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**REPRESENTATION FOR THE
STROUD DISTRICT LOCAL PLAN
REVIEW, DRAFT PLAN FOR
CONSULTATION – LAND TO THE
SOUTH OF WALK MILL LANE,
KINGSWOOD**

FOR BLOOR HOMES WESTERN

January 2020

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DRAFT PLAN FOR CONSULTATION – LAND TO THE SOUTH OF WALK MILL
LANE, KINGSWOOD
BLOOR HOMES WESTERN**

January 2020



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CONTENTS

INTRODUCTION	3
Statement Structure	3
LAND TO THE SOUTH OF WALK MILL LANE, KINGSWOOD	5
Site Location	5
Constraints	5
Opportunities	5
RESPONSE TO THE COUNCIL'S SUSTAINABILITY APPRAISAL REPORT 2018 – APPENDIX 5 DETAILED SA MATRICES FOR SITE OPTIONS	7
Heritage	7
Landscape	8
Biodiversity	9
Conclusion	10
SUITABILITY OF KINGSWOOD FOR INCREASED HOUSING DELIVERY COMPARISON WITH DRAFT SITE ALLOCATION PS38 – SOUTH OF WICKWAR ROAD, KINGSWOOD	13
Quantum of Development	15
Primary School Provision and Access	15
Conclusion	16
CONCLUSION	17

INTRODUCTION

- 1.1 This Representation has been written by Ridge and Partners LLP on behalf of Bloor Homes Western in respect of the Stroud Draft Local Plan Consultation which is currently taking place as part of the Stroud Local Plan Review, between the 20th November 2018 to 22nd January 2020.
- 1.2 This representation recommends that the site known as Land South of Walk Mill Lane, Kingswood (the subject site) be allocated for 95 new homes, including affordable housing, in the emerging local plan.
- 1.3 This follows previous representations made to Stroud District Council concerning the subject site, the most recent of which was submitted in January 2019 as part of the council's preferred options consultation. Since this time, and as a result of stakeholder consultation, the proposed number of dwellings has been reduced from 150 to 95 and a number of community benefits have been included, these amendments are discussed below.
- 1.4 This representation should be read in conjunction with the following documents that have been included as appendices:
 - Concept Plan
 - Vision Document
 - Supplementary Landscape Technical Note
 - Heritage Response
 - Ecological Enhancements Briefing Note
 - Transport Appraisal
 - Potential Highways Improvements Plan
 - Walking, Cycling and Scooter Infrastructure Assessment Audit – Technical Note

Statement Structure

- 1.5 This representation starts by introducing the site as well as its constraints and opportunities before providing a response to the council's assessment of the site contained within their Sustainability Appraisal 2018 document. This representation then assesses the sustainability of Kingswood for increased housing delivery then concludes with a comparison of the site with draft allocation PS38

– Land South of Wickwar Road in order to demonstrate the site’s suitability for residential development.

LAND TO THE SOUTH OF WALK MILL LANE, KINGSWOOD

Site Location

- 2.1 Kingswood is a village within the Stroud District of Gloucestershire, south-west of Wotton-under-Edge on the edge of the Cotswolds. The site itself is located on the south-east edge of the village between Walk Mill Lane and Crow Meadow and consists of two fields bisected by an existing line of trees and vegetation, an existing aggregates depot forms part of the northeast of the site.
- 2.2 The western boundaries align with the rear gardens of properties fronting Walk Mill Lane and Crow Meadow, with a further commercial depot bordering the southwest boundary of the site. Existing properties back onto the northern boundary and the remaining boundaries consist of existing trees and hedges with fields beyond.
- 2.3 The ground falls approximately 8 metres from a plateau in the north-west corner to an existing watercourse that forms the south-eastern boundary.
- 2.4 Vehicular access to site is proposed off the existing access with Walk Mill Lane at the northeast of the site, as is the primary pedestrian access that will also provide a pedestrian link through Orchard Walk. There is also the potential to include a pedestrian link at the west of the site to Crow Meadow, through 3rd party land.

Constraints

- 2.5 The site presents few constraints to residential development, other than the trees and hedgerows that cross and border the site from north to south, these constraints are addressed in the Ecological Enhancement Note (attached in appendix) and with the recommended mitigation, the development proposal is likely to demonstrate a net gain for biodiversity within the site. The existing aggregates depot on site would be redeveloped as part of the proposals.

Opportunities

- 2.6 The topography, forming a gentle south-easterly slope, opens up views of the AONB and forms a natural drainage route towards the existing stream along the southern boundary. Viewed from across the valley and from the AONB, a sensitive development in this location could enhance the edge of Kingswood, especially if appropriately softened with landscaping.
- 2.7 The removal of the existing depot buildings and development from the north-western extent of the site to provide for a Local Area for Play (LAP) will result in both visual and audial enhancements to Walk Mill Lane.

- 2.8 The new footpath and proposed nature/wildlife areas provide public access to the new dwellings and part of the site which were previously inaccessible whilst also delivering educational benefits to the local school. Furthermore, the removal of dwellings to the eastern extent of the site and replacement with the potential Kingswood Primary School Sports Pitch also provide a sensitive transition from the countryside to the west and proposed built form whilst providing recreational facilities for the local community.
- 2.9 A number of off-site opportunities have also been identified which include pedestrian and cycle infrastructure improvements that improve the accessibility from the subject site to Bluecoat CE Primary School.

RESPONSE TO THE COUNCIL'S SUSTAINABILITY APPRAISAL REPORT 2018 – APPENDIX 5 DETAILED SA MATRICES FOR SITE OPTIONS

- 3.1 The following section summarises a number of reports or notes that accompany this representation and that have been prepared since or in response to the council's assessment of the site (KIN010) through the council's Sustainability Appraisal.
- 3.2 The site's assessment was based on the impact of a 100-dwelling development at the site, this has since been reduced to 95 dwellings to incorporate community facilities and landscape improvements into the proposals.
- 3.3 The council's initial assessments found the site to have a number adverse impacts, though the notes which accompany the representation demonstrate that the site is sustainably and suitably located for residential development and that any adverse impacts in terms of heritage, landscape and biodiversity would be negligible, in some cases the residential development at the site would provide net benefits.
- 3.4 Our response to the key 'topic' areas of the Sustainability Appraisal as considered by the District Council to have an adverse impact on the potential for residential development on the site is provided below.

Heritage

- 3.5 The site was assessed in the council's SALA Heritage Impact Appraisal 2018 Update, where the site scored 2B. The assessment was based on an initial view on the level of sensitivity (1 – 4 where 1 is minimal and 4 is highly sensitive); potential for positive heritage benefits of the development; and potential impacts / development constraints (where 'A' is heritage interest would only influence the scale massing and design of new development and 'F' is could prohibit development). The assessment concluded that the is:

"Scope for some residential development, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge location. The impact on the setting and significance of the conservation area is likely to be minimal, subject to the scale and design of any new development."

- 3.6 The accompanying Heritage Response to the council's SALA Health Impact Assessment, prepared by Orion, concludes that:

"The concept plan layout for the residential allocation provides a generous landscape buffer between the new development and the watercourse located to the south. This has the advantage of limiting the development to the northern part of the subject site, where it adjoins the edge of the existing settlement. The existing vegetation to the south-west boundary also

assists in screening potential new development, particularly in longer views from the south looking north and north-west across the subject site. This screening should be reinforced, and future development should be low in scale and utilise a materials palette that resonates with the landscape and the adjoining Conservation Area. These mitigative measures would lessen the visual prominence of any new development and adequately protect the settings of the heritage assets in the immediate vicinity."

- 3.7 The accompanying heritage response therefore demonstrates that residential development can be achieved on the site without adversely affecting Kingswood's heritage assets.

Landscape

- 3.8 The SALA states that the net developable area for the site would be 1.9ha, including an area of employment land, with a recommended development yield potential of 50 dwellings. This representation makes the case that a net developable area of 3.1 hectares, with a yield of 95 dwellings, would be entirely appropriate at the subject site.
- 3.9 Given the edge of settlement location the housing density will be fairly low, especially along the south-eastern countryside edge. In this location detached and to a lesser degree semidetached typology will be appropriate and will be served via private drives to reduce potential highways impacts on the development edge. The density can be slightly higher to the north and west where the built form will reflect the continuity of building frontage found within Walk Mill Lane.
- 3.10 The proposed density, when considered alongside the landscaping and community facilities proposed, cannot therefore be considered inappropriate or overdevelopment of the site.
- 3.11 Given the above, the proposal makes the most efficient use of land, in line with paragraph 122 of the National Planning Policy Framework (NPPF) whilst also accounting for:

"a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places."

3.12 The Landscape and Visual Assessment note (attached in Appendix), identifies many potential benefits based on the proposed masterplan:

- The retention and enhancement of existing hedgerows;
- The planting of additional trees along the south-eastern boundary to reflect historic mapping;
- The retention of a nuclear settlement pattern for Kingswood;
- The removal of commercial depot buildings and associated HGV traffic movements within the site along Walk Mill Lane;
- The removal of commercial noise leading to a more tranquil landscape character;
- Set back of development from the stream and riparian corridor;
- Provision of open space within a location currently not publicly accessible, and
- Enhancement of the settlement edge in terms of design and creation of public open space.

3.13 It is considered that by retaining the existing landscape features, setting back development from the stream, coupled with the provision of a riparian corridor and green infrastructure enhancements whilst redeveloping the existing employment area for residential use, a net developable land of approximately 3.1 hectares could be achieved. With sensitive boundary treatments and landscape strategy measures being adopted to inform the emerging scheme layout it is also considered that a higher density of development could be achieved within the site, without harm to the wider landscape or visual context.

3.14 As noted above, the SALA assessment for the site and Landscape Sensitivity Assessment both consider the site to have a Medium sensitivity for housing development. However, for the reasons outlined above, the sensitivity of the site for the proposed residential development should be reduced to low, especially as the site is already partially within, and adjacent to, the existing settlement boundary and protects the wider rural and historic landscape character.

Biodiversity

3.15 An Ecological Enhancements Briefing Note sets out the current ecological qualities of the site and a number of mitigation and enhancement measures that have been incorporated into the development proposals.

3.16 The Briefing Note concludes that the proposed development retains the habitats of greatest value within the site and provides a significant buffer to the adjacent stream. The proposals also include a large amount of green open space and include a pond with areas of wildflower grassland, which will provide a range of opportunities and increase the overall biodiversity within the site.

3.17 Additionally, the note states that the improved management to the stream and its banks could encourage Water Voles and Otters to utilise the stream and the habitats within the site.

3.18 Additionally, in the council's assessment the site was determined to have a negative (-) effect on biodiversity/geodiversity. The justification for this score is that the site is located within 250m of

Nind Trout Farm and Ozleworth Brook Key Wildlife Site (KWS). The site is approximately 150m from the KWS. The majority of the KWS is located upstream, and the proposed Sustainable Urban Drainage System (SuDS) would prevent any hydrological impacts to the KWS and Nind Trout Farm.

Conclusion

3.19 In light of the technical reports produced since the council's Sustainability Appraisal, we believe that the site's assessment within this document needs to be updated. The table below shows the site's original assessment with an additional column showing our suggested amendments:

SA Objective	Score	Justification	Suggested Amendment	
SA 1: Housing	+	This site has capacity for 100 homes.		
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.	-/++	The site would also include a large area of open space including a wildlife corridor and a dedicated sports pitch for use by and in the control of Kingswood Primary School
SA 3: Social Inclusion	0	Residential site options will all have negligible effects on this objective.		
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.		
SA 5: Vibrant Communities	0	This site is on majority greenfield land. A commercial depot (Soils UK) currently occupies an area of land in the NE of the site.		
SA 6: Services and Facilities	0	This site is at a third-tier settlement.	+	The site is a tier 3a settlement, the draft allocation South of Warwick Road scored + on this point under the same justification.
SA 7: Biodiversity / geodiversity	-?	The site is not within 1km of an internationally or nationally designated site. It is also not within 3km of Rodborough Common SAC or within 7.7km of the Severn Estuary SAC/SPA/Ramsar	+	As set out in the accompanying Ecological Enhancements Briefing Note, the improved management of the stream and its banks

		site. The site is however located within 250m of Nind Trout Farm and Ozleworth Brook KWS.		could encourage Water Voles and Otters to utilise the stream. Other initiatives as part of the development proposals include large area of open space, grassland, landscape planting, SuDS, a wildlife area and a pond which will also contribute to biodiversity enhancements. It is also considered that the proposed development would not impact the KWS.
SA 8: Landscape/townscapes	-?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of medium sensitivity to residential development. It is not within the Cotswold AONB or within 500m of the AONB.	0	The sensitive nature of the landscaping proposals would enhance the edge of Kingswood Village. Furthermore, the site has a better relationship with the built-up area of the village than the draft allocation PS38.
SA 9: Historic Environment	-	This site scored 2 in the SALA heritage assessment.	0	The accompanying heritage report demonstrates residential development can be achieved at the site without materially affecting the significance of any heritage assets.
SA 10: Air Quality	0	The site scored 67 in the Stroud SALA Transport Accessibility Assessment.		
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.		
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.		

SA 13: Efficient use land	-?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.	-	It is considered that through appropriate landscaping a higher density of development could be achieved at the site without harm to the wider landscape or visual context; ensuring the efficient use of land made available for residential development.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.		
SA 15: Waste	0	This site is on greenfield land.		
SA 16: Employment	+/-	The site is located within 600m of key employment sites (Abbey Mill Industrial Area; Orchestra Works) but is not at a Tier 1 or 2 settlement. The site is currently in employment use.	+/-	Kingswood has a higher employment offering than that of a typical tier 3a settlement, especially in the context of the allocated expansion of Renishaw New Mills. Furthermore, the employment use of the site is dated and has very limited capacity for job opportunities and is unsuited to neighbouring residential uses in terms of noise etc. This use is effectively being replaced by a sports pitch to be used by the school.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.		

SUITABILITY OF KINGSWOOD FOR INCREASED HOUSING DELIVERY

4.1 Kingswood is designated a Tier 3a settlement defined in the Draft Plan as:

“generally well-connected and accessible places, which provide a good range of local services and facilities for their communities. These villages benefit from their proximity and/or connectivity to higher tier settlements or transport corridors, which enables access to employment and key services and facilities elsewhere, and which may offer some scope for further transport and accessibility improvements. These are relatively sustainable locations for development.”

4.2 The draft local plan identifies such locations as sustainable locations for development:

“These are relatively sustainable locations for development, offering the best opportunities outside the District’s Main Settlements and Local Service Centres for greater self-containment. Some of these settlements outside the AONB may have scope to help meet the housing needs of more constrained Tier 1 or Tier 2 settlements.”

4.3 The draft plan also states that Kingswood offers a ‘good’ level of local community services and facilities as well as ‘very good’ access to key services and facilities elsewhere. The Draft Plan also identifies that from a landscape sensitivity perspective, the preferred directions of housing growth are to the southwest and southeast of the village, the subject site being located to the southeast.

4.4 Paragraph 78 of the NPPF is supportive of delivering housing development in such areas, it states:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

4.5 Additionally, Kingswood has a recognised employment role: as well as two key employment sites within the village, the nearby Renishaw acts as an employment hub. The employment offering of Renishaw is set to substantially increase following the draft allocation – PS47 for its expansion.

4.6 Kingswood therefore should be supporting a higher level of housing growth than that set out within the draft plan, in order to support these services and facilities as well as its employment offerings. In this instance, Land to the South of Walk Mill Lane, Kingswood is well placed to deliver the housing growth in Kingswood.

4.7 If the subject site and its proposal is considered to be the most appropriate location for development, then there should be an obligation to make the most efficient use of land. Whilst a development of 95 dwellings exceeds the currently allocated number of dwellings for the village, there is no evidence to suggest the settlement cannot accommodate the additional number and wouldn’t produce an imbalance in the council’s growth strategy. Indeed, it would also support the role of Wotton-under-

Edge which due to its significant constraints is unable to accommodate any reasonable level of growth.

- 4.8 The Draft Plan for Consultation introduces Core Policy DCP2 – Supporting older people, within this policy it is stated that developments will be supported which increase the range of with care and support services in accessible locations. The subject site, and its position within Kingswood, is well located to provide suitable accommodation for the elderly as part of its housing mix.

COMPARISON WITH DRAFT SITE ALLOCATION PS38 – SOUTH OF WICKWAR ROAD, KINGSWOOD.

- 5.1 The following section provides a comparison of the site with the draft allocation PS38 – South of Wickwar Road, Kingswood, demonstrating how the subject site is more sustainably located for housing development.

Quantum of Development

- 5.2 The following section is written in response to the Draft Local Plan consultation question:

“Are there any additional issues or constraints relating to the proposed sites? And how should specific constraints, needs and opportunities be reflected in the final site allocation policies?”

- 5.3 As set out in the Draft Plan for Consultation, draft allocation PS38 – South of Wickwar Road, is the only draft housing allocation to meet Kingswood’s delivery of 50 units over the plan period. This is despite the site being found only suitable for a maximum of 35 – 45 dwellings in the council’s Strategic Assessment of Land Availability (SALA) 2017 document. Indeed, this level of development would provide a development which is out of character with its immediate surroundings.

- 5.4 The South of Wickwar Road site has a net area of 2 hectares of which the SALA identifies the net developable area of 1.7 hectares. The SALA concludes on the development potential of the site that:

“The site could be developed for low density development, typically comprising of detached and semidetached dwellings at an average density of 20/25 dph, and the suggested yield is 35 – 45 dwellings.”

- 5.5 The Wickwar Road site therefore does not have the capacity to provide the quantum of development of up to 50 units as set out in its draft allocation, without providing an unacceptable density of development and/or compromising the amount of supporting green infrastructure within the site.

- 5.6 The subject site is well suited to significantly boost the supply in housing and provide for the shortfall of housing numbers in Kingswood, which in any case should be supporting a greater level of housing growth than set out in the draft plan. As it is considered that if sustainable locations can be identified, they should be allocated for housing development to support the services and facilities within Kingswood.

Primary School Provision and Access

- 5.7 An additional consideration is that during discussions with the Parish Council, Stroud District Council and the County Council, it has been recognised that Kingswood Primary School is currently at capacity.

Whilst the school recognises the need for growth within the village, in the short/medium term new residential development would be reliant on primary school children attending other schools in the local vicinity.

