewed as an extension of this edge, and not visually incongruous. There is opportunity for proposals to reflect and respond to this local surrounding settlement pattern, further assisting in assimilating proposals in local views. Intervisibility between the wider rural landscape and the study site is assessed as likely to be extremely limited, with any development enclosed by existing and proposed vegetation. Any glimpsed views would have a low degree of contrast from the existing view.
- 3.2.3 Due to intervening vegetation and built form, there is likely to be limited intervisibility between the Study site and the 'Bulwarks' Scheduled Ancient Monument to the north-west. New landscape features incorporated into new development will further assist in limiting potential visual affects arising from development. The site is located outside of the Minchinhampton Conservation Area, with intervisibility assessed as likely to be extremely limited or entirely obscured.
- 3.2.4 In its immediate context, the adjoining fields to the north are allocated for residential development (PS05), with isolated development of the study site plot PS05a set against this backdrop. If this allocation is developed, this will significantly alter the baseline conditions of the study site, with residential development enclosing the site to the north, east and in close proximity further south.
- 3.2.5 The proposals may have a cumulative effect with any development coming forward on allocated parcel PS05 to the north. Views encompassing both the study site and this development are limited to a small number of receptors in close proximity to the site. Any glimpsed, transient views of the development within the study site parcel in this context will be seen to extend the adjacent residential area. Overall, development of the site is not assessed as likely to give rise to significant adverse cumulative (landscape or visual) effects in association with recent or approved residential development, however there will likely be some cumulative visual effects arising from the increasing settlement features within the wider area.
- 3.2.6 The study site currently has a relatively open boundary to the north and south, with opportunity for landscape features such as new native tree and hedge planting to root the proposals in the landscape and assist with visually containing new built form, filtering views,

and breaking up the perceived mass of development. There is potential for new soft landscaping to be incorporated with the site along all the site boundaries, extending surrounding green infrastructure, and affording a net gain of biodiversity on site.

- 3.2.7 Overall, it is assessed that new planting and restoration can extend the surrounding well tree'd context and green infrastructure which will reduce potential visual effects on both local and longer distance views. The retention of a green character to the site would likely assist in conserving the settled rural character of the landscape in this location.

