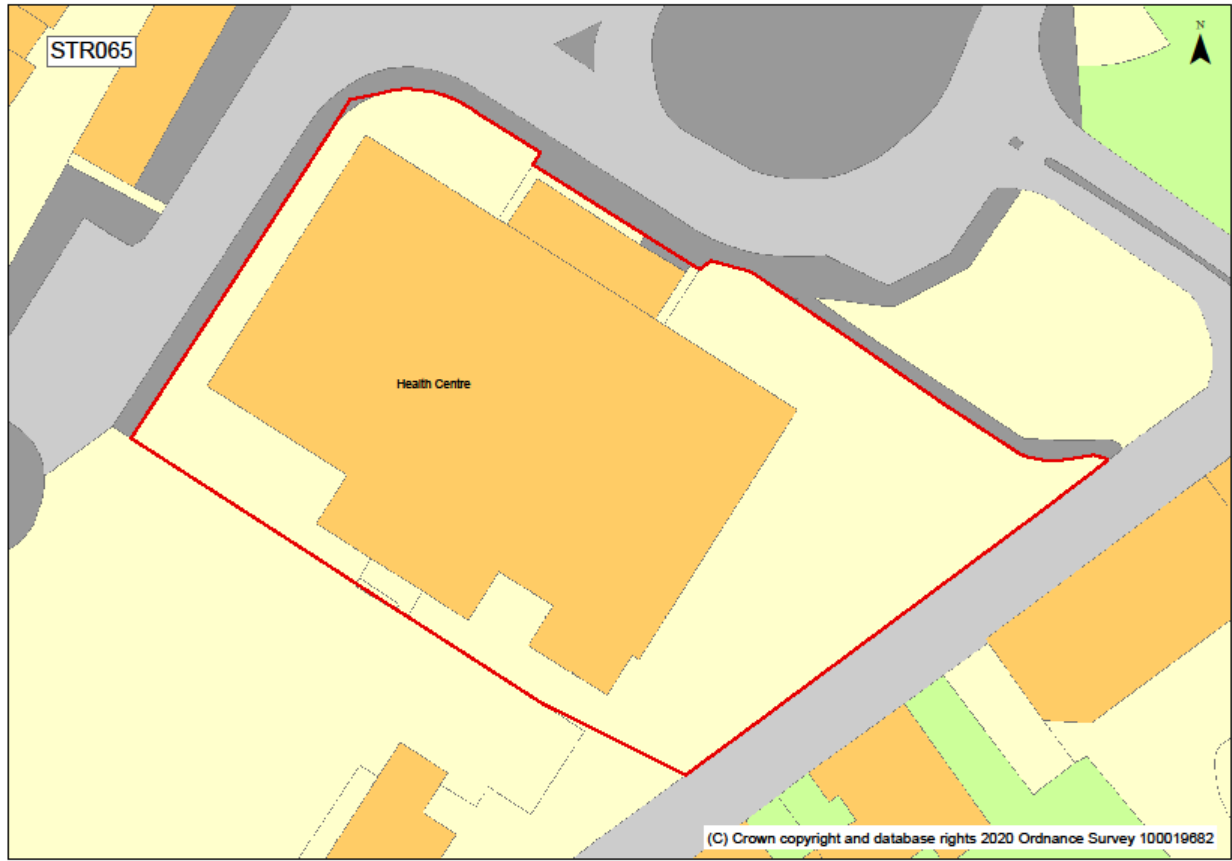


Strategic Assessment of Land Availability 2020

Site ref:	STR065	Address: Stroud Health Centre, Beeches Green, GL5 4BH
Site name:	Beeches Green Health Centre	
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Draft Plan consultation	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.21	Scheduled Ancient Monument	No
Current/past land use	Beeches Green Health centre	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Wholly within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	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 is located immediately north west of Stroud Town Centre and comprises the existing Beeches Green Health Centre, a 3 storey brick built building. It is accessed via the A46. St Rose's School and Rosary Catholic Primary School sit to the north, while to the south and east sits Meldon Terrace, comprising of the Church of the Immaculate Conception, and a row of residential terraced housing.