- 5.8 Bluecoats Primary School is one such example, which, along with other schools in the immediate area, has capacity and could accommodate expansion both in terms of pupil numbers and potentially classroom facilities. Growth at Kingswood would therefore support the school in terms of future pupil numbers, based on the lack of housing allocated for Wotton-under-Edge, given the town's constraints.
- 5.9 A material consideration therefore in the assessment of both the draft allocation PS38 and the subject site is the distance primary school age children will have to travel to attend school. The draft allocation, south of Wickwar Road, is outside of the 2 miles which is considered the acceptable walking distance to school for children under 8 by the *New Home to School Travel Guidance*, published by the Department for Transport in 2014. Whereas the subject site is located within the 2-mile limit. This means that the draft allocation is located in an unsustainable location when considered against the subject site and should be discounted as a result.
- 5.10 In relation to the above point, the development proposals also identify a number of opportunities to improve the pedestrian and cycle infrastructure on routes between the subject site and Kingswood School which will increase their accessibility and the safety of the users.
- 5.11 Furthermore, the proposed scheme includes a dedicated sports pitch for the use of and controlled by Kingswood Primary School, as this has been identified by the school as a facility that would be of great benefit to the town. Indeed, the proposal could also accommodate a nature corridor to the south of the site, which would provide an additional facility accessible to school children.

Conclusion

- 5.12 Overall the subject site, based on the suggested amendments the councils Sustainability Appraisal matrix, outscores the draft allocation PS38 in terms of biodiversity/geodiversity, landscapes/townscapes, historic environment, efficient use of land and flooding. Whilst scoring the same as the draft allocation in all other respects. The subject site therefore is demonstrably a more sustainable and therefore appropriate location for housing development at Kingswood.

CONCLUSION

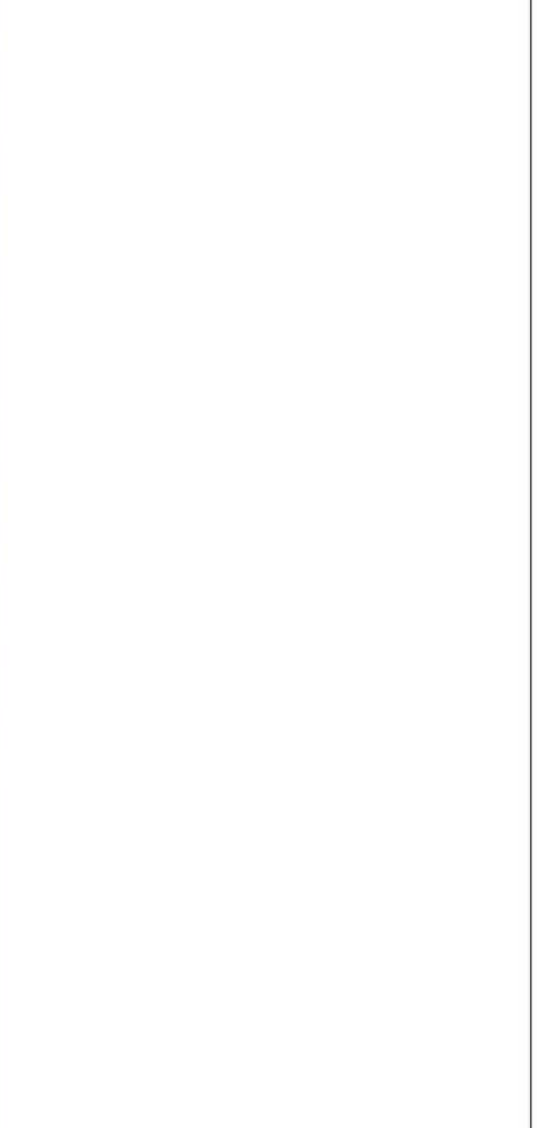
- 6.1 This Representation has been written by Ridge and Partners LLP on behalf of Bloor Homes Western in respect of the Stroud Draft Local Plan Consultation which is currently taking place as part of the Stroud Local Plan Review, between the 20th November 2018 to 22nd January 2020.
- 6.2 The site is located on the south-east edge of Kingswood, between Walk Mill Lane and Crow Meadow and consists of two fields bisected by an existing line of trees and vegetation and includes an existing aggregates depot that is to be redeveloped. Safe and convenient access to the site can be achieved at the site's current access to the northeast with Walk Mill Lane.
- 6.3 The site presents few constraints to residential development and has been found suitable for the development of approximately 95 dwellings plus associated green infrastructure and play facilities.
- 6.4 Since the site's assessment in the council's Sustainability Appraisal Report 2018, reports have been produced on heritage, landscape and ecology on behalf of Bloor Homes Western which demonstrate that the proposed scheme would have negligible adverse impacts in these respects and would in many cases provide net benefits.
- 6.5 This representation has also found that Kingswood should be supporting a higher level of housing growth than that set out within the draft plan, in order to support the village's services and facilities as well as its employment offerings.
- 6.6 The emerging local plan's draft allocation PS38 does not have the capacity to provide the quantum of development as set out in its allocation and is constrained in terms of access to nearby primary schools given the constraints affecting growth at Kingswood School.
- 6.7 The subject site, based on the suggested amendments the council's Sustainability Appraisal matrix, outscores the draft allocation PS38 in terms of biodiversity/geodiversity, landscapes/townscapes, and historic environment. Whilst scoring the same as the draft allocation in all other respects. The subject site therefore is demonstrably a more sustainable and therefore appropriate location for housing development at Kingswood.
- 6.8 For these reasons, we respectfully request that the Land at Walk Mill Lane, Kingswood be allocated for 95 dwellings, including affordable housing within the emerging Stroud Local Plan.



NOTES
 Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT scale from this drawing, please contact this office for any additional information required.
 Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.
 Where applicable this drawing is to be read in conjunction with the Consultants' drawings.
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REV	DESCRIPTION	DATE	AUTHOR	CHK'D
P1	Preliminary Issue	14/01/20	GR/at	
P2	Revised in accordance with client comments	15/01/20	GR/at	

- KEY**
- Site Boundary
 - ↘ Site Access
 - ✱ Listed Building: The Laurels, Grade II
 - ★ LAP
 - ↘ Potential Public Footpaths



PROJECT
 Kingswood
 Kingswood
 For: Bloor Homes Tewkesbury

DRAWING
 Concept Plan - 04
 Approx. 95no. units

SCALE	DATE	AUTHOR	CHK'D
1:1000 @ A2	14/01/20	GR/at	

JOB NO.	DRAWING NO.	REV
BLOO181126	CP-04	P2

LAND SOUTH OF WALK MILL LANE
K I N G S W O O D

VISION DOCUMENT | JANUARY 2020

BLOOR HOMES® thrive.

Contents

Introduction	3	Heritage	18	Masterplan	26
Vision	3	Ecology	18	Proposed Masterplan	26
About This Document	3	Landscape Visual Assessment	19	Conclusion	28
Planning Policy	4	Constraints & Opportunities	20		
Planning Policy	4	Landscape Visual Assessment (Continued)	20		
National Planning Policy Framework	8	Flood Risk & Drainage	21		
Sustainability of the Site	10	Constraints & Opportunities	22		
Site in the Context of the Emerging Strategy	12	Transport Feasibility Assessment	22		
Conclusion	13	Noise Impact Assessment	22		
Site Location	14	Development Parameters	24		
Site Location	14	Parameter Plan	24		
Constraints & Opportunities	16	Concept Proposals	25		
Constraints	16	Concept Proposals	25		
Opportunities	16				



Image above: Bloor Homes Development

Introduction

Vision

Our vision is to create an attractive, welcoming, high quality housing development that will be a desirable place to live, in this unique location on the edge of Kingswood with views of the Cotswolds AONB (Area of Outstanding Natural Beauty).

Our key aspirations for the site are to:

- » Create a sustainable development that benefits from the desirable and highly accessible location of the site, being in close proximity to shops, services and local facilities;
- » Develop a distinctive place, building on positive elements of the local residential environment, in order to create a site specific identity and character that is attractive to new residents;
- » Create a walkable neighbourhood, incorporating a new area of public open space and landscaping, helping to integrate and assimilate the development into the existing landscape;
- » Create an attractive edge to the existing settlement
- » Provide benefits for the local community with a sports pitch for Kingswood Primary School and a wildlife habitat area.

About This Document

This representation recommends that the site known as Land off Walk Mill Lane, Kingswood be allocated for 95 new homes, including affordable housing. It identifies that the location of the site relative to Kingswood is a sustainable one and can come forward without delay having due regard to the various constraints and opportunities within the site and those surrounding it. This representation and its accompanying masterplan is based on an assessment of all potential constraints.

The site is therefore considered to have genuine capacity for 95 dwellings and it is recommended that it be allocated for that number of dwellings to make efficient use of the land and to help the District in meeting the need for housing in the future. Particularly also when considered in the wider context of Stroud which is highly constrained by environmental, flooding and ecological constraints.

The scheme has been revised since it was submitted for representation in January 2019. This document will firstly explain the site and its context. It will outline the relevant planning policy. The site is then assessed in terms of its suitability and then from a sustainability perspective to understand the site's suitability for future residential development within the context of the emerging strategy. Then it will examine the various constraints and opportunities affecting the site, before presenting a development concept and illustrative masterplan.

Planning Policy

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This section provides an overview of relevant planning policy and guidance to the proposed development.

By way of general overview in November, 2015 Stroud District adopted a new Local Plan for the district. This plan replaced the 2005 Local Plan in its entirety and now provides the core determination for the determining of planning applications in the district up to the period of 2031.

Bloor Homes also acknowledge the Kingswood Neighbourhood Plan, which forms part of the Development Plan. We recognise the constraints identified within the village, such as highways constraints and capacity of the school. Also recognised are some of the opportunities or improvements identified in the Plan that could facilitate growth. Bloor Homes will endeavour to work with the Parish Council in seeking to deliver a development of the site.



Image above: Illustrative Site Location Plan (NTS)

Stroud District Local Plan Policy CP1 states that the District Council will work proactively with applicants to ensure proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. **Policy CP1** further outlines that planning applications that accord with the policies in this District Plan will be approved without delay, unless material considerations indicate otherwise.

Policy CP3 stresses that proposals for new development should be located in accordance with the District's settlement hierarchy. Kingswood is identified as a third-tier settlement as an accessible settlement with limited facilities. Kingswood is therefore identified as a village which possesses a limited level of facilities and services that, together with improved local employment, provide the best opportunities outside the local service centres for greater self-containment.

Policy CP4 states that proposals are expected to place shape and protect or enhance a sense of place. Thereby places should be locally inspired and/or have distinctive character and use appropriate textures, colours, locally-distinctive architectural styles and work within the sites topography, orientation and landscape features. As well as protecting or enhancing local biodiversity, the historic environment and any heritage assets.

Policy CP4 then further states that all development must integrate into the

neighbourhood, considering connectivity, appropriate levels of facilities and services, reduce car dependency, improve transport choice, support local community services and meet local employment need.

Policy CP7 states that new housing development contributes to the provision of sustainable and inclusive communities in the district by clearly demonstrating how major housing development will contribute to meeting identified long term needs in those communities the development relates to.

As such proposals will need to take the following into account:

- » An ageing population, particularly in terms of design, accessibility, health and well-being service co-ordination;
- » Children, young people and families;
- » People with special needs or problems accessing services; and
- » The specific identified needs of minority groups in the district.



Image above: Bloor Homes Development

Planning Policy

Planning Policy (Continued)

Policy CP8 highlights that new housing development must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing and create mixed communities. New development should also consider the District's housing needs, as set out in the [Strategic Housing Market Assessment](#). Therefore, residential development proposals will need to:

- » Be built at an appropriate density that is acceptable in townscape, local environment, character and amenity terms;
- » Have a layout that supports accessibility by bus, bicycle and foot to shopping and employment opportunities, key services and community facilities or contribute towards provision of new sustainable transport infrastructure to serve the area;
- » Have a layout, access, parking, landscaping and community facilities that are appropriate to the site and its surroundings;
- » Enable provision of infrastructure in ways consistent with cutting greenhouse gas emissions and adapting to climate change and its consequences.

- » Use sustainable construction techniques and provide renewable or low carbon energy sources in association with the proposed development; and
- » Enhance biodiversity on site and, where appropriate, through a network of multifunctional green spaces, which support the natural and ecological processes.

Policy CP9 states that there is an overall unadjusted need for affordable housing of 446 dwellings per annum. Planning permission will be granted for residential development providing an appropriate density that is acceptable in townscape, local environment, character and amenity terms, dwelling types, tenures and sizes seamlessly integrated with existing development or proposed mixed-use development.

Affordable housing should also broadly reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market as well as reflecting the dwelling sizes and design in the proposed development.

Policy CP9 further states that all residential proposals of at least 4 dwellings (net) or capable of providing 4 dwellings (net) covering a net site area of at least 0.16 ha will provide at least 30% affordable dwellings, where viable.

Policy EC3 states that permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of:

- » Noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect;
- » Environmental pollution to water, land or air and an unacceptable risk to the quality and quantity of a water body or water bodies;
- » Noise sensitive development in locations where it would be subject to unacceptable noise levels;
- » Increased risk of flooding on or off the site, and no inclusion of measures to reduce the causes and impacts of flooding;
- » A detrimental impact on highway safety; and
- » An adverse effect on contaminated land where there is a risk to human health or the environment.

Policy EC4 states that the [Strategic Flood Risk Assessments \(SFRA 1 and 2\)](#) will be used to inform the location of future development within the District. In considering proposals for development the District Council will weigh up all the relevant policy issues when giving full consideration to the sequential test and implementing the "Exception Test" where necessary.

Applications will be supported by [Flood Risk Assessments](#) where appropriate that demonstrate the development will be safe, not increase flood risk elsewhere, and maximise opportunities to reduce flood risk. New developments shall incorporate appropriate Sustainable Drainage Measures (Suds') in accordance with National Standards.

Policy ES6 specifies that all new development will be required to conserve and enhance the natural environment, including all sites of biodiversity or geodiversity value (whether or not they have statutory protection) and all legally protected or priority habitats and species.

The council will also support developments that enhances existing sites and features of natural conservation value. Moreover, the district will have a number of undesignated sites, which may have rare species or form part of a valuable habitat. Where a site is indicated to have such an interest, the applicant should observe the precautionary principle and the Council will seek to ensure that the intrinsic value of the site for biodiversity and any community interest is enhanced or, at least, maintained.

Images right: Bloor Homes Developments



Policy ES7 states that in all locations proposals should conserve or enhance the special features and diversity of the different landscape character types found in the District.

Priority will be given to the protection of the quality and diversity of the landscape character and development will only be permitted if all the following criteria are met:

- » The location, materials, scale and use are sympathetic and complement the landscape character;
- » The natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development are retained and managed appropriately in the future; and
- » Opportunities for appropriate landscaping are sought alongside all new development to ensure the landscapes key characteristics are strengthened.

Policy ES8 stipulates that development should seek where appropriate to enhance and expand the District's tree and woodland resource.

Development that would result in the unacceptable loss of, or damage to, or

threaten the continued well-being of protected trees, hedgerows, community orchards, veteran trees or woodland (including those that are not protected but are considered to be worthy of protection) will not be permitted. Where the loss of trees is considered acceptable, adequate replacement provision will be required that utilise species that are in sympathy with the character of the existing tree species in the locality and the site.

Policy ES10 states that Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:

- » Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance; and
- » Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage asset.

Planning Policy

National Planning Policy Framework

The **NPPF** was updated in **February 2019** and contains some major changes and clarifications to national planning policy as well as new measures.

The presumption in favour of sustainable development is at the heart of the **NPPF**. Sustainable development is defined in **paragraph 8** of the **NPPF**, and includes three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways; these being economic, social and environmental factors.

Sustainable development aims to support a strong, responsive and competitive economy, whilst achieving vibrant and healthy communities whose present and future needs are met by providing sufficient housing with accessible local services, a high quality built environment, making efficient use of land, protecting and enhancing the natural, built and historic environment and adapting to climate change.

In that vein, **paragraph 11** highlights how to apply the presumption in favour of sustainable development; for decision taking, the presumption in favour of sustainable development means approving development proposals that accord with the development plan without delay or where there are no relevant development plan policies, or the policies which are most important for

Determining the application are out-of-date, granting permission unless:

- » The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
- » Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- » **Chapter 5** of the framework encourages the delivery of a wide choice of high quality homes. A key principle of the planning system is to ensure a flexible and responsive supply of housing land is readily available. To achieve this **paragraph 59** of the framework indicates that to support the Government's objective of significantly boosting the supply of homes, a sufficient amount and variety of land must come forwards where it is needed and specific housing requirements for certain societal groups are met.

Chapter 12 relates to achieving well-designed places and highlights that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 sets out that it is important to ensure that development is sympathetic to local character and history, including the surrounding built environment whilst not preventing or discouraging appropriate innovation or change (such as increased densities).

Paragraph 15 states that succinct and up to date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings.

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where needed.

Paragraph 61 stipulates that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing families with children, older people, students, people with disabilities, service families and people who rent their homes).

Paragraph 78 highlights that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in villages nearby.

Paragraph 122 relates to achieving appropriate densities and states that in supporting development that makes efficient use of land, it should take into account the importance of the identified need for different housing types and other forms of development, and the availability of land suitable for accommodating it.

Paragraph 127 sets out that it is important to ensure that development is sympathetic to local character and history, including the surrounding built environment whilst not preventing or discouraging appropriate innovation or change.

Chapter 15 is concerned with the natural environment. The **NPPF** seeks to protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. It also aims to minimise the impacts of new developments on biodiversity, whilst providing net gains where possible.

Paragraph 189 requires applicants to describe the significance of any heritage asset affected, including any contribution made by its setting. This should be proportionate to the assets' importance.

Paragraph 193 highlights that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation.



Images right: Precedent images

Planning Policy

Sustainability of the Site

Having assessed the various constraints and opportunities this section examines whether the site is a sustainable one for residential development and 95 dwellings by evaluating the site from an accessibility perspective and assessing its location to key services and facilities the site's capability to provide affordable homes, its beneficial impact to the local economy and the proposals negligible environmental impacts are assessed.

Accessibility

The site is within walking distance of the settlement's High Street. It is located approximately 2km to the south of Wotton-under-Edge. Services and facilities are located between approximately 390m and 1.28km from the application site.