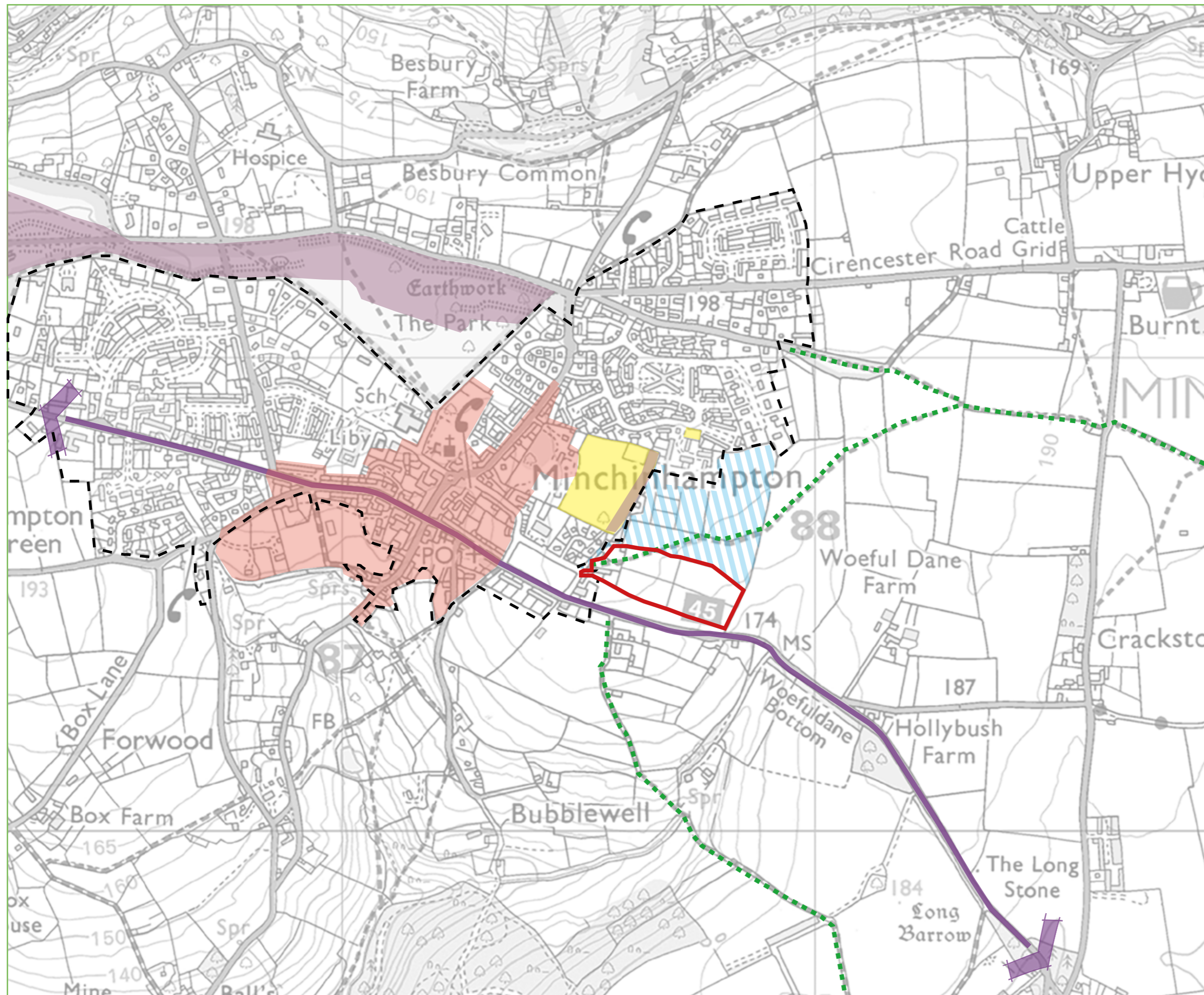
## 4 SUMMARY AND CONCLUSION









- 4.1.1 The site is formed of 3 smaller parcels, partially disturbed, in use as a smallholding with a number of buildings and open land; and in part as a campsite with a toilet block, and with tents and caravans, as well as a section of open field. The site lies adjacent to the settlement edge of Minchinhampton, enclosed in part by residential properties to the west and north, and open fields to the east.
- 4.1.2 The study site and its immediate contextual landscape reflects the broad characteristics of the National Character Area with its high wold location, and adjoining farmland. The site reflects only a limited number of the features of the district landscape character type, predominantly limited to its mosaic of small scale parcels, although only partially in arable/ pastoral use, and lacking a robust framework of hedgerows.
- 4.1.3 The landscape of the site and its local context comprises a mix of settled and rural features; given its edge of settlement location. There is some limited built form on site, small in scale and limited to a small proportion of the site. Development of the site would be seen as an extension of the surrounding settled context, which strongly influences the character of the site. Whilst adjoining open fields to the east, the study site is more closely associated with the settlement edge of Minchinhampton, enclosed in part to the north and east by residential built form and in close proximity to the Woefulane Bottom highway to the south. Vegetation limits intervisibility with the wider AONB landscape further east.
- 4.1.4 Development would result in some loss of openness on site, with landscape effects largely contained to the site itself, and the potential magnitude of change in the wider site context more limited due to existing settlement features within the immediate landscape. New landscape features will assist in assimilating new housing development into the local landscape and afford opportunities to enhance the settlement edge.
- 4.1.5 Whilst the site is relatively open in character, visual receptors are assessed to be limited to a small number of receptors in close proximity to the site. Where views are afforded these encompass the existing settled context of Minchinhampton, with new development able to assimilate into local views and not being visually incongruous. New planting and restoration can extend the surrounding green infrastructure which would assist in reducing potential visual

effects on both local and longer distance views. The retention of a green character to the site would likely assist in conserving the settled rural character of the landscape in this location.

- 4.1.6 The site has capacity in landscape terms to accommodate new residential development, with visual and landscape effects limited in part, and able to be mitigated and contained in part by new landscape features. Development affords opportunity to enhance the settlement edge, with new landscape features, and residential built form reflective of the adjoining settlement edge. Overall, this assessment has identified that the development proposals could be accommodated without causing an unacceptable level of harm to the landscape. Overall, some visual effects would arise from the expansion of new settlement features into the site these would be contained and limited and would not affect the wider setting or character of the village.





- KEY
-  Study Site
  -  Housing allocation
  -  Public Rights of Way (PRoW)
  -  Scheduled Ancient Monument
  -  Locally protected playspace
  -  Conservation area
  -  Listed Building
  -  Key Route / Main road in relation to the Study Site

NOTE: The whole area shown on the map is located within the Cotswolds AONB

Base map reproduced from OS Explorer 1:25000

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Project Name:  
Tobacconist Farm, Minchinhampton

MHP Reference:  
21290

Revision:      Status:      Date:  
V2                      14/02/23

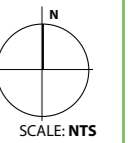
**Figure 1** Site Location, Designations and Context  
21290 Tobacconist Farm, Minchinhampton





- KEY
- Study Site (Extents Approx.)
  - Public Rights of Way (PRoW)
  - Existing residential development
  - Key Route / Main road in relation to the study Site
  - ↗ Existing Access
  - ↗ Potential Views

Base Image source: **Google Earth Pro.**  
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**Figure 2** Landscape Analysis Sketch  
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