2020 Site Assessment for site STR065

Suitability

Accessibility score:

Physical constraints:

There are no known physical constraints that would prevent reuse and partial redevelopment of the site. There may be ground contamination issues associated with past uses. There is good access to Beeches Green and a good access via local footpaths to services and facilities in the adjacent town centre.

Potential impact summary:

No significant heritage constraints. The Beeches Green medical centre is a comprehensive C20th redevelopment of a site formerly occupied by The Beeches, one of Stroud's grand houses. No obvious trace survives and the site today has no intrinsic heritage value. However, there is some sensitivity, due to the fact that the site adjoins listed buildings both to the north-west (St Rose's Special School) and the south-west (The Convent, Church of the Immaculate Conception, Sacristy and Parish Hall, all individually Grade II listed). Trees along the south-eastern boundary (to Meldon Terrace) provide some screening and have some value due to their contribution to the character of the St Rose's Convent complex. Scope for comprehensive redevelopment and considerable design flexibility, due to the relatively discrete location of the site and the visual separation provided by the boundary trees – which could be further bolstered. Some scope to positively enhance the setting of the Convent, subject to design, scale and massing; conversely, tall buildings could have a negative and harmful impact. The impact on the listed buildings and their setting is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

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.

The site sits within the Settlement Development Limits of Stroud, and as such has not been subject to any landscape sensitivity studies. The main receptors to any visual impact will be the residential properties located on Meldon Terrace.

Suitability summary:

The site is identified in the Stroud Town Centre Neighbourhood Development Plan as part of the wider Beeches Green area suitable for the intensification or redevelopment of the education, health and social uses and for residential development on open land where no longer needed for operational purposes. Any redevelopment would be required to enhance open spaces, respect the nearby listed buildings and improve pedestrian and cycle access from the west via the proposed Stratford Parkway.

Is the site suitable? Yes

Availability

Availability summary:

The owner confirms that the site is not available currently but there is a strong prospect that the site will be available in the near 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: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.21	Net developable area (ha): 0.1	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 offers the potential for the part conversion of existing buildings as part of a wider development incorporating the surrounding car park. With the retention of the ground floor of Beeches Green Health Centre for community use, the suggested yield is 20 dwellings.

Housing yield

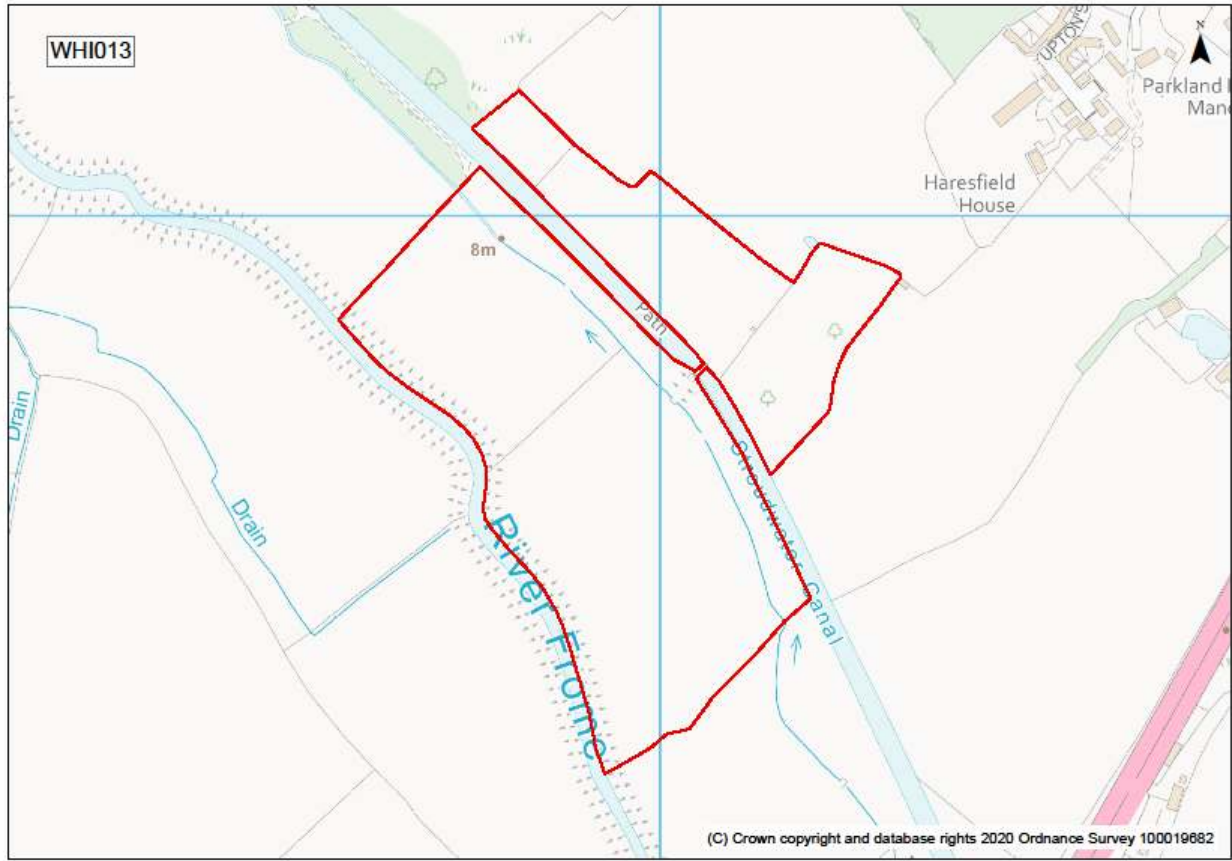
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0	2038/39	0
2021/22	0	2024/25	10	2027/28	0	2030/31	0	2033/34	0	2036/37	0	2039/40	0
2022/23	0	2025/26	10	2028/29	0	2031/32	0	2034/35	0	2037/38	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2020