The site is also well served by existing bus services. It is noted that there are bus stops situated along Charfield Road, 390m to the north-west of the site, which provide access to bus routes 60, 84 and 85 for north-eastbound and south-westbound travel respectively.

Residents commuting to Gloucester can approximately arrive at 07:48 and depart at 17:36, while residents commuting to Thornbury can arrive at 07:18 and depart at 16:52. It is therefore considered that the provision of bus services is suitable for commuters.

In addition, Cam and Dursley Railway Station is located approximately 13km to the north of the site; it is accessible via bus service 60. The journey time by bus is approximately 50 minutes.

Access to Facilities

Kingswood is classified as an 'Accessible Settlement' which is the third tier of settlement outlined within the settlement hierarchy. This means it has some facilities and is within an accessible distance of schools and railway stations.

Economy

The economic dimension would be met by providing a range of dwellings in a sustainable location which would contribute to economic growth. New residents would help towards the economic dimension, with a proportion of their income being spent on local services and facilities. Additional employment would arise from the construction and sales phases of the development.

Environment

The environmental dimension is met through the development of land that is not constrained by any historic, ecological or environmental designations. The developable area of the site as shown on the masterplan lies in flood zone 1, the lowest category of flood risk, according to the Environmental Agency Flood Risk Maps for Planning. The landscape assessment recognises that:

"The existing site boundary features and green infrastructure assist in containing development to the existing settlement edge, maintaining the existing nuclear settlement pattern and protecting the wider rural and historic character of the wider surrounding landscape from future development in accordance with the landscape character principles, the findings of the Sensitivity Assessment and adopted planning policy."

The landscape assessment identifies the following benefits:

- » The planting of additional trees along the south-eastern boundary to reflect historic mapping;
- » The retention of a nuclear settlement pattern for Kingswood;
- » The removal of industrial depot buildings;
- » The removal of industrial noise leading to a more tranquil landscape character;
- » Set back of development from the stream and riparian corridor;
- » Provision of open space within a location currently not publicly accessible, and
- » Enhancement of the settlement edge in terms of design and creation of public open space.

Overall, therefore, the site would meet the principles of sustainable development, demonstrating clear economic, social and environmental benefits.



Image above: Bloor Homes Development

Planning Policy

Site in the Context of the Emerging Strategy

Within the emerging Strategy one of the key issues is the acute demand for affordable housing in rural communities throughout the district; particularly for young people. This has been heightened by the fact that house prices have increased by the highest percentage within the south west compared to other regions along with the fact that much of the housing stock in Stroud being quite old; with the worst most evident in the private rented sector, as outlined in the *Sustainability Appraisal Scoping Report*. The need for affordable housing in rural communities is therefore a vital challenge which must be addressed within the district and within the emerging strategy.

It has been established that the site adjoins Kingswood which is a sustainable location being accessible both to of a range of local services, such as shops, employment opportunities and public transport. Furthermore, it has been established that the site is not subject to any overriding environmental or other material constraints.

Turning to the other requirement of **Policy HC4** the council will meet local affordable housing need where the council is satisfied that there is a clearly evidenced local need, which cannot be readily met elsewhere in the locality.

Furthermore, an important recurring thread in the NPPF is to promote sustainable development in rural areas, through housing which will enhance or maintain the vitality of rural communities. As stated in **paragraph 78**. The Framework also sets out that sustainable development should, where possible, widen the choice of quality homes that are available as well as to make it easier for jobs to be created in our settlements.

As such the development at the proposed site will provide a deliverable housing construction project that in turn will deliver wealth and prosperity to the local economy. The provision of affordable and market housing will provide a greater choice for those wishing to remain in or move to the area whilst also helping to underpin the vitality of the settlement through the increase in disposable income in the village.

The proposed site therefore acknowledges the advice of the Taylor Review of rural economy and affordable housing (2008) which at **paragraph 55** states that, in order to promote sustainable development, *'housing should be located where it will enhance or maintain the vitality of rural communities.'* This is becoming an increasingly important concern for large villages such as Kingswood and the need to ensure the vitality and sustainability of these large villages.

In addition the proposed development will provide a valuable supply of open market and affordable housing to a locality where there is an acute housing shortage of both market and affordable dwellings. The supply of affordable housing stock will therefore help reinforce social cohesion in the local community by contributing to the ability of family connections to continue to reside in the area, whilst also ensuring young people have the opportunity to stay within Kingswood and the surrounding villages in an area which is becoming increasingly unaffordable; helping to thereby ensure a more balanced community.

This will therefore identify a key issue stated in the emerging strategy in helping to ensure there is adequate provision of affordable housing and housing opportunities for younger people and ensuring younger people are able to stay within rural neighbourhoods.

Moreover, it is clear that in Stroud settlements are highly constrained by both flood plains, ecological and landscape constraints and by the fact that a large part of the district is washed over by the Cotswolds Area of Outstanding Natural Beauty. This places serious limitations on the scale and nature of development in the district and the accompanied need for sustainable sites which are free from such constraints and are deliverable to meet the demand for housing in the district.

As identified, Kingswood is a sustainable location offering key social, economic benefits while also being free from landscape, or environmental restrictions. The site should therefore be brought forward to help deliver balanced, sustainable growth to Stroud District.



Conclusion

It has been established within the emerging Strategy that there is a clear identified need of affordable housing in rural communities in the Stroud District, which needs to be met through the provision of new sites at sustainable and accessible places to meet evidenced local needs.

In such regard, it is considered that the site Land off Walk Mill Lane, Kingswood would meet the principles of sustainable development.

The site is in a sustainable location with access to public transport, facilities and local services and will help deliver a locally evidenced need for affordable homes. The site is capable of accommodating 95 dwellings without causing significant harm to any landscape, environmental or historic constraints.

It is therefore recommended that the site be allocated for 95 dwellings.

Site Location

Site Location

Kingswood is a village within the Stroud District of Gloucestershire, south-west of Wotton-under-Edge on the edge of the Cotswolds. The site itself is located on the south-east edge of the village between Walk Mill Lane and Crow Meadow and consists of two fields bisected by an existing line of trees and vegetation.

The western boundaries align with the rear gardens of properties fronting Walk Mill Lane and Crow Meadow. Existing properties and a small depot back onto the most northern tip and the remaining boundaries consist of existing trees and hedges with fields beyond.

The ground falls approximately 8 metres from a plateau in the north-west corner to an existing watercourse that forms the south-eastern boundary. The topography provides opportunities to utilise open views towards the hills of the Cotswolds AONB to the south and east.



Illustrative Site Location Plan (NTS)



Kingswood
Village Centre

ORCHARD WALK

WALK MILL LANE

HILLESLEY ROAD

The Site

Site boundary shown on Aerial photo

Constraints & Opportunities

Constraints

The site presents few constraints for residential development, other than the existing access points, the hedgerows and trees around the boundaries and across the site from north to south.

There are existing residential properties backing onto the site to the north and west, and there are existing employment units in the north eastern corner of the site.

Opportunities
















The topography forming a gentle south-easterly slope opens up views of the AONB, and forms a natural drainage route towards the existing stream along the southern boundary.

Viewed from across the valley and from the AONB, a sensitive development in this location could enhance the edge of Kingswood, especially if appropriately softened with landscaping.

Either of the existing junctions onto Walk Mill Lane can serve the development, depending on whether the employment area is to be retained or replaced.

There are various pedestrian routes that are available to access the village centre, including an existing footpath at the north-west corner of the site.

The existing site vegetation provides good screening and offers opportunities for landscape and ecological enhancement and the southern part of the site can become an area of public open space and community amenity.

-  Site Boundary
-  Site Access
-  Pedestrian Links
-  Potential for Residential
-  Potential for Open Space
-  Existing Employment B1 / B8
-  Conservation Area
-  Approx. Limit of Development
-  Contours
-  Constrained Visibility
-  Listed Building: The Laurels, Grade II
-  Existing Trees
-  Potential Bat Roost
-  Stream
-  Existing Back Gardens Onto Site



Images above: Views of the Site



Constraints & Opportunities

Heritage

There are no designated heritage assets within the site. The majority of designated assets within the wider landscape are located to the north and within the central part of Kingswood; existing intervening built form means that proposed development of the site will not impact on these designated assets.

The Laurels, a Grade II listed building, is located to the west, at the junction of Crow Meadow and Walk Mill Lane and the southern tip of the Kingswood Conservation Area adjoins the north west corner of the site. The locations of and relationships with these designations have informed the concept masterplan.

There is no known archaeology within the site and there are no known archaeological constraints on development of the site. Aerial

photographic evidence suggests there may be a Prehistoric barrow to the south of the site and there is evidence for discrete Roman activity and for the later Medieval settlement to the north, including the scheduled and Grade I listed Medieval Abbey Gate.

Further archaeological assessment and investigation will be carried out to qualify the archaeological potential of the site and to support a planning application; however, based on the available evidence, any archaeological remains which may be present on site are unlikely to be of more than local significance and will not constrain or preclude development.



Image above: The High Street in Kingswood Conservation Area

Ecology

The site comprises two arable fields that have been sown with a cover grass, which is of low / negligible ecology value and the loss of this habitat could be offset by new landscape planting. The hedgerows support a limited number of species and are dominated by a single species. It is recommended that the hedgerows are maintained wherever possible and any losses should be offset by the proposed landscape planting. It is recommended that native species and those of known benefit to wildlife are utilised within the landscape planting.

The field margins support limited areas of overgrown grassland and this habitat has limited potential to support reptiles. The site would need to be subject to reptile surveys to support any planning application and given the limited habitat, a number of enhancements could be incorporated into the proposed development to provide a greater quality of suitable habitat for reptiles post development.

One bat potential tree was recorded and further surveys would be required to support any planning application. Should further surveys confirm presence of roosting bats, it is recommended that this tree is retained and buffered where ever possible, or appropriate mitigation provided.

The site provides suitable foraging and commuting opportunities for bats and therefore additional surveys for bats would be required to support any planning application, although it is considered that the proposed landscape planting and creation of attenuation features will provide enhanced opportunities for bats.

Given the watercourse along the southern boundary within the site, surveys for Otter and Water Vole will also be required to support any planning application. Although the proposed development will be buffered from the watercourse and therefore should these species be present, opportunities could be maintained post development.

Further surveys for these species will determine their presence and appropriate mitigation if required. Standard construction safeguards should be applied during construction in order to ensure that no pollution or surface water run-off impacts the watercourse during the development, where appropriate, such as through the use of interceptor fencing.

The conclusions for the Heritage and Ecological impacts of the development of this site are contained in separate reports submitted with this application.

The site provides very limited suitable habitat for Great Crested Newts and is subject to regular agricultural management, although the hedgerows provide some suitable terrestrial habitat (resting opportunities) for this species.

Great Crested Newts have been recorded to the west of Hillesley Road, although the road and residential developments are a significant dispersal barrier for Great Crested Newts. One pond is located within 250m of the site and is located west of Hillesley Road. The pond was surveyed in 2015 and no Great Crested Newts were recorded.

As such, it is not considered that Great Crested Newts would be present in the site.

Overall, it is considered that the proposed development will provide habitats of greater value and enhance the biodiversity of the existing site.

Landscape Visual Assessment

The site is not located within a landscape designation where development should be restricted. It is partially within, and adjacent to, the south east defined settlement edge of Kingswood. Kingswood is located approximately 1.25km to the west of the Cotswolds Area of Outstanding Natural Beauty (AONB).

The topography of the eastern land parcel gently slopes from the north west corner at 53.35 AoD to 45.0 AoD in the south west corner of the site towards the stream which runs along the southern boundary. The eastern land parcel is mostly surrounded by overgrown hedgerow, together with hedgerow trees.

The western land parcel is also gently undulated and slopes from the north from 53.76 AoD to 45.08 AoD in the south, similar to the eastern land parcel. This would need to be considered in terms of the sites future development for residential use.

It is considered that the key landscape features of the site include:

- » Sloping landform;
- » Mixture of uses including residential, employment (depot), fenced off area and two fields defined by a road, residential and hedgerows with hedgerow tree boundaries; and

- » A stream which runs along parallel to the south eastern boundary.

As the site is currently identified as suitable for housing development land under parcel PS39 within the emerging Stroud Local Plan review, consideration has been made to the emerging and adopted Local Plan evidence base (including the Landscape Character Assessment) and the findings of fieldwork that has been used to identify the landscape, townscape and visual context, key features and a number of landscape opportunities and design principles.

Stroud District Landscape Sensitivity Assessment, December 2016

Due to the site's location in an open valley, and its sloping topography with opportunity for short to long distance views, it is understood why the wider land parcel (*ref. K04*) is assessed within the Stroud District Landscape Sensitivity Assessment as being of medium sensitivity. However, the site forms a third of the wider land parcel. It also includes industrial depot buildings which are considered to be a detracting landscape feature.

The existing site boundary features and green infrastructure assist in containing development to the existing settlement edge, maintaining the existing nuclear settlement pattern and protecting the wider rural and historic character of the wider surrounding landscape from future

development in accordance with the landscape character principles, the findings of the Sensitivity Assessment and adopted planning policy.

It is therefore argued that the site's sensitivity for residential development should be reduced to low.

There is potential for enhancement to the settlement edge of Kingswood. This could include the use of active frontages and outward facing units in relation to the adjoining countryside, as well as a set back from the southern edge of the layout with the use of new public open space and tree planting.

Because of the height of the existing depot buildings on site, and their position on elevated land at the north eastern edge of the site, the buildings together are considered to be a detracting feature of the existing landscape, a point noted within the Council's Sensitivity Assessment. The removal of the existing depot buildings from the site is considered to be an enhancement to the built settlement edge and identified landscape character in terms of tranquillity by removing the majority of industrial noise in this location.

Constraints & Opportunities

Landscape Visual Assessment (Continued)

The identified landscape characteristics, which include the gently sloping topography, the stream which runs along the south eastern boundary, hedgerows with hedgerow trees and riparian corridor, should be retained and where possible enhanced as part of the development proposals in accordance with the landscape character assessment key principles. The planting of additional trees along the south eastern boundary would also be in keeping with historical maps which show a strong tree lined boundary to the south east of the site dating back to 1842.

The historic maps also showed that there was a built structure located to the south west of the western land parcel. Today, this structure would have been south of the internal gateway which links the two land parcels.

In light of the existing and historic landscape features, it is recommended that the development should be set back to retain the site's landscape features across the southern reaches of the site, and to provide sufficient space for open space and drainage of the site. It is recommended that a building line is established which provides a set back to the south, referencing the existing settlement limit to the south west (at Weavers Close / Hillesley Road).

Stroud District Assessment of Land Availability (SALA) New Sites Update Report, October 2018

The SALA update stated that the net developable area for the site would be 1.9ha, including an area of employment land, with a recommended development yield potential of 50 dwellings.

It is considered that by retaining the existing landscape features, setting back development from the stream as recommended within this report, coupled with the provision of a riparian corridor and green infrastructure enhancements whilst redeveloping the existing employment area for residential use, a larger area of net developable land (approximately 3.1ha) could be achieved. With the sensitive boundary treatments and landscape strategy measures put forward within this report being adopted to inform the emerging scheme layout it is also considered that a higher density of development could be achieved within the site, without harm to the wider landscape or visual context.

As noted above, the SALA assessment for the site and Landscape Sensitivity Assessment both consider the site to have a Medium sensitivity for housing development.

However, for the reasons outlined above, the sensitivity of the site for the proposed residential development should be reduced to low, especially as the site is already partially within, and adjacent to, the existing settlement boundary and protects the wider rural and historic landscape character.

Overall it is considered that a sensitively designed layout can be delivered on the site which respects both the landscape and historical character of the area. The development of the site in part would see the loss of the existing employment depot buildings and two fields but would provide an opportunity to deliver a landscape led development which retains and enhances existing landscape features and sensitively addresses the interface with the adjoining open countryside beyond to the south and east.

It will also result in improvements to the tranquillity of the landscape and remove the detracting industrial depot buildings from an existing residential street. The nuclear settlement pattern of Kingswood will also be maintained with the potential for an enhanced settlement edge when viewed from the wider landscape.

In terms of views of the site from approaches into the village, these tend to be transient in nature when travelling along roads with glimpsed views.

It is acknowledged that views from public footpaths in the vicinity of the site are more sensitive to change, but the change must be considered in light of the landscape benefits that can be achieved and in relation to the established settlement fringe context.

In this case, the potential benefits are summarised as:

- » The retention and enhancement of existing hedgerows;
- » The planting of additional trees along the south eastern boundary to reflect historic mapping;
- » The retention of a nuclear settlement pattern for Kingswood;
- » The removal of industrial depot buildings;
- » The removal of industrial noise leading to a more tranquil landscape character;
- » Set back of development from the stream and riparian corridor;
- » Provision of open space within a location currently not publicly accessible, and
- » Enhancement of the settlement edge in terms of design and creation of public open space;
- » Provision of play and sports facilities to be shared with the surrounding community.



Flood Risk & Drainage

A desk study of the flood risk and drainage aspects of the proposed development site has been undertaken. The site is wholly located in **Flood Zone 1** (Low Probability of river or sea flooding) and is at low risk of flooding from all other sources.

Ham's Gully Brook is located approximately 160m to the north east of the site. An unnamed ordinary watercourse flows in a north easterly direction from the south west corner of the site boundary to the north east before discharging into the Ham's Gully Brook. Neither watercourse poses a fluvial flood risk to the site, although there are surface water flood risk extents associated with the unnamed watercourse which will can be mitigated with simple measures within the site.

Surface water runoff can be discharged by gravity to the unnamed ordinary watercourse and development proposals will seek to accommodate the existing surface water flow paths and mitigate surface water flooding by ground re-profiling where necessary, whilst ensuring flood risk is not increased elsewhere.

A connection to the foul sewer network associated with the adjacent residential development west of the site may be feasible subject to a capacity assessment and discussion with the local sewerage undertaker.

Use of SuDS techniques, including suitable attenuation measures to restrict surface water runoff to greenfield rates, will ensure that the drainage design for the proposed development adheres to local and national standards for surface water management.

Image left: A sustainable drainage feature incorporated into the landscape design

Constraints & Opportunities

Transport Feasibility Assessment

A Transport Feasibility Assessment has been carried out in support of the development and its promotion through the SHELAA Methodology at SDC.

The site has been identified in the SALA as being suitable to accommodate 50 residential dwellings as well as for office, light industrial and warehousing uses.