Site ref:	WHI013	Address: Land at Parklands Farm, Whitminster
Site name:	Land at Parklands Farm	
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)	10.68	Scheduled Ancient Monument	No
Current/past land use	Pasture	Key wildlife site	Less than 20%
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	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	84.46% Zone 2, 70.75% Zone 3
Listed building	0	Number of TPOs	0

Site Description:

The site consists of two parcels of land sitting either side of the Stroudwater canal. The larger field on the western bank of the canal is bounded to the west by the River Frome, and to the north and south by hedgerow and tree boundaries, with further agricultural fields beyond. The field on the eastern bank of the canal is bounded by well treed hedgerow, with the southern portion consisting of free standing trees. Further fields surround this part of the site, with the built edge of Whitminster sitting approximately 200m to the north east. Both sections of the site are linked by a canal bridge.

2020 Site Assessment for site WHI013

Suitability

Accessibility score:

Physical constraints:

There are no known physical constraints preventing the use of the site for ecological enhancement.

Potential impact summary:

[4F] Very significant heritage constraints. The site falls entirely within the Stroud Industrial Heritage Conservation Area (IHCA), which here follows the Frome watercourse and the historic route of the Stroudwater Navigation (the canal), which bisects the site. The open nature of the site is important to the character of the conservation area and to the historic context and significance of nearby Fromebridge Mill (Grade II listed).

Ecology: The proposed use will enhance its ecological value.

Landscape: The northern part of the site is located within a landscape parcel with a high sensitivity to housing and employment. The southern parcel was not assessed as part of the Council's Landscape Sensitivity Assessment. The sensitivity of the area lies in its role as the simple sweeping, relatively open, rural slopes of a low ridge forming part of the skyline west of the settlement and separating it from the canal corridor. Its proposed use as an ecologically enhanced area as part of the canal redevelopment would have minimal to no impact on the wider landscape.

Suitability summary:

The site is suitable for ecological enhancement as part of the regeneration of the Stroudwater canal, subject to consideration given to the Industrial Heritage Conservation Area.

Is the site suitable? Yes

Availability

Availability summary:

The agent confirms that the site is available now for ecological enhancement

Is the site available? Yes

Achievability

Achievability summary:

Site Typology: Amenity space

Is the site achievable?: Yes

Development potential

Net site area (ha): 10.68	Net developable area (ha):	No. of houses: 0	Proposed use: Ecological enhancement
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Development potential summary:

The whole site is suitable for ecological enhancement

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: Deliverable