Notwithstanding this, the site has also been identified by Bloor Homes as being capable of accommodating 95 dwellings. The key findings are as follows:

- » Safe and suitable access can be achieved for 95 dwellings off Walk Mill Lane in accordance with Manual for Streets and GCC's Technical Specification for New Streets;

- » A review of the local highway network and accident data in the vicinity of the site indicates that there are no apparent problems in relation to the current operation or safety of the local highways;
- » The site is well located for convenient access to a range of services and amenities, which are within an acceptable walking distance;
- » The development for 95 dwellings is likely to generate broadly no more than the same number of vehicle trips as a mixed use of the site identified in the SALA, but significantly there would be a reduction of HGV trips as a result of the all residential use of the site; and
- » There is already a material vehicle trip generation associated with the site from Soils HS (Limited) and when this is offset

against the trip generation of the proposed residential use of the site for 95 dwellings, it is considered that it is unlikely to have a material impact on the safety or operation of the local highway network. Furthermore, the reduction of HGV movements as result of the use of the site for residential use only, would be of particular benefit to the operation of the local highway network.

In conclusion, the TFA has demonstrated that future development at the site for 95 dwellings, in highway and transportation terms is acceptable, and there are no highway and transportation reasons at this stage that should prevent the local planning authority from not recommending its inclusion as an allocated site within the emerging Local Plan.

Noise Impact Assessment

A Noise Impact Assessment was carried out in relation to commercial sound associated with the garage to the west. It determined that, without mitigation measures in place, the *'No Observed Adverse Effect Level with noise being noticeable and not intrusive'* would be achieved, with the following advice:

"Noise can be heard but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life."

The assessment has been based on robust and worst-case assumptions. This assessment has shown that, in principle, there should be no adverse impact at the closest receptors as a result of the existing noise sources.



Image above: Transport precedents

Image above: View of the entrance into the employment area on Walk Mill Lane



Image above: Bloor Homes Development





Development Parameters

Parameter Plan

In view of the adopted and emerging planning policy, together with the associated evidence base, the site presents a logical location for residential development. The wider land parcel within which the site is located is considered medium sensitivity within the *Stroud District Landscape Sensitivity Assessment*, however the development encompasses only a third of this area, and the development parameters propose that the eastern half of the site will be retained as green space and enhancement area.

The existing site boundary features and green infrastructure contain the development to the settlement edge and maintain the existing settlement pattern which in turn protects the wider rural and historic landscape from future development. For these reasons the sensitivity of the site should be viewed as low.

The industrial depot buildings are an unattractive and noisy feature in the landscape. The development proposals will remove this visual impact from the wider landscape. Along with the retention and enhancement of existing hedgerows, setting back development from the watercourse and maintaining the existing settlement pattern; the development will provide enhancement of the current settlement edge creating a more appropriate interface with the surrounding countryside.

-  Site Boundary: 5.04 Ha / 12.5 Acres
-  Site Access
-  Development
-  Open Space



Parameter Plan

Concept Proposals

Concept Proposals








The conceptual approach seeks to make the most of the site's landscape assets by retaining a generous area along the most exposed edge following the existing watercourse as a landscape and ecological enhancement area.

The existing tree and hedgeline that bisects the site will be retained and enhanced as a strong green link affording a direct visual connection with the wider countryside. Views along this corridor and from the green edge towards the Cotswolds AONB will take advantage of the landscape character.

Smaller pockets of existing trees will be retained and become the focus for green spaces within the development.

Built form will be set back from the site boundaries to provide room for retention and enhancement of the existing green edges.

The site access will be taken from the northern tip off Walk Mill Lane and pedestrian links into the site will be provided separately from the same lane and from Crow Meadow to the west.

-  Site Boundary: 5.04 Ha / 12.5 Acres
-  Site Access
-  Potential Pedestrian Links
-  Residential
-  Open Space
-  SuDS
-  Links into Open Space



Concept Plan

Masterplan

Proposed Masterplan

The proposed masterplan indicates a more detailed framework of perimeter blocks to create a strong definition between the public realm (street frontage) and private space (rear gardens and shared amenity). Development alongside existing back gardens will back onto these areas in order to 'complete' the blocks and provide frontage to streets within the new development.

Given the edge of settlement location the density will be fairly low, especially along the south-eastern countryside edge. In this location detached and to a lesser degree semi-detached typologies will be appropriate and will be served via private drives to reduce highway impacts on the development edge.

The density can be slightly higher to the north and west where the built form will reflect the continuity of building frontage found within Walk Mill Lane.











Street enclosure in this location will be counter-balanced by the green link which will open up the street and afford views out towards the countryside.

The built form will reflect the residential scale of the existing town and will be almost exclusively 2 storey, potentially with a small proportion of 2.5 storey focal buildings. A hierarchy of streets will include streets, lanes, shared surface streets/courtyards and private drives. Where vehicle access runs parallel with the site boundaries lanes or private drives will be provided rather than a formal highway (the exception being the site access).

The masterplan makes provision for a LAP located on Walk Mill Lane, a junior sports pitch for Kingswood Primary School and a dedicated wildlife area in the south eastern corner.

The eastern edge and central green corridor will be enhanced with additional trees and other planting to provide landscape enhancement and ecological benefits. Informal pedestrian routes through these areas will provide opportunities for passive recreation and views to the surrounding landscape.

The density of the proposed development would range from 35 to 40 dwellings per hectare.

-  Site Boundary
-  Site Access
-  Built Form
-  Gardens
-  Open Space
-  Existing Trees
-  Proposed Trees
-  Roads
-  Shared Surface
-  Private Drive



Images above: Precedent images



Listed Building

HILLESLEY ROAD

Proposed Masterplan

Pedestrian Link Through Orchard Walk
ORCHARD WALK

WALK MILL LANE

Access

FOOTPATH

Open Space

FOOTPATH

Views into Site

Views in from AONB

Views in from AONB

Conclusion

This document has sought to demonstrate that the Walk Mill Lane site is eminently suitable for residential development for up to 95 new homes. The masterplan has been revised since it was first submitted in January 2019, adding features which will benefit the local community, such as a LAP, a junior sports pitch for Kingswood Primary School and a wildlife area.

The site has no overriding physical constraints or potential impacts preventing housing development as it is mostly flat, with the remainder sloping gently down to a stream along the southern boundary.

It is conveniently located within short walking distance from services and facilities in the village centre. More homes in this location will add stimulus to the local facilities and economy.

Future development can be designed at an appropriate scale and massing to complement the adjacent Kingswood Conservation Area, and enhance the setting of the southern edge of the village in its conspicuous rural edge location.

Existing mature trees and hedgerows in and around the site can be retained and incorporated into the housing layout and careful landscape design can achieve ecological enhancement and aid biodiversity.

Built development can be set back from the stream, creating an area of community open space planted with additional trees to soften the settlement edge and screen views from the AONB and footpaths and cemetery to the south.

The potential removal of the commercial yard on the north-east area of the site can significantly improve the landscape character of this location.

The overall conclusion is that an attractive and high quality residential development can be developed on this site to the benefit of Kingswood and the wider area.



Image above: Bloor Homes Development

Land at Walk Mill Lane, Kingswood

R02 Supplementary Landscape Technical Note

1.0 Introduction

- 1.1. This Landscape Technical Note has been prepared by Tyler Grange Group Limited (TG) on behalf of Bloor Homes (Western) to supplement the Landscape and Visual Technical Note prepared in January 2019 which in turn fed into the Land South of Walk Mill Lane, Kingswood Vision Document (here after referred to as the ' Vision Document'), dated January 2019. This Supplementary Note should therefore be read alongside the landscape and visual commentary set out on pages 19 to 20 of the Vision Document.
- 1.2. Since the submission of the Vision Document, the latest Concept Plan has been amended. As a result of ongoing consultation, the following changes have been made to the emerging Concept Plan for the site:
1. Removal of development to the north western extent of the site to provide a Local Area for Play (LAP);
 2. Provision of two new public footpaths connecting from the site to Walk Mill Lane to the north enabling public access to the residential development, public open space and nature/wildlife area proposed to the south of the site;
 3. Loss of residential development to the eastern extent of the site with the potential to provide Kingswood Primary School Sports Pitch;
 4. Provision of a nature/wildlife area to the south east of the site to be used for educational purposes by the local primary school, and
 5. The proposed number of dwellings will also reduce from 150 dwellings as indicated within the Vision Document to 95 dwellings.
- 1.3. The purpose of this Supplementary Note is twofold:
- i. To reiterate the landscape and visual context for the land at Walk Mill Lane, Kingswood in terms of the landscape and visual benefits previously set out in the Vision Document whilst also providing an update on the recent changes made to the proposed residential layout shown on the latest Concept Plan, and
 - ii. To provide a desk-based review of three other competing residential sites being promoted around Kingswood from a technical perspective in terms of landscape and visual considerations.
- 1.4. As part of the review, TG have reviewed the following evidence base documents and emerging Local Plan documents to inform the comparison of competing sites.
- South Gloucestershire Landscape Character Assessment Revised and Proposed for Adoption November 2014;
 - Gloucestershire Landscape Character Assessment, January 2006;
 - Stroud Landscape Character Assessment, Supplementary Planning Guidance, November 2000;
 - Stroud District Landscape Sensitivity Assessment, December 2016;

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- Stroud District Strategic Assessment of Land Availability (SALA) New Sites Update Report, October 2018;
- Sustainability Appraisal Report for the Stroud District Local Plan Review: Emerging Strategy Paper, November 2018, and
- Stroud District Local Plan Review, Draft Plan for Consultation, November 2019.

1.5. The three competing sites assessed include:

2. Land south of Wickwar Road, promoted by Persimmon;
3. Land north of Charfield Road, promoted by Redrow; and
4. Land east of Wotton Road, promoted by Linden.

1.6. A site location plan (Dwg No. 12085 P09) showing the location of the land at Walk Mill Lane and the other competing sites is contained to the rear of this report for reference; followed by the previous Concept Plan for the site (Dwg No: Concept Plan CP 01 P4) which was included within the Vision Document, dated January 2019 and the latest Concept Plan (Dwg No: Concept Plan CP 04 P2), dated 14 January 2020.

2.0 Land off Walk Mill Lane Context and Implications of latest Concept Plan

2.1. As set out in the Land South of Walk Mill Lane, Kingswood Vision Document, dated January 2019 the land at Walk Mill Lane is not located within a landscape designation where development should be restricted. It is partially within, and adjacent to, the south east defined settlement edge of Kingswood. The site is located approximately 1.25km to the west of the Cotswolds Area of Outstanding Natural Beauty (AONB).

2.2. Due to the site's location in an open valley, and its sloping topography with opportunity for short to long distance views, it is understood why the wider land parcel (ref. K04) is assessed within the Stroud District Landscape Sensitivity Assessment as being of medium sensitivity. However, the site only forms a third of the wider land parcel. It also includes industrial depot buildings which are considered to be a detracting landscape feature and is immediately influenced by the adjoining settlement context.

2.3. The existing site boundary features and green infrastructure assist in containing development to the existing settlement edge, maintaining the existing nuclear settlement pattern and protecting the wider rural and historic character of the wider surrounding landscape from future development in accordance with the landscape character principles, the findings of the Sensitivity Assessment and adopted planning policy.

2.4. It is therefore considered that the site's sensitivity for residential development should be reduced to 'low'. The definition for low is taken from Table 1 of the Stroud Landscape Sensitivity Assessment and is as follows:

"Landscape and/or visual characteristics of the land parcel are robust of degraded and / or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high."

2.5. There is also potential for enhancement to the settlement edge of Kingswood. This could include the use of active frontages and outward facing units in relation to the adjoining countryside, as well as a set back from the southern edge of the layout with the use of new public open space and additional tree planting.

2.6. Because of the height of the existing depot buildings on site, and their position on elevated land at the north eastern edge of the site, the buildings together are considered to be a detracting feature of the existing landscape, a point noted within the Council's Sensitivity Assessment. The removal of the existing depot buildings from the site is considered to be an enhancement to the existing built settlement edge and identified landscape character in terms of tranquillity by removing the majority of industrial noise in this location.

- 2.7. The Stroud District Strategic Assessment of Land Availability (SALA) New Sites Update Report, October 2018 stated that the net developable area for the site would be 1.9ha, including an area of employment land, with a recommended development yield potential of 50 dwellings. It is considered that by retaining the existing landscape features, setting back development from the stream as recommended within this report, coupled with the provision of a riparian corridor and green infrastructure enhancements whilst redeveloping the existing employment area for residential use, a larger area of net developable land could be achieved. With the sensitive boundary treatments and landscape strategy measures informing the concept plan it is considered that a higher density of development could be achieved within the site, with limited implications to the wider landscape or visual context.
- 2.8. In terms of views of the site from approaches into the village, these tend to be transient in nature when travelling along roads with glimpsed views. It is acknowledged that views from public footpaths in the vicinity of the site are more sensitive to change, but the change must be considered in light of the landscape benefits that can be achieved and in relation to the established settlement fringe context.
- 2.9. The removal of development to the north western extent of the site and replacement with either a play space or green infrastructure will be a significant enhancement to the visual experience from along Walk Mill Lane and will improve the tranquillity of the area with the removal of the existing employment use. The two new public footpaths will enable connectivity from Walk Mill Lane to the new residential units and proposed nature/wildlife area to the south of the site which is considered to be a recreational benefit.
- 2.10. The loss of residential development to the eastern extent of the site to provide for a junior sports pitch will provide a more sensitive transition from the built context of the proposal to the adjacent countryside to the east. It is considered that is a visual enhancement to the scheme when viewed from wider viewpoint locations.
- 2.11. The provision of a nature/wildlife area to the south of the site within the development set back from the stream would not only enable public access to an area of landscape previously inaccessible but provide educational benefits to the local primary school. The reduction in the number of dwellings has enabled the boundary of the residential development to be reduced slightly to deliver more nucleated extension to Kingswood reflecting the existing settlement pattern.
- 2.12. Overall, it is considered that the changes to the Concept Plan have resulted in the delivery of a number of recreational, educational and visual benefits in both landscape and visual terms.
- 2.13. As a result of these changes, the potential benefits of the development of the site for residential are now considered to include (new benefits shown in bold):
- The retention and enhancement of existing hedgerows;
 - The planting of additional trees along the south eastern boundary to reflect historic mapping;
 - The retention of a nuclear settlement pattern for Kingswood;
 - The removal of industrial depot buildings **and development from the north western extent to provide for a Local Area for Play (LAP) will result in visual and audible enhancements to Mill Walk Lane;**
 - The removal of industrial noise leading to a more tranquil landscape character;
 - Set back of development from the stream and riparian corridor;
 - Provision of open space within a location currently not publicly accessible;
 - **A softer transition between the proposed development and countryside through the provision of Kingswood Primary School Sports Pitch to the east of the proposal , and**
 - Enhancement of the settlement edge in terms of design and creation of public open space, **including a proposed nature/wildlife area which will also deliver educational benefits to the local school.**

3.0 Review of Other Sites

Site 2: Land south of Wickwar Road

- 3.1. The land south of Wickwar Road is located to the south of Kingswood, to the south and rear of a row of houses that align Wickwar Road. The site boundaries broadly consist of well-established hedgerows with hedgerow trees to the south and west, and the rear gardens of residential properties overlooking the site to the north and east. The site boundary wraps around the built form at Cloverlea Barn Farm. Topographically, it is predominantly flat, and land use is currently pastoral. The built-up urban area of Kingswood lies to the north-east and more open agricultural countryside lies to the south, west and north-west. A public footpath runs across the agricultural land to the south-east of the site.

Landscape Character

- 3.2. The site appears to be characteristic of the Unwooded Vales (as defined within the Gloucestershire Landscape Character Assessment (2006)) and of the Kingswood Vales – South (within which it is identified within the Stroud Landscape Character Assessment (2000)), in that it consists of a pastoral field bound by hedgerows. However, within the vicinity of the site, the residential edge is evident and the housing alongside Wickwar Road along the northern boundary of the site forms ribbon development, which is not strictly speaking typical of the wider landscape character of this area. The development of the site could be considered to consolidate that ribbon development, making the urban area appear more nucleated which would be more characteristic of the Unwooded Vales.
- 3.3. To the west of the site, where the existing ribbon of housing along Wickwar Road ends and as the user travels eastwards along Wickwar Road, there is a sense of a more rural character being more evident. The built form becomes restricted to farmsteads, and the land use dominated by farming with agricultural and well-tree hills visible.
- 3.4. In landscape character terms, it would appear that the site is well contained from the wider more rural landscape that surrounds the south-western edges of Kingswood by boundary vegetation and the built form adjoining. If the site is developed for residential use it is likely that care will need to be taken to ensure the southern boundary is treated appropriately with the necessary development offsets and landscape improvements so as to ensure that the visual amenity of users of the nearby footpath is not impacted upon. Similarly, the western edge of the site will require careful consideration to ensure that on the approach to Kingswood along Wickwar Road. Any future development is viewed as a positive addition to the village, especially as it will be viewed as a gateway to the village for users travelling from this direction. The belt of woodland vegetation along the western boundary of the site will assist with providing filtering of any new housing if retained, however the number of houses will be restricted by the size of the site.
- 3.5. The most sensitive aspects of the site from a landscape character perspective are:
- The existing hedgerow vegetation on site (at the site boundaries);
 - How future development relates with Wickwar Road will require careful design to ensure it is consistent with and does not impact negatively on the adjoining streetscape, and
 - The western and southern edges of the site where it adjoins the agricultural landscape beyond the boundary hedgerows.

Visual Context

- 3.6. Due to the relatively flat topographical arrangement of the site and surrounding land, the immediate boundary features provide a good degree of visual enclosure:
- To the north - the houses along Wickwar Road are detached / semi-detached and their scale does allow for gaps whereby visibility across the site towards the gently rising landscape in the distance can be experienced.

- To the east - the adjoining housing is more dense and this together with the fact that the urban area lies beyond means that the site is visually enclosed from this direction;
- To the south – the well-established hedgerow along the southern site boundary affords some enclosure, but housing will very likely be visible above this from both a nearby footpath, and from Hillesley Road; and
- To the west – the belt of trees along the site boundary appears to afford a good level of screening; albeit, given the potential height of new residential dwellings this vegetation would only filter visibility for road and pedestrian users travelling along Wickwar Road.

3.7. The Cotswolds AONB lies approximately 1.59km east of the site at its closest point. In terms of intervisibility, it appears that distant views may be possible with there being little in the way of intervening vegetation or built form to screen views. The southern edge of Kingswood will screen the site to a degree; where it can be seen from the AONB, it appears this will mostly be from the flatter ground towards the edges of the AONB rather than the higher more visually panoramic locations.

Council's SPD & Evidence Base

- 3.8. This site is identified within the Stroud District Landscape Sensitivity Assessment (December 2016) within land parcel K03. The parcel extends to an area larger than the site and the assessment considers the overall parcel to be of medium sensitivity to housing use and high sensitivity to employment use (the same results as for the K04 land parcel within with the Land at Walkmill Lane site is located). As per TG's findings described above, the Council's assessment considers that housing development could be accommodated within the site due to the enclosure provided by the existing hedgerows and the adjacent settlement edge.
- 3.9. The site is identified within the SALA Report (2017 version) as Site KIN005 – Land at Cloverlea Barn. The Assessment considers that residential uses would be compatible with the immediate area given the enclosure provided by the adjacent built form and existing boundary vegetation (hedgerow and tree belt). The report does not cite any landscape constraints that would prohibit future release of the land for housing development.
- 3.10. Within the Sustainability Matrix contained within Stroud District Council's latest response to the emerging Local Plan consultation, the site is considered suitable and available for the scale and type of development set out in the emerging strategy.

Landscape & Visual Summary for Land south of Wickwar Road

Site Context	Adjoins settlement edge along two sides.
Existing landscape features	Nothing outstanding – typical pastoral landcover on site, field boundary hedgerows and a narrow tree belt.
Landscape Character Areas	Unwooded Vales – Typical of. Kingswood Vale – South – Typical of.
Landscape Character Issues	Landscape becomes more rural and open immediately to the south and west of the site. On-site boundary vegetation should be retained and enhanced. Existing street-scene along Wickwar Road, and character of the arrival into Kingswood will need consideration.
Visual Context	Well enclosed visually to the north, east and west. More open to the south above the site boundary hedgerow, beyond which lies a PRoW from which views towards the site will be possible, and there may even be potential visibility from the outer edges of the Cotswolds AONB to the south-east.
Stroud District Landscape Sensitivity Assessment	Site lies within wider land parcel K03. Medium sensitivity to housing use. TG analysis concurs with the findings of the assessment – it appears to be a fair judgement of the site's capacity to accommodate housing.

Stroud District Assessment of Land Availability	Site KIN005 – Land at Cloverlea Barn. SALA considers residential use of the site to be compatible with the immediate area with no given landscape constraints.
Stroud District Council Sustainability Matrix	Site KIN005 is considered to be suitable and available in the emerging strategy.

Site 3: Land north of Charfield Road

3.11 The site is located to the north-west of Kingswood, to the north Charfield Road, which is partially aligned by a row of houses. The site boundaries consist of well-established hedgerows on all sides except where adjoining the houses along Charfield Road and adjoining the watercourse to the north. There is a farm and its access track to the north-west and west, Charfield Road and the houses along it to the south, a tree lined watercourse to the north and a small industrial estate/business park to the east, which forms the current settlement edge of Kingswood. Topographically, the site is gently sloping north to south down towards the watercourse beyond which lies a public footpath further north. The land use of the site itself is currently pastoral, with pastoral land to the north, west and south with the urban edge of Kingswood to the south-east.

Landscape Character

3.12 The north-western edge of Kingswood is more industrial in character than other edges of the village due to the current land uses, varied and scattered industrial / built form, and the presence of typical urban edge uses such as the school (Katharine Lady Berkeley's School), a care home (Pennwood Lodge) and a rugby club (Wotton RFC).

3.13 The site appears to be characteristic of the Unwooded Vales (within which it is identified within the Gloucestershire Landscape Character Assessment (2006)) and of the Kingswood Vales – South (within which it is identified within the Stroud Landscape Character Assessment (2000)), in that it consists of a pastoral field bound by hedgerows. However, the proximity to industrial uses to the east does restrict the extent to which the site could be considered unspoilt. That said, as the adjacent built form is mixed both in usage and form, the development of the site for housing would require care to be taken in terms of design layout and building typology so as to ensure any new development sits well with the edge of Kingswood, and doesn't read as a new block of housing separate from the rest of the village.

3.14 The ground levels rise towards Charfield Road, and this together with the well-treed boundary of the westernmost property on Charfield Road restricts the sense that the built-up edge of the village is approaching for those travelling into Kingswood along this route. In this sense, the character of the landscape on-site feels more rural towards the western edges. The hedgerows surrounding the site to the west, where it is more rural, are also low with only one or two trees. This means that there is a perception of this edge of the site being more open. This allows views northwards too to the wooded hills on the horizon.

3.15 In landscape character terms, the site reflects the existing character to the north-western edge of Kingswood at its eastern-most reaches, but further west, where the ground levels are higher, views extend northwards to the wooded hills of the Cotswolds AONB, and development here should be restricted. This will also ensure the character of the approach to Kingswood is not impacted upon. If any development did take place at the more western edges of the site, care would need to be required in terms of the frontage onto Charfield Road, including the layout of plots and garden space so as to ensure the new entrance to the village feels appropriate for the area, and storey heights would likely need restricting so as to preserve the open visibility towards the AONB available on this route into the village.

3.16 The most sensitive aspects of the site from a landscape character perspective are:

- The existing hedgerow vegetation on site (at the site boundaries);
- The existing trees along the watercourse on the northern site boundary;

- The southern and western parts of the site where the character is more rural, and visibility is more open;
- The eastern and southern edges of the site where it adjoins the existing edge of Kingswood will require careful design to ensure new built form relates well and unifies the existing adjacent land uses and intervisibility or potential for effects on the setting of the nearby listed Langford Mill; and
- The sloping ground towards the watercourse will require careful design to ensure views from the nearby public footpath north of the site are not impacted upon and any future housing development sits well against the existing built edge of Kingswood.

Visual Context

- 3.17 The site is most enclosed visually to the east, where it is adjacent to the settlement edge. Further west, as built form is no longer present and ground levels are higher, the site becomes more exposed:
- To the north – the trees along the watercourse provide some degree of enclosure, although the sloping ground levels on site mean that the more southern parts of the site will still be visible against the existing backdrop of housing along Charfield Road;
 - To the east – the adjoining settlement edge is formed of a small industrial park, so enclosure varies with some buildings, screen planting and some more open areas of hardstanding which allows views into Kingswood village;
 - To the south – the adjoining houses that overlook the site form a good degree of enclosure visually, but further west along Charfield Road where these are no longer present there is little in the way of visual enclosure and visibility extends across the fields south of Charfield Road; and
 - To the west – visibility extends beyond the site boundary hedgerows across the adjoining pastoral fields.
- 3.18 The Cotswolds AONB lies approximately 0.84km north of the site at its closest point. Views of the wooded hills are visible from the site.

Council's SPD & Evidence Base

- 3.19 The site is identified within the Stroud District Landscape Sensitivity Assessment (December 2016) within land parcel K07 which covers just the site area. The site is considered to be of high/medium sensitivity to housing use and high sensitivity to employment use (more sensitive to housing than land parcel K04 within which the Land at Walk Mill Lane site is located). As per TG's findings described above, the Council's Assessment considers the site to be open to visibility due to its sloping ground, being sited on a low ridge top and the adjacent housing being well screened. The Assessment considered that housing would clearly extend the settlement into the open vale countryside on higher ground and would therefore be noticeable in the wider landscape. TG's findings largely concur with this finding although it is considered that the easternmost reaches of the site could be developable if the design of such was well thought-out.
- 3.20 The site is identified within the Stroud District Assessment of Land Availability Report (2019 version) as Site KIN013 – Land north of Charfield Road. The Assessment has rejected the site for housing development (as well as employment or community development) due to its high landscape sensitivity as mentioned above as well as due to the visual setting of the listed Langford Mill House in a key view from Wotton Road. Given the review undertaken by TG this seems to be a reasonable judgement with regards to the sites capacity to accommodate development although there may be potential to include a small quantum of development towards the eastern edge of the site if carefully designed to respond to the settlement edge and Listed Building.
- 3.21 Furthermore, TG acknowledges that land south of Charfield Road was refused outline planning permission (application ref. S.18/2617/OUT) (with all matters reserved except access) for up to 50 dwellings, including 30% affordable housing and associated works. The third reason for refusal states:

“The site is currently an agricultural field. It is prominent from numerous public vantage points, and is traversed by a public footpath. Accordingly, the proposed 50 houses, domestication, parking and roads, would be readily apparent. The development would appear as an extensive spread of buildings and roads into the countryside. It would spoil the views towards and from the AONB, appearing obtrusive and spoiling the otherwise wide, expansive continuity of the Severn Vale landscape. It would also harm the intimate pastoral, verdant landscape of the Kingswood Vale. The proposal is therefore contrary to Stroud District Local Plan Policy ES7, the Kingswood NDP and NPPF paragraph 170.”

3.22 It is therefore evident that development of the site is considered to have an unacceptable landscape impact as it is clearly visible from numerous public viewpoints and would be prominent in views from the Cotswold AONB and the unwooded vale itself. The Council officers conclude that the development would spoil the entrance to the village, the setting of the village within the Vale as well as outward views from the AONB. Combined, the landscape and visual impact is assessed as being very significant.

Landscape & Visual Summary for Land north of Charfield Road

Site Context	Adjoins settlement edge along 1.5 sides
Existing landscape features	Typical pastoral landcover on site, field boundary hedgerows and a riparian tree belt and watercourse at boundaries. Sloping ground affords views towards the wooded hills of the Cotswolds AONB to the north and higher ground on-site forms a localised and visible ridgeline within the landscape.
Landscape Character Areas	Unwooded Vales – typical of Kingswood Vale – South – typical of
Landscape Character Issues	On-site boundary vegetation should be retained and enhanced Landscape on-site is notably rural in character and visible towards the western reaches of the site Relationship with the adjoining settlement edge presents issues in terms of relating built form the currently scattered settlement edge and potential restrictions to respect the setting of/intervisibility with the listed Langford Mill building also to the east. Sloping ground levels on site present a potential for impacts on views from the public footpath north of the site.
Visual Context	Sloping ground levels across the site mean the site is open to the north beyond the tree belt along the watercourse. To the east the settlement edge provides some partial and scattered screening. To the south of the site the adjacent housing provides a good level of visual enclosure along part of the site boundary, but there are open views over the site boundary hedgerow to the land to the south for the rest of the boundary. To the west, the site is open to the adjacent agricultural landscape. Intervisibility exists between the site and the Cotswolds AONB to the north.
Stroud District Landscape Sensitivity Assessment	Site lies within land parcel K07. High sensitivity to housing use. TG concurs with the findings of the assessment – it appears to be a fair judgement of the site’s capacity to accommodate housing especially considering the refused housing application to the south of Charfield Road on landscape grounds. TG does think there may be an opportunity to develop a reduced quantum but this would be reliant on a site visit to verify the potential and in any case overall the site would still be considered highly sensitive to housing development due to the higher ground levels to the west.
Stroud District Assessment of Land Availability	Site KIN013 – Land north of Charfield Road Rejected for housing use based on landscape sensitivity findings

Stroud District Council Sustainability Matrix	The land is not suitable for development because of the high landscape sensitivity of the site. Development would significantly extend the settlement form into the open vale countryside on higher ground and is inappropriate within the wider landscape. The potential impact would therefore prevent sustainable development in this location.
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Site 4: Land east of Wotton Road

- 3.23 The site is located to the north-east of Kingswood, to the east of Wotton Road. The site boundaries consist of hedgerows with some more populated with hedgerow trees along the parts of the northern and southern edges. A Grade II listed building is situated on the northern boundary - Kingswood House; and Pennwood Lodge Care Home adjoins the site to the south. The remaining boundaries adjoin Wotton Road to the west and Vineyard Lane to the south. To the east a public footpath runs along a track leading to Park Mill Farm which is also a Grade II Listed Building.
- 3.24 In the broader context, the site is surrounded by pastoral landscape to the north and east. A school (Katharine Lady Berkeley's School) and Wotton RFC rugby club are also situated beyond the site to the north. To the south and south-west lies the settlement edge of Kingswood village, a part of which is also within a designated Conservation Area. Topographically, the site is predominantly flat and land use is currently pastoral.

Landscape Character

- 3.25 Like the other competing sites, this site also appears to be characteristic of the Unwooded Vales (as defined within the Gloucestershire Landscape Character Assessment (2006)) and of the Kingswood Vales – South (within which it is identified within the Stroud Landscape Character Assessment (2000)), in that it consists of a pastoral field bound by hedgerows. Pennwood Lodge Care Home is visible to the south of the site, as well as a row of housing along Vineyard Lane but this provides the only real relationship with the existing settlement edge, as otherwise, the site relates more strongly to the rural landscape to the north and east with which it shares intervisibility, proximity, and there is little in the way to intervene and enclose the site.
- 3.26 There is a public footpath that runs immediately adjacent and through the site which would require consideration in design terms – this could be seen as a means of forming a robust edge to settlement expansion due to its permanence; However, it would require buffering and enhancing to ensure the visual amenity of users is not too adversely affected but even then there would be an inevitable change on the character of the route which would become more evidently settlement edge in terms of how it is perceived.
- 3.27 How development relates to Wotton Road would also require careful consideration as this route is currently transitional in character where it adjoins the site and views on the route northwards from Kingswood offer long distance views towards the wooded hills of the Cotswolds AONB which would be interrupted should the site be developed. The openness provided by the site presents a degree of landscape sensitivity that makes developing the site much more restricted – with the southern parts of the site being most suitable in landscape terms and this would inevitably restrict the quantum of housing that would be deliverable.
- 3.28 The most sensitive aspects of the site from a landscape character perspective are:
- The existing hedgerow vegetation and hedgerow trees on site (at site boundaries and internal hedgerow field boundaries);
 - The relationship of the site with the Grade II Listed Kingswood House to the north and the Grade II Listed Park Mill Farm to the east;
 - How future development relates to Wotton Road will require careful design to ensure it retains the transitional character of the road which gradually becomes more rural alongside the site from the edge of Kingswood towards the rural landscape to the north;
 - The openness of the northern and western extents of the site in particular whereby views towards the wooded hills of the Cotswolds AONB are afforded across the site from Wotton

- Road and from the public footpath crossing the site;
- The relationship with the existing settlement edge which is largely restricted to Pennwood Lodge Care Home and the housing off Vineyard Lane, although there are some filtered views towards the edges of the Conservation Area from the south-eastern parts of the site; and
- The eastern extents of the site which are rural in character and from which there are close proximity views from an adjacent public footpath.

Visual Context

- 3.29 The surrounding enclosing features of built form and vegetation are scattered in the case of this site, and as such it is actually open in nature and has a stronger relationship with the rural/pastoral landscape than the existing settlement edge at present:
- To the north – the hedgerow vegetation with hedgerow trees and the Grade II Listed Kingswood House do not offer much in the way of visual screening. The trees do filter visibility to a degree, but being in a single row there are still views available to the hills in the distance (Cotswolds AONB);
 - To the east – there is only a hedgerow and track defining the eastern site boundary of the site which allows visibility to extend beyond this (which is also a public footpath route) across the adjacent field towards a wooded watercourse at Park Mill Farm. Again, the wooded hills of the Cotswolds AONB are visible in the distance;
 - To the south – for much of the southern edge the well-treed boundary of the Pennwood Lodge Care Home restricts visibility towards the settlement edge beyond. However, towards the south-east visibility extends towards a row of housing on Vineyard Lane beyond which there are some very filtered views towards the northern edges of Kingswood village.
- 3.30 The Cotswolds AONB lies approximately 0.4km north-east of the site at its closest point. In terms of intervisibility, it appears that views towards the wooded hills of the AONB are possible, and that the northern and eastern boundaries of the site are open. The hedgerow trees along the northern site boundary will offer some degree of filtering, but the overriding sense of openness from the site is still evident.

Council's SPD & Evidence Base

- 3.31 The site is identified within the Stroud District Landscape Sensitivity Assessment (December 2016) within land parcel K05. The site is assessed to be of high sensitivity for housing use and high sensitivity for employment use (more sensitive to housing than land parcel K04 within which the Land at Walk Mill Lane site is located). The sensitivity of the area is due to the sites location within the enclosed rural valley pastoral character and remnant landscape element of historic interest including orchards and meadows with ancient willow pollards, stream and mill leat, the flood zone in the valley floor and views to listed buildings. This also reflected in TG's findings described above. The development of the site for either residential or employment is considered to adversely affect the setting of the Conservation Area and nearby listed buildings.
- 3.32 The site is identified within the Stroud District Assessment of Land Availability Report (ALA) (2017 version) as Site KIN001 – Land north of Pennwood Lodge. The site was rejected as being suitable for development for housing, employment or community uses because of the high landscape sensitivity and significant archaeological potential. It was therefore considered that there are physical constraints and potential impacts preventing sustainable development in this location.
- 3.33 Within the Sustainability Matrix contained within Stroud District Council's latest response to the emerging Local Plan consultation, the Council reflect the above commentary. Specifically, the site is not considered suitable for development due to the high landscape sensitivity which is located beyond the strong valley floor boundary to the existing settlement and Conservation Area. There are both physical constraints and potential impacts preventing sustainable development in this location as outlined in the ALA report commentary.

Landscape and Visual Summary for Land east of Wotton Road

Site Context	Not adjoining settlement edge – offset by approximately 120m.
Existing landscape features	Typical pastoral landcover on site, field boundary hedgerows with frequent hedgerow trees to the north and south, mill leat and streams. Views are possible towards the wooded hills of the Cotswolds AONB at a relatively close distance (less than 1.5km away).
Landscape Character Areas	Unwooded Vales – typical of Kingswood Vale – South – typical of
Landscape Character Issues	Existing on-site hedgerow vegetation should be retained and enhanced. Close proximity to Grade II Listed Kingswood House and Grade II Listed Park Mill Farm. Wotton Road transitions from settlement edge to rural alongside the site and views are possible from Wotton Road, across the site, towards the wooded hills of the Cotswolds AONB. Openness of site – particularly towards the northern and eastern extents. Relationship between the site and the settlement edge which is designated as a Conservation Area – potential for the existence of remnant historic landscape features between the site and settlement edge. Public footpath crossing and adjacent to the site which is currently rural in character.
Visual Context	Key views to Cotswold scarp, across fields to church, Kingswood House and Penn House. Not a strong relationship with the existing settlement edge – feels scattered.
Stroud District Landscape Sensitivity Assessment	Site lies within land parcel K05. High sensitivity for residential use. TG concur with the findings of the assessment based on the location of the site beyond the settlement edge enclosed in a rural valley pastoral character and remnant landscape historic landscape.
Stroud District Assessment of Land Availability	Site KIN001 – Land north of Pennwood Lodge. Rejected due to high landscape sensitivity and significant archaeological potential. There are physical constraints and potential impacts preventing sustainable development in this location.
Stroud District Council Sustainability Matrix	The site is not considered suitable for development due to the high landscape sensitivity which is located beyond the strong valley floor boundary to the existing settlement and Conservation Area. There are both physical constraints and potential impacts preventing sustainable development in this location

4.0 Summary and Conclusions

4.1 The purpose of this technical landscape note is twofold:

- i. To reiterate the landscape and visual context for the land at Walk Mill Lane, Kingswood in terms of the landscape and visual benefits previously set out in the Vision Document whilst also providing an update on the recent changes made to the proposed residential layout, and
- ii. To provide a desk-based review of three other competing residential sites around Kingswood from a technical perspective in terms of landscape and visual considerations.

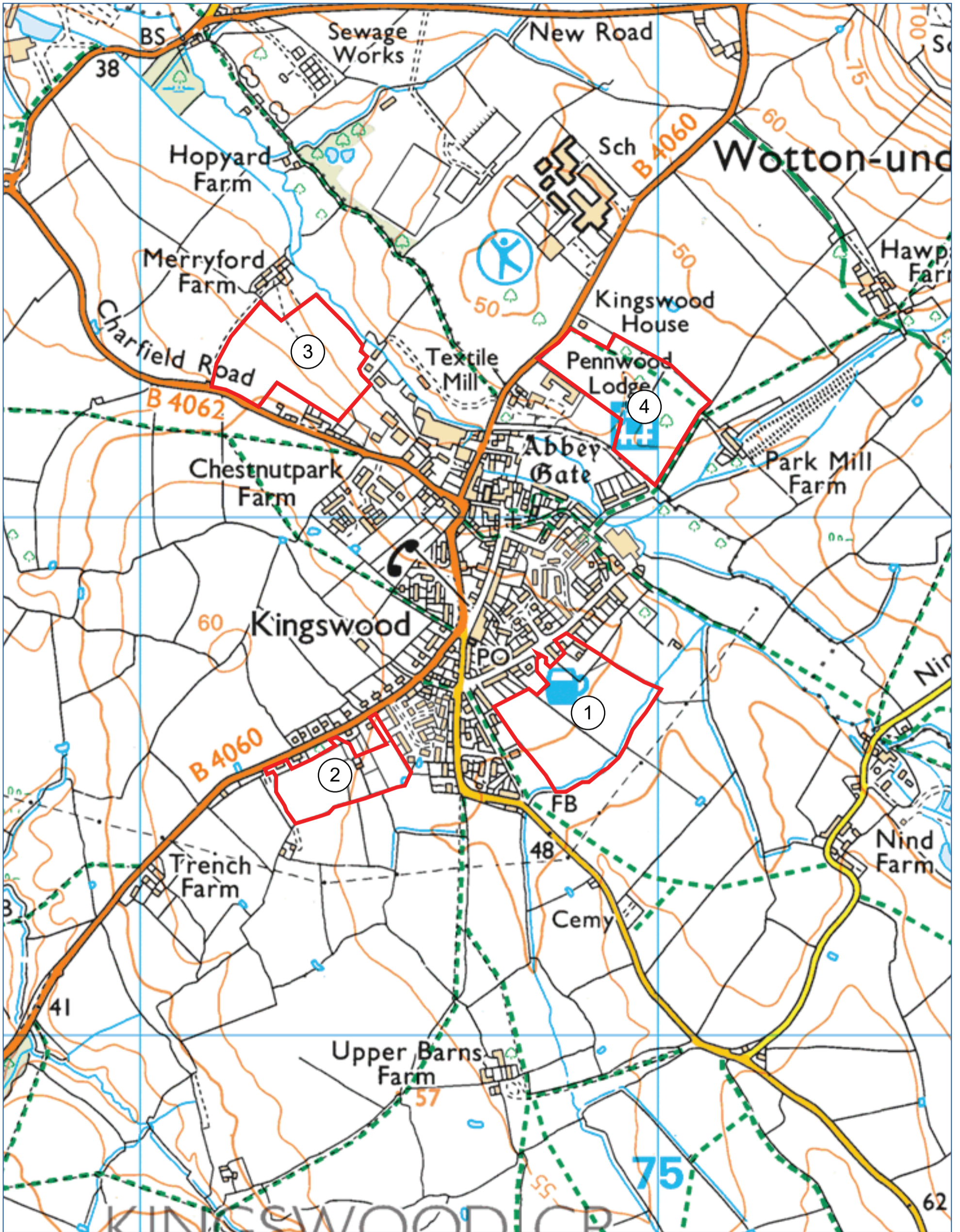
- 4.2 It is considered that the recent changes to the proposed residential layout for land at Walk Mill Lane, Kingswood provide a series of both landscape and visual benefits. The removal of the existing depot buildings and development from the north western extent of the site to provide for a Local Area for Play (LAP) will result in both visual and audial enhancements to Walk Mill Lane. The new footpath and proposed nature/wildlife areas provide public access to the new dwellings and part of the site which were previously inaccessible whilst also delivering educational benefits to the local school. The removal of dwellings to the eastern extent of the site and replacement with the potential Kingswood Primary School Sports Pitch also provide a sensitive transition from the countryside to the west and proposed built form whilst providing recreational facilities for the local community.
- 4.3 From the review of competing sites, TG provides the following summary table and associated commentary.

TG Table 1: Summary Table

	Site 1: Land off Walk Mill Lane Context	Site 2: Land south of Wickwar Road	Site 3: Land north of Charfield Road	Site 4: Land east of Wotton Road
Site Context	Adjoins and forms part of the settlement edge.	Adjoins settlement edge along two sides.	Adjoins settlement edge along 1.5 sides	Not adjoining settlement edge – offset by approximately 120m.
Existing landscape features	Mixture of uses including residential, employment (depot), fenced off area and two fields defined by a road, residential and hedgerows with hedgerow tree boundaries. Typical pastoral landcover on the majority of the site. A stream and riparian vegetation runs parallel to the south eastern boundary of the site. Sloping ground affords views towards the wooded hills of the Cotswolds AONB.	Nothing outstanding – typical pastoral landcover on site, field boundary hedgerows and a narrow tree belt. Sloping ground affords intervisibility towards the wooded hills of the Cotswolds AONB.	Typical pastoral landcover on site, field boundary hedgerows and a riparian tree belt and watercourse at boundaries. Sloping ground affords views towards the wooded hills of the Cotswolds AONB to the north and higher ground on-site forms a localised and visible ridgeline within the landscape.	Typical pastoral landcover on site, field boundary hedgerows with frequent hedgerow trees to the north and south, mill leat and streams. Views are possible towards the wooded hills of the Cotswolds AONB at a relatively close distance (less than 1.5km away).
Landscape Character Areas	Unwooded Vales – Typical of. Kingswood Vale – South – Typical of.	Unwooded Vales – Typical of. Kingswood Vale – South – Typical of.	Unwooded Vales – typical of Kingswood Vale – South – typical of	Unwooded Vales – typical of Kingswood Vale – South – typical of
Landscape Character Issues	On site boundary vegetation should be retained and enhanced. The existing street scene along Walk Mill Lane will need consideration with the removal of the existing depot building and to ensure the proposal assimilate with the existing settlement edge. Set back development from the stream which runs along the south eastern corridor could include public open space for residents that would allow access to an area of the landscape previously inaccessible to the public. Potential for additional tree planting along the south eastern boundary to reflect historic mapping and to assist in softening view of the new development.	Landscape becomes more rural and open immediately to the south and west of the site. On-site boundary vegetation should be retained and enhanced. Existing street-scene along Wickwar Road, and character of the arrival into Kingswood will need consideration.	On-site boundary vegetation should be retained and enhanced. Landscape on-site is notably rural in character and visible towards the western reaches of the site Relationship with the adjoining settlement edge presents issues in terms of relating built form the currently scattered settlement edge and potential restrictions to respect the setting of/intervisibility with the listed Langford Mill building also to the east. Sloping ground levels on site present a potential for impacts on views from the public footpath north of the site.	Existing on-site hedgerow vegetation should be retained and enhanced. Close proximity to Grade II Listed Kingswood House and Grade II Listed Park Mill Farm. Wotton Road transitions from settlement edge to rural alongside the site and views are possible from Wotton Road, across the site, towards the wooded hills of the Cotswolds AONB. Openness of site – particularly towards the northern and eastern extents. Relationship between the site and the settlement edge which is designated as a Conservation Area – potential for the existence of remnant historic landscape features between the site and settlement edge. Public footpath crossing and adjacent to the site which is currently rural in character.
Visual Context	Part of the northern corner of the site already forms part of the existing settlement and is viewed as part of the settlement edge to Kingswood. The eastern land parcel is open in character and this affords long distance views in and out of the site. This includes towards the east and south from the Cotswold Hills. The western land parcel is more enclosed than the eastern land parcel as it is smaller in size and is surrounded by overgrown hedgerows, however it still has views to the Cotswold Hills to the east.	Well enclosed visually to the north, east and west. More open to the south above the site boundary hedgerow, beyond which lies a PRoW from which views towards the site will be possible, and there may even be potential visibility from the outer edges of the Cotswolds AONB to the south-east.	Sloping ground levels across the site mean the site is open to the north beyond the tree belt along the watercourse. To the east the settlement edge provides some partial and scattered screening. To the south of the site the adjacent housing provides a good level of visual enclosure along part of the site boundary, but there are open views over the site boundary hedgerow to the land to the south for the rest of the boundary. To the west, the site is open to the adjacent agricultural landscape. Intervisibility exists between the site and the Cotswolds AONB to the north.	Key views to Cotswold scarp, across fields to church, Kingswood House and Penn House. Not a strong relationship with the existing settlement edge – appears scattered.
Stroud District Landscape Sensitivity Assessment	Site lies within wider land parcel K04. Medium sensitivity to housing. TG analysis agree the site has potential to delivery housing development but disagree with the sensitivity level afforded to the site. The site only forms a third of the wider land parcel. It also includes industrial depot buildings which are considered to be a detracting landscape feature and is immediately influenced by the adjoining settlement context. The existing site boundary features and green infrastructure assist in containing development to the existing settlement edge, maintaining the existing nuclear settlement pattern and protecting the wider rural and historic character of the wider surrounding landscape from future development in accordance with the landscape character principles, the findings of the Sensitivity Assessment and adopted planning policy. It is therefore considered that the site's sensitivity for residential development should be reduced to 'low'	Site lies within wider land parcel K03. Medium sensitivity to housing use. TG analysis concurs with the findings of the assessment – it appears to be a fair judgement of the site's capacity to accommodate housing.	Site lies within land parcel K07. High sensitivity to housing use. TG concurs with the findings of the assessment – it appears to be a fair judgement of the site's capacity to accommodate housing especially considering the refused housing application to the south of Charfield Road on landscape grounds. TG does think there may be an opportunity to develop a reduced quantum but this would be reliant on a site visit to verify the potential and in any case overall the site would still be considered highly sensitive to housing development due to the higher ground levels to the west.	Site lies within land parcel K05. High sensitivity for residential use. TG concur with the findings of the assessment based on the location of the site beyond the settlement edge enclosed in a rural valley pastoral character and remnant landscape historic landscape.
Stroud District Assessment of Land Availability	Site KIN010 – Land and yard at Walk Mill Lane SALA states that although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing or community development on the western part of the site in the future, adjacent to existing housing and the two depot areas, should the Local Plan strategy identify the need for growth in this location. Built	Site KIN005 – Land at Cloverlea Barn. SALA considers residential use of the site to be compatible with the immediate area with no given landscape constraints.	Site KIN013 – Land north of Charfield Road Rejected for housing use based on landscape sensitivity findings	Site KIN001 – Land north of Pennwood Lodge. Rejected due to high landscape sensitivity and significant archaeological potential. There are physical constraints and potential impacts preventing sustainable development in this location.

	development would need to be set back from the stream corridor, allowing for community uses/ open space adjacent to the stream and tree planting to soften the impact and screen views from the south. The existing depot, within settlement development limits, is considered suitable for future redevelopment, including for employment uses.			
Stroud District Council Sustainability Matrix	The SALA identified that the site may have some development potential subject to resolving specific constraints and impacts. The site was included in the Emerging Strategy as one of two potential alternative sites at Kingswood to meet local needs. Having considered the scale of growth appropriate for a Tier 3a settlement set out in the Draft Strategy and the benefits and disbenefits of this site in comparison with alternative sites at this settlement, it is not proposed at this stage to allocate the site for development.	The site is located at a Tier 3a settlement and is in accordance with the development strategy for growth at accessible settlements with local facilities. The site is considered suitable and available for the scale and type of development as set out in the Draft Plan.	The land is not suitable for development because of the high landscape sensitivity of the site. Development would significantly extend the settlement form into the open vale countryside on higher ground and is inappropriate within the wider landscape. The potential impact would therefore prevent sustainable development in this location.	The site is not considered suitable for development due to the high landscape sensitivity which is located beyond the strong valley floor boundary to the existing settlement and Conservation Area. There are both physical constraints and potential impacts preventing sustainable development in this location
TG Commentary	<p>Land off Walk Mill Lane is considered suitable for residential development without the potential for undue implications on the landscape character of the surrounding landscape or visual amenity of users. The site is partially within and adjoins the existing settlement boundary. It has the potential to remove the existing employment depot which is considered a detracting feature within the landscape.</p> <p>The redevelopment of the site to residential would result in landscape and visual enhancements to Walk Mill Lane and the immediate locality. Development would be set back from the stream and provide new public footpath links from Walk Mill Lane to new public open space and a proposed nature/wildlife area which is not only considered a recreational benefit but will also provide educational benefits to the local primary school. The provision of a junior sport pitch also provides an additional benefit to the local primary school and local community whilst providing a more sensitive transition from the proposal and adjacent countryside to the east.</p> <p>Overall the proposal would deliver a more nucleated extension to Kingswood reflecting the existing settlement pattern.</p>	<p>Land to the south of Wickwar Road is considered suitable for residential development without the potential for undue implications on the landscape character of the surrounding landscape or visual amenity of users. This is subject to a carefully considered design to ensure it appears consistent with the existing backdrop when viewed from the south-east, and that it provides an appropriate gateway to the village for users travelling along Wickwar Road from the south west.</p> <p>However, the lack of landscape features beyond the exiting site boundaries means that the quantum of development would be restricted and there would be no opportunity for a future phase development, if required and the potential for landscape enhancements on site appears to be limited.</p>	<p>TG agree that the site has a high landscape sensitivity due to the higher ground levels to the west, its open location within the Unwooded Vale and proximity to the Cotswolds AONB which leads to intervisibility from the AONB. In addition, there are potential implications for existing heritage assets and loss of unspoilt landscape character.</p> <p>These observations are echoed in the Council's own SPD and evidence base documents, therefore TG discount the site for potential residential development.</p>	<p>Similar to site 3, the site has a high landscape sensitivity given the existing landscape character beyond the valley floor to Kingswood settlement and Conservation Area. The open nature and proximity of the site to the Cotswolds AONB results in intervisibility from the AONB. Aside from landscape and visual constraints there is also potential for heritage constraints including the loss of remnant historic landscape features between the site and settlement edge.</p> <p>These observations are echoed in the Council's own SPD and evidence base documents, therefore TG discount the site for potential residential development.</p>

- 4.5 Overall, based upon a high level review of the Walk Mill Lane site together with a desk-based review of the competing sites, it is TG's opinion that the land at Walk Mill Lane is preferred in landscape terms for release for housing use as it not only offers the potential to provide new housing without undue adverse implications on the landscape, but due to its size there will also be opportunities to enhance the landscape, whilst still leaving flexibility to offer varying quantum of landscape and ecological mitigation and potentially future housing phases to meet Council's future needs, if required.
- 4.6 Whilst the competing site to the south of Wickwar Road also has potential in landscape and visual terms for housing use, it is limited in terms of the recreational, educational and potential for future expansion. It is, therefore, the opinion of TG that there are no landscape or visual reasons not to allocate the Land at Walk Mill Lane for housing use, especially given the landscape and visual enhancements proposed to Walk Mill Lane.



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- Site Boundary
- 1 Land at Walk Mill Lane (Bloor)
- 2 Land south of Wickwar Road (Persimmon)
- 3 Land north of Charfield Road (Redrow)
- 4 Land at Wotton Road (Linden)



Project	Land at Walk Mill Lane, Kingswood
Drawing Title	Site Location and Competing Sites Plan
Scale	As Shown (Approximate)
Drawing No.	12085/P09
Date	January 2020
Checked	al/js



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REV	DESCRIPTION	DATE	AUTHOR	CHK'D
P1	Preliminary Issue	14/12/18	KS/SWD	KS
P2	Layout coloured	17/12/18	KS/hm	
P3	Revised plan	22/12/18	GR/hm	
P4	Footpaths added	14/01/19	GR/hm	

KEY

- Site Boundary 5.00 Ha /12.4 Acres
- ➔ Site Access
- ✳ Listed Building: The Laurels, Grade II
- Built Form
- Existing Tree / Hedge
- Proposed Tree
- Gardens
- Public Open Space
- SuDS
- Road
- Shared Surface
- Private Drive



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PROJECT
Kingswood
 Kingswood
 For: Bloor Homes Tewkesbury

DRAWING
Concept Plan - 01



SCALE	DATE	AUTHOR	CHK'D
1:1000 @ A2	14/12/18	KS/SWD	KS
JOB NO.	DRAWING NO.	REV	
BLOO181126	CP-01	P4	



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REV	DESCRIPTION	DATE	AUTHOR	CHK'D
P1	Preliminary Issue	14/01/20	GR/at	
P2	Revised in accordance with client comments	15/01/20	GR/at	

- KEY**
- Site Boundary
 - ↗ Site Access
 - ✱ Listed Building: The Laurels, Grade II
 - ✱ LAP
 - ↔ Potential Public Footpaths

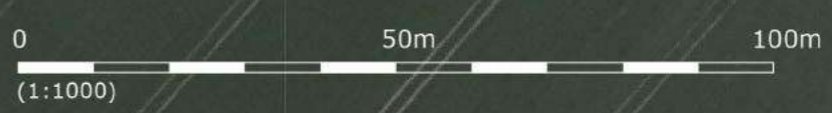


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PROJECT
Kingswood
 Kingswood
 For: Bloor Homes Tewkesbury

DRAWING
Concept Plan - 04
Approx. 95no. units

SCALE	DATE	AUTHOR	CHK'D
1:1000 @ A2	14/01/20	GR/at	
JOB NO.	DRAWING NO.	REV	
BLOO181126	CP-04	P2	



Land to south of Walk Mill Lane, Kingswood, Gloucestershire
Heritage Response: SALA HIA for Site KIN 010
January 2020

Land to south of Walk Mill Lane, Kingswood, Gloucestershire
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Report

Heritage Response: SALA HIA for Site AI KIN 010 Land and yard at Walk Mill Lane

Site

Land to south of Walk Mill Lane, Kingswood, Gloucestershire

Client

Bloor Homes Ltd (Western)

Planning Authority

Stroud District Council

Site Centred At

NGR 374859, 191618

Prepared By

Chris Colville

Reviewed By

Cathy Patrick

Report Status

Final

Issue Date

21 January 2020

Orion Ref

PN2066/HR/2

Contents

- 1.0** Introduction
- 2.0** Planning Background and Development Plan Framework
- 3.0** Location and Significance of Heritage Assets
- 4.0** Response to SALA HIA comments
- 5.0** Summary and Conclusions

List of Figures

- Figure 1** Site location and extent
- Figure 2** Listed Buildings and Conservation Areas located in the wider vicinity of the site
- Figure 3** Indicative concept layout plan

List of Plates

- Plate 1** View of subject site (arrowed) taken from western boundary of field that adjoins it to the south. Note that this view looks north towards Kingswood.
- Plate 2** View of the subject site taken from the southern part of the field that adjoins it to the south. Note that this view looks north towards Kingswood.
- Plate 3** Longer view of subject site (arrowed) taken from the field to the south. Note that this view looks north.
- Plate 4** Longer view of subject site (arrowed) taken from the western end of Nind Lane. Note that this view looks north towards the site, with the existing rendered frontages to the buildings located at the western end of Walk Mill Lane glimpsed in this view (i.e. to left of arrow).
- Plate 5** View looking north-west along Hillesley Road. Note that the subject site (arrowed), located to the north-east of the hedgerow (right of picture) is only glimpsed in this view.
- Plate 6** View of late 19th century terrace group located on east side of Crow Meadow (Rose Terrace). Note that this group is located within the Kingswood Conservation Area, with the southernmost part of this group adjoining the subject site.
- Plate 7** View looking east along Walk Mill Lane. Note that the terrace group (left of picture) is located within the Kingswood Conservation Area.

Executive Summary

This heritage report considers Site KIN 010 – Land and yard at Walk Mill Lane, Kingswood. In 2016-17, Stroud District Council carried out a district-wide Strategic Assessment of Land Availability (SALA), which comprised a comprehensive assessment of land availability for future housing, employment retail and community uses. As part of the *SALA New Sites Update Report* (SALA Update Report 2018), a Heritage Impact Appraisal (SALA HIA) was prepared in order to assess the sites that have come forward through the Local Plan Review (Issues and Options consultation 2017). The subject site comprises 5.13 hectares of mainly agricultural land and a commercial yard located to the south of Walk Mill Lane and is identified within the SALA Update Report 2018. The relevant part of the HIA, which forms part of the SALA Update Report 2018, has also been reviewed. This contains a heritage impact assessment relating to the settings of those heritage assets in the vicinity of the site, that would be potentially impacted by future development.

The key objectives of this report are to:

- Review the relevant part of the SALA HIA document to determine if we concur with the recommendations and conclusions reached for the subject site.
- Assess the potential heritage impacts associated with future development on the subject site. We have reviewed the indicative concept layout and note that this area would potentially be developed and used for residential purposes.
- Determine appropriate mitigative measures to ensure that any future development has minimal to no impact on the settings of nearby heritage assets.

The main conclusion of this report is that the concept plan layout for the residential allocation provides a generous landscape buffer between the new development and the watercourse located to the south. This has the advantage of limiting the development to the northern part of the subject site where it adjoins the edge of the existing settlement. The existing vegetation to the south-west boundary also assists in screening potential new development, particularly in longer views from the south looking north across the subject site. This screening should be reinforced, and future development should be low in scale and utilise a materials palette that resonates with the landscape and the adjoining Conservation Area. These mitigative measures will provide an appropriate response to the relationship that exists between the north-western part of the subject site and the edge of the Conservation Area designation, such that there will be very limited to no material harm to the setting of the heritage asset from the proposed development.

A sensitive approach will be required in the north-west corner of the subject site, in particular, to ensure that any new development in this location is responsive to the restrained scale of Rose Terrace, located on the east side of Crow Meadow. Any new development at this interface should be single to two-storeys in height at most.

The materiality of the new development will also require careful consideration to ensure that it resonates with the landscape and is not overly garish. The existing rendered face of the 20th century development along the south-western end of Walk Mill Lane is highly visible in longer views from the south-east. The materials palette to any future development, therefore, would benefit from being more muted to ensure that it is not visually prominent. These mitigative strategies would ensure that the setting of the Conservation Area is not adversely impacted, particularly where new development is proposed in the north-western part of the subject site.

1.0 Introduction

Background

- 1.1** This heritage report considers Site KIN 010 – Land and yard at Walk Mill Lane, Kingswood (subject site – Figure 1). In 2016-17, Stroud District Council carried out a district wide Strategic Assessment of Land Availability (SALA), which comprised a comprehensive assessment of land availability for future housing, employment retail and community uses. As part of the *SALA New Sites Update Report* (SALA Update Report 2018), a Heritage Impact Appraisal (SALA HIA) was prepared in order to assess the sites that have come forward through the Local Plan Review (Issues and Options consultation 2017). The subject site comprises 5.13 hectares of mainly agricultural land and a commercial yard located to the south of Walk Mill Lane and is identified within the SALA Update Report 2018. The relevant part of the SALA HIA, which forms part of the SALA Update Report 2018, has also been reviewed. This contains a heritage impact assessment relating to the settings of those heritage assets in the vicinity of the site, that would be potentially impacted by future development.
- 1.2** The key objectives of this report are to:
- Review the relevant part of the SALA HIA document to determine if we concur with the recommendations and conclusions reached for the subject site.
 - Assess the potential heritage impacts associated with future development on the subject site. We have reviewed the indicative concept plan and note that this area would potentially be developed and used for residential purposes.
 - Determine appropriate mitigative measures to ensure that any future development has minimal to no impact on the settings of nearby heritage assets.
- 1.3** In accordance with the Paragraph 189 of the *National Planning Policy Framework* (NPPF 2019) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, this brief report draws together available information on designated and non-designated heritage assets that are likely to be impacted by future development within the site allocation. While a full assessment has not been carried out at this stage, this statement considers a preliminary layout option for residential development and provides commentary on the potential impacts associated with this.
- 1.4** This report considers built heritage only.

Location and Description

- 1.5** The subject site adjoins the southern perimeter of Kingswood. Walk Mill Lane is located to the north and north-west with Crow Meadow to the west. The area to the south and east comprises mainly agricultural fields (Figure 1).
- 1.6** The site comprises predominantly agricultural land (plates 1 and 2), with fields bordered by low gapped hedges and occasional trees, particularly to the south-east (plates 3 and 4). A small commercial yard occupies the north-eastern part of the subject site, which adjoins Walk Mill Lane. This part of the site includes a depot building, with the land to the south-west relatively flat and adjoining the rear gardens of residential properties on the south side of Walk Mill Lane and east side of Crow Meadow. The remainder of the site slopes gently south-east towards a water channel. The subject site has limited inter-visibility from the south-west with Hillesley Road (Plate 5).



Plate 2 View of the subject site taken from the southern part of the field that adjoins it to the south. Note that this view looks north towards Kingswood.



Plate 3 Longer view of subject site (arrowed) taken from the field to the south. Note that this view looks north.



Plate 4 Longer view of subject site (arrowed) taken from the western end of Nind Lane. Note that this view looks north towards the site, with the existing rendered frontages to the buildings located at the western end of Walk Mill Lane glimpsed in this view (i.e. to left of arrow).



Plate 5 View looking north-west along Hillesley Road. Note that the subject site (arrowed), located to the north-east of the hedgerow (right of picture) is only glimpsed in this view.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention to *the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework (NPPF 2019)*, entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 Paragraph 185 relates to local development plans and states as follows:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

2.7 Paragraph 190 states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

2.8 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF.

2.9 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development.

2.10 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.

2.11 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no inter-visibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

Local Planning Policy

2.12 The relevant development plan comprises the *Stroud District Local Plan* (SDLP adopted November 2015), which contains policies relating to the historic environment. The relevant part of Policy ES10: Valuing our historic environment and assets states as follows:

Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:

1. *Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.*
2. *Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage assets, especially those elements which contribute to the distinct identity of the District.*

These include:

- A. *the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest*
 - B. *the stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villages*
 - C. *the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes*
 - D. *the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.*
3. *Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.*
 4. *Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills.*
 5. *Any harm or loss would require clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden.*

A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.

- 2.13** The Kingswood Neighbourhood Development Plan 2014 – 2031 (Referendum Version 2017) contains the following relevant policies, with specific reference to built heritage:

POLICY CA1: KINGSWOOD CONSERVATION AREA

Within the Kingswood conservation area and its setting, development proposals will be required to conserve or enhance the character and heritage assets of the area. Proposals for new development and extensions and alterations to existing buildings and structures will be supported providing that they:

- *Ensure that the scale and massing of buildings relate sympathetically to the surrounding area;*
- *Ensure the use of appropriate building materials to respect the context of the development concerned and its setting;*
- *Respect the historic layout of the area in terms of access, rights of way and legibility within the street scene;*
- *Make provision for any traffic generation in terms of provision for vehicle parking and any additional impact on congestion.*

The issues within this policy should be informed by an analysis of local context and positively addressed through the explanation and justification in the planning application or design and access statement where one is required.

Proposals should have due regard to the relevant policies in the Kingswood Conservation Area Statement and the Kingswood Village Design Statement, which are both supplementary planning advice.

Proposals will be supported where they:

- Take account of the most recent evidence of heritage significance including that prepared as part of the conservation area statement, particularly in relation to unidentified monuments, historic uses of heritage assets and where development could better reveal their significance;
- Also take account of potential harm to the significance of non-designated heritage assets (including those identified in the conservation area statement);
- Avoid the total loss of significance or substantial harm to designated heritage assets through alterations or new development in their setting except where this accords with local and national policy requirements.

2.14 The *Strategic Assessment of Land Availability New Sites Update Report* (SALA Update Report 2018) includes a Heritage Impact Appraisal (SALA HIA), which was prepared in order to assess the sites that have come forward through the Local Plan Review (Issues and Options consultation 2017). The subject site is identified for potential residential release.

Supplementary Planning Guidance

2.15 The *Kingswood Conservation Area Statement* (KCAS) was adopted in December 2014 and outlines the important qualities that comprise the Conservation Area designation.

2.16 The *Kingswood Design Statement* was adopted December 2014; it sets out policies and guidelines for the Kingswood Conservation Area.

3.0 Location and Significance of Heritage Assets

Introduction

- 3.1 The location of designated and non-designated heritage assets within and surrounding the subject site are identified below; the designated assets (listed buildings and Kingswood Conservation Area) are shown in Figure 2.

Heritage Assets

Listed Buildings: Generally

- 3.2 There are no listed buildings located within the subject site. Those listed buildings located in the wider vicinity (i.e. within 750 metres) of the subject site include the following:
- The Laurels, Grade II listed (NHLE 1238212). This heritage asset is located approx. 55 metres to the north-west of the subject site.
 - Chipping House, Grade II listed (NHLE 1274341). This heritage asset is located approx. 100 metres to the north of the subject site.
 - Upton House, Grade II listed (NHLE 1238006). This heritage asset is located approx. 150 metres to the north of the subject site.
- 3.3 Those listed buildings identified are discussed in more detail below.

The Laurels: Grade II Listed

- 3.4 A detached house dating from the late 18th century. The NHLE list description states as follows:

Detached house. Late C18. Rendered brick on plinth, concrete tile roof, brick end stacks. Single range with rear outshut, 2 storeys. 3 windows, 16/12/16-pane sashes in moulded wood architraves and with stone keystone and voussoirs. Ground floor has two 16-pane sashes and central door with 4 fielded and 2 flush panels, in moulded surround, with C19 gabled porch with red and blue margin glass.

- 3.5 The significance of the building lies in its architectural and historic interest as a late 18th century building with later alterations. The building adjoins Crow Meadow (to the east) and Hillesley Road (to the west). The principal north elevation fronts Walk Mill Lane. Its setting has been compromised by later 19th century and more recent 20th century development to the east, south and west, which hinders any inter-visibility between this heritage asset and the subject site to the south-east. The SALA HIA acknowledges that the subject site plays 'no significant role in backdrop views of key listed or unlisted historic buildings within the village core'. In this regard, the late 19th and 20th century development that exists between The Laurels and the subject site, prevents any inter-visibility between them and, as such, there would be no impact associated with low scale development within the latter on the heritage asset. With this in mind, it is not considered further.

Chipping House: Grade II Listed

- 3.6 A large semi-detached house dating from the mid-late 18th century. The NHLE list description states as follows:

Large semi-detached, originally detached house. Mid/late C18. Rendered, moulded stone cornice and blocking course, hipped slate roof, brick end stacks. Square range, 3 storeys. 3 windows, 16/12/16-pane sashes in plain stone surrounds. Ground floor has two 16-pane sashes and central doorcase with fluted pilasters, shallow open pediment,

decorative radial fanlight, door with 4 fielded, 2 flush panels. Plat band above ground floor. Internal shutters remaining on ground and first floors.

- 3.7 The significance of the building lies in its architectural and historic interest as a large mid-late 18th century residence. The building occupies a prominent vantage point on The Chipping between Hillesley Road and High Street, with the principal north-west elevation having visual prominence in views from Old Rectory Road. This heritage asset sits within an urban context and has no inter-visibility with the subject site. The SALA HIA acknowledges this, and it is not considered further.

Upton House: Grade II Listed

- 3.8 An early-mid 18th century house located on the east side of High Street. The NHLE list description states as follows:

House in terrace. Early/mid C18. Rendered with plain cornice and blocking course, concrete tile roof with coped verges and rendered brick end stacks. Single front range and rear extensions, 2 storeys. 4 windows, one 12-pane sash to left and 3 C19 4-pane sashes, all with plain stone architraves. Ground floor has 3 windows, 12-pane sash to far left, paired 4-pane sashes to left of door and single 4-pane to right. Doorcase has flat stone hood on large scrolled console brackets and door of 6 fielded panels in plain stone surround.

- 3.9 The significance of the building lies in its architectural and historic interest as an early-mid 18th century house. This heritage asset sits within an urban context and has no inter-visibility with the subject site. The SALA HIA acknowledges this, and it is not considered further.
- 3.10 The locations of the above buildings are shown in Figure 2.

Conservation Areas

- 3.11 The southern part of the Kingswood Conservation Area adjoins the subject site to the north-west (Figure 2). There is some inter-visibility between the site and the Conservation Area, and any future development has the potential to impact on the setting of this heritage asset. The following extracts taken from the *Kingswood Conservation Area Statement* (KCAS) outline the important attributes of the designation.

Kingswood in its setting

The landscape and geology of the Kingswood area has impacted on the character of the settlement in a number of ways, from the types of building materials most easily sourced, to the types of industries that developed. In visual terms, the surrounding landscape influences the first impressions gained on approach to the village, and the local topography forms a significant component of views and vistas into and out of the settlement.

- 3.12 The subject site adjoins Sub Area 4: Weavers' Cottages, which is a character area within the Conservation Area. This character area comprises three terraces of former weavers' cottages located on Crow Meadow (Plate 6), Hillesley Road and Walk Mill Lane (Plate 7). The Crow Meadow terrace group adjoins the north-west boundary of the subject site. The key characteristics of this character area are noted in the KCAS as follows:

Sub Areas in Kingswood Study Area

Within a Conservation Area, it is sometimes possible to identify parts of the Area which differ in character. Key factors in defining where one part of the Conservation Area differs from another include the density of buildings, and their relationship to one another and to the roads and footpaths. Where clear differences do exist, these are identified as 'subareas'. The Conservation Area is examined using those sub-areas.

Sub-area 4: Weavers' Cottages

i. Related to the very local landscape

A cluster of three terraced rows of former weavers' cottages, lying respectively along Hillesley Road, Walk Mill Lane and Crow Meadow, is located towards the southerly edge of the built settlement of the village. Although originally surrounded by open countryside and orchards and being situated at one of the highest points in the village, subsequent development has surrounded these cottages with more modern housing.

ii. Pattern and shape

The three terraces form a T-configuration with the crown at the junction between the three roads, with only a few more modern houses interspersed between these terraces. There is no pavement in front of the short front gardens of the Hillesley Road terrace, as shown below: looking along the road in the direction of the village centre with the terraced cottages on the right.

iii. Nature of buildings

There is a uniformity of style within each terrace as would be expected, although the terrace in Hillesley Road comprises lower cottages towards the junction with Walk Mill Lane compared with those at The Chipping end of the terrace.

iv. Building materials

The elevations of the terraces in Hillesley Road and Walk Mill Lane are largely cream rendered although there is a range of different colours used along Hillesley Road and one property in walk mill lane is pebble-dashed. From photographs dating to the early 20th century, the terrace in Hillesley Road was originally red brick and one of the cottages towards The Chipping retains this feature. A number of roofs have been renovated, often replacing clay tiles with slate. Imposing red brick chimney stacks top many of the cottages. Distinctive features: uniformity of style, building line and heights, and (largely) building materials; chimney stacks; first-floor windows set under eaves in Comley's Row

Summary

The Conservation Area lies at the heart of the built settlement and contributes strongly to the distinctive character of Kingswood. It contains many of the Listed Buildings in the Parish. Also, many well-frequented public buildings and the two churches serving the village lie within its boundaries. Therefore, there are heightened issues in relation to modern use and infrastructure, most notably concerning the use and parking of cars in an area built prior to the car's existence. Getting the right balance here is essential to support the needs of modern life while conserving the distinctive, historic character. In the light of this analysis, eleven guidelines (KCA 1-11) have been developed specifically in relation to the Conservation Area. These are to be found in the section of the Design Statement dealing with policies and guidelines.

Registered Parks and Gardens

- 3.13** There are no Registered Parks and Gardens located in the vicinity of the subject site.

Non-Designated Heritage Assets

- 3.14** There are no locally listed buildings located in the vicinity of the subject site.
- 3.15** Within the immediate vicinity of the subject site, is a late 19th century terrace group located on the east side of Crow Meadow (known as Rose Terrace). This terrace group is deemed to be a non-designated heritage asset in its own right, given its construction date (Plate 6). This terrace comprises a group of former weavers' cottages and adjoins the subject site to the north-west. Subject to adequate separation between any new build and this non-designated heritage and a scale and design that resonates with its form and materiality, there would no adverse harm to its setting.

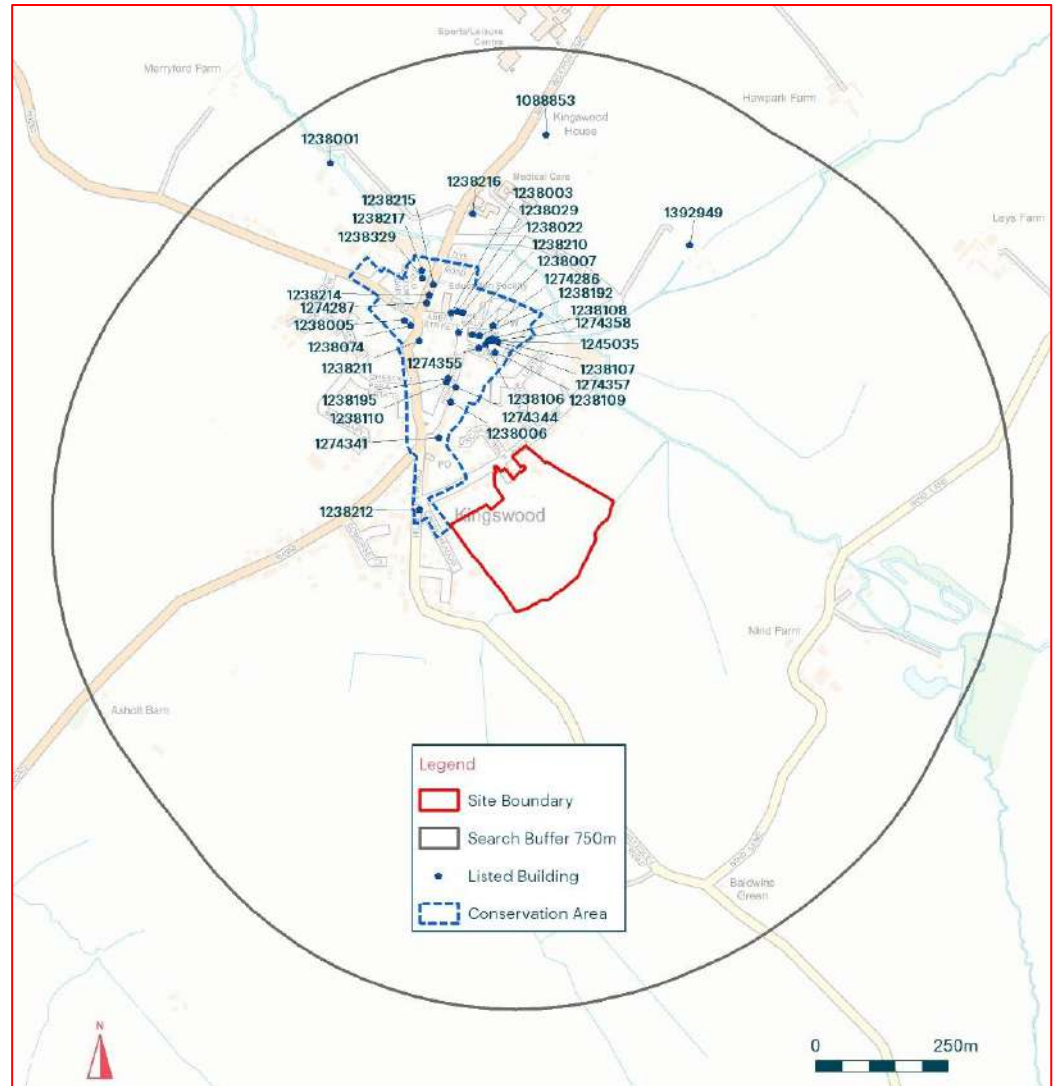


Figure 2 Listed Buildings and Conservation Areas located in the wider vicinity of the subject site



Plate 6 View of late 19th century terrace group located on east side of Crow Meadow (Rose Terrace). Note that this group is located within the Kingswood Conservation Area, with the southernmost part of this group adjoining the subject site.



Plate 7 View looking east along Walk Mill Lane. Note that the terrace group left of picture is located within the Kingswood Conservation Area.

4.0 Assessment of Proposed Site and Potential Heritage Impacts

Background

- 4.1** This section assesses the potential heritage impacts associated with development on the subject site (Site KIN 010: Land and yard at Walk Mill Lane, Kingswood) and involves the following tasks outlined below.
- Review of the relevant part of the SALA HIA document to determine if we concur with the recommendations and conclusions reached for the subject site.
 - Assess the potential heritage impacts associated with future development on the subject site. We have reviewed the indicative concept plan and note that this area would potentially be developed and used for residential purposes .
 - Determine appropriate mitigative measures to ensure that any future development has minimal to no impact on the settings of nearby heritage assets.

The Subject Site: Site KIN 010: -Land and yard at Walk Mill Lane

Generally

- 4.2** As noted, the SALA HIA contains an impact assessment relating to the settings of those heritage assets in the vicinity of the subject site, that would be potentially impacted by future development. The subject site scored 2 in the SALA HIA i.e. some impact on heritage interest (moderate sensitivity), which is discussed further below.
- 4.3** The focus of the heritage impact assessment below is on the Kingswood Conservation Area, given that this has been identified in the SALA HIA. The other heritage assets identified in Section 3 above are unlikely to be impacted by future development within the subject site and have not been considered further.

Potential impacts on Heritage Assets

Kingswood Conservation Area

Setting and Significance

- 4.4** As noted, the southern part of the Kingswood Conservation Area adjoins the subject site to the north-west (Figure 2). There is some inter-visibility between the site and the Conservation Area, and any future development has the potential to impact on the setting of this heritage asset.
- 4.5** The important attributes of this part of the designation largely comprise the Grade II listed 'The Laurels' and the three former weavers' cottages terrace groups located on Crow Meadow, Hillesley Road and Walk Mill Lane. In setting terms, the most likely of these elements to be impacted by future development within the subject site is the terrace group located on the east side of Crow Meadow (i.e. Rose Terrace), which adjoins the subject site to the north-west. This terrace group is of an intimate scale, comprising two-storeys with simple slate covered roofs and distinctive chimney stacks. The group is set within large front gardens that face Crow Meadow. Later 20th century residential development has occurred mainly to the north, south and west, which has compromised the original largely semi-rural setting of this group. It is acknowledged, however, that the rear elevation of this terrace group is located in close proximity to the north-west corner of the subject site and that there is some inter-visibility between them. The terrace group can be glimpsed from within the fields that comprise the subject site.

- 4.6 There is very limited to no inter-visibility between the historic terrace groups located on Hillesley Road and Walk Mill Lane and the subject site, given the 20th century development that has occurred between them. This is also the case for 'The Laurels', which has no visual connections with the subject site, given the late 19th and 20th century development that exists at the western end of Walk Mill Lane and along the east side of Crow Meadow, in particular.

SALA HIA extract

<p>Initial view on level of sensitivity</p> <p>Score: 2 i.e. some impact on heritage interest</p>	<p>Scope for development; potential heritage benefits?</p>	<p>Potential Impact Assessment summary</p> <p>Level B i.e. the heritage impact on the Kingswood Conservation Area is likely to be minimal subject to the scale and height of any new development.</p>
<p>Some impact on heritage interest. Although the site itself lies outside the Kingswood Conservation Area and contains no obvious features of heritage interest, this is quite a sensitive site in terms of the character of the village and its rural edge. The site adjoins the south eastern tip of the Conservation Area, to the rear of Crow Meadow, and performs a role in providing a setting for the village, particularly on approach along Hillesley Road and from footpaths crossing the fields to the east. However, direct views in the Conservation Area itself from the south and east are limited. And because the site slopes away from the village, it plays no significant role in views out of the Conservation Area, nor as a 'backdrop' to key listed and unlisted historic buildings within the village core.</p>	<p>No obvious scope for development that would have any positive heritage benefits. Scope for some residential development, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge.</p>	<p>(2B) Some impact on heritage interest. Although the site itself lies outside the Kingswood Conservation Area and contains no obvious features of heritage interest, this is quite a sensitive site in terms of the character of the village and its rural edge. The site adjoins the south eastern tip of the Conservation Area, to the rear of Crow Meadow, and performs a role in providing a setting for the village, particularly on approach along Hillesley Road and from footpaths crossing the fields to the east. However, direct views into the Conservation Area itself from the south and east are limited. And because the site slopes away from the village, it plays no significant role in views out of the Conservation Area, nor as a 'backdrop' to key listed or unlisted buildings within the village core. No obvious scope for development that would have any positive heritage benefits. Scope for some residential development, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge location. The impact on the setting and significance of the Conservation Area is likely to be minimal, subject to the scale and design of any new development.</p>

- 4.7** The setting of the southern part of the Kingswood Conservation Area (i.e. Weavers' cottages sub area) includes a number of views from the open fields to the south-east, including those fields that form the subject site. It is acknowledged, however, that these longer views are largely confined to the south-east (looking north-west), in which the higher ground to the northern part of the subject site is evident. In this context, while the rendered faces to the existing 20th century residences along the southern side of Walk Mill Lane are visually prominent, they have no impact on the setting of the Kingswood Conservation to the north and west, which is largely screened by existing development and natural screening to the west of the subject site (plates 1-5).
- 4.8** The SALA HIA concludes that there is *scope for some residential development, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge location. The impact on the setting and significance of the Conservation Area is likely to be minimal, subject to the scale and design of any new development.* In this regard, the indicative concept plan shows residential development confined to the northern part of the subject site, with a large area of open space occupying the southern part of the site towards the watercourse. Subject to the residential development being of a restrained single to two storey scale there would be very limited to no impact on the setting of the Conservation Area. A sensitive approach will be required in the north-west corner of the subject site, in particular, to ensure that any new development in this location is responsive to the restrained scale of Rose Terrace, located on the east side of Crow Meadow. In this regard, the generous rear gardens proposed to the residences occupying the north-west edge of the subject site, will provide an adequate buffer between it and Rose Terrace.
- 4.9** The materiality of the new development will also require careful consideration to ensure that it resonates with the landscape and nearby Conservation Area, and is not overly garish. The existing rendered face of the 20th century development along the south-western end of Walk Mill Lane is highly visible in longer views from the south-east. The materials palette to any future development, therefore, would benefit from being more muted to ensure that it is not visually prominent. The mitigative strategies outlined would ensure that the setting of the Conservation Area is not adversely impacted.
- 4.10** Overall, the concept plan layout for the residential allocation provides a generous landscape buffer between the new development and the watercourse located to the south. This has the advantage of limiting the development to the northern part of the subject site, where it adjoins the edge of the existing settlement. The existing screening to the south-west boundary also assists in screening potential new development where it adjoins the Kingswood Conservation Area, particularly in longer views from the south looking north and north-west across the subject site. This screening should be reinforced, and future development should be low in scale and utilise a materials palette that resonates with the landscape and the adjoining Conservation Area. These mitigative measures will provide an appropriate response to the relationship that exists between the north-western part of the subject site and the edge of the Conservation Area designation, such that there will be very limited to no material harm to the setting of the heritage asset from the proposed development.



Figure 5 Indicative concept plan layout

5.0 Conclusions and Recommendations

- 5.1** The main conclusion of this report is that the concept plan layout for the residential allocation provides a generous landscape buffer between the new development and the watercourse located to the south. This has the advantage of limiting the development to the northern part of the subject site, where it adjoins the edge of the existing settlement. The existing vegetation to the south-west boundary also assists in screening potential new development, particularly in longer views from the south looking north and north-west across the subject site. This screening should be reinforced, and future development should be low in scale and utilise a materials palette that resonates with the landscape and the adjoining Conservation Area. . These mitigative measures will provide an appropriate response to the relationship that exists between the north-western part of the subject site and the edge of the Conservation Area designation, such that there will be very limited to no material harm to the setting of the heritage asset from the proposed development.
- 5.2** A sensitive approach will be required in the north-west corner of the subject site, in particular, to ensure that any new development in this location is responsive to the restrained scale of Rose Terrace, located on the east side of Crow Meadow. Any new development at this interface should be single to two-storeys at most.
- 5.3** The materiality of the new development will also require careful consideration to ensure that it resonates with the landscape and is not overly garish. The existing rendered face of the 20th century development along the south-western end of Walk Mill Lane is highly visible in longer views from the south-east. The materials palette to any future development, therefore, would benefit from being more muted to ensure that it is not visually prominent. These mitigative strategies would ensure that the setting of the Conservation Area is not adversely impacted.

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8156 : LAND AT WALK MILL LANE, KINGSWOOD, STROUD

BRIEFING NOTE: ECOLOGICAL ENHANCEMENTS

Introduction

1. Ecology Solutions was commissioned by Bloor Homes to undertake an ecological appraisal of the proposed development at Land at Walk Mill Lane, Kingswood, Stroud, hereafter referred to as the site. This briefing note should be read alongside the updated Concept Masterplan (BLOO181126 CP-04 P2).
2. The site comprises two arable fields with boundary hedgerows. The north of the site includes an existing builder merchant, which comprises a number of buildings and areas of hardstanding, whilst a stream borders the southeast of the site with overgrown riparian vegetation.
3. The proposed development includes residential development with a large area of green open space including grassland, landscape planting, SuDS, wildlife area and a pond.
4. Stroud District Council have undertaken a Sustainability Appraisal (SA) for the site and SA 7: Biodiversity/Geodiversity has been determined as negative (-?). The justification for this score is that the site is located within 250m of Nind Trout Farm and Ozleworth Brook Key Wildlife Site (KWS). The site is approximately 150m from the KWS, although it is considered that the proposed development would not impact the KWS. The majority of the KWS is located upstream, and the proposed Sustainable urban Drainage System (SuDS) would prevent any hydrological impacts to the KWS.
5. The scoring system for SA 7: Biodiversity/Geodiversity is split into three criteria with each detailed below and how the proposed development meets these criteria.

“SA7.1 Does the Plan avoid adverse effects on designated and undesignated biodiversity and geodiversity assets within and outside the District, including the net loss and fragmentation of green infrastructure and damage to ecological networks?”
6. The proposed development would not impact any designated and undesignated biodiversity and geodiversity assets within and outside the district. The proposed development retains the majority of the green infrastructure by retaining the vast majority of the hedgerows, and the proposed open space grassland will also act

as key green corridor and will enhance the ecological network and opportunities for wildlife to forage and commute.

“SA 7.2 Does the plan outline opportunities for improvements to conservation, connection and enhancement of ecological assets, particularly at risk assets?”

7. The proposed development will improve the conservation connections by retaining the majority of the hedgerows and creating the open space buffer along the stream. A number of enhancements could improve the existing habitats such as the hedgerows and the riparian vegetation, through improved management and bolster planting. The proposals include a pond, which will provide opportunities for amphibians that are not currently present within the site.
8. The stream along the southern boundary is subject to very limited management and has become heavily overgrown. It is considered that the stream provides very limited habitat for Otter *Lutra lutra* and Water Vole *Arvicola amphibious* and no evidence of these species was recorded during the survey in December 2018.
9. Water Vole are known to be present in the local area with Nind Trout Farm & Ozleworth Brook KWS being designated for supporting Water Vole. Given the proximity of Nind Trout Farm & Ozleworth Brook KWS, it is considered that Water Vole may utilise the stream within to the site, although it is currently overgrown and considered not suitable. The proposed development includes a large buffer between the stream and residential development, including open green space and a SuDS. It is considered that improved management of the stream and its banks could encourage Water Voles and Otters (at risk assets) to utilise the stream and the habitats within the site.

“SA 7.3 Does the Plan provide and manage opportunities for people to come into contact with resilient wildlife places whilst encouraging respect for and raising awareness of the sensitivity of such locations?”

10. The proposed footpaths within the open space are positioned away from the stream, and it is recommended that the margins of the stream are subject to less frequent management to create tussocky grassland to discourage public access to the stream. The wildlife area could include a wildlife sensitive footpath and information boards to allow people to utilise the area without impacting wildlife. Also, the stream could include a platform that is lifted above the ground to encourage respect and awareness for wildlife, without harming it.
11. As such, it is considered that the proposed development should score positivity for SA 7: Biodiversity/Geodiversity with each criteria being met.

Mitigation and Enhancement

12. As mentioned, the majority of the hedgerows are to be retained as part of the proposed development and any losses will be offset through new native species-rich hedgerows created as part of the landscape planting. The existing hedgerows are generally poorly structured with gaps and therefore, provide the opportunity to improve the existing hedgerows with native species bolster planting and improved management to increase their ecological value.
13. To mitigate impacts during construction, it is recommended that standard safeguards are applied during construction in order to ensure that no pollution or

surface water run-off impacts the stream during the development, where appropriate, such as through the use of interceptor fencing.

14. A large part of the site will be retained as open space with a SuDS, which will provide new habitat not currently present and this habitat would be of greater ecological value than currently present. To further enhance the site, it is recommended that areas of the open space are sown with wildflower grassland and subject to sensitive management to encourage wildlife. It is also recommended that the SuDS is designed to encourage wildlife with varied bank profiles, and a diverse structure to marginal vegetation (trees, shrubs and tall herbs and grasses).
15. A wildlife area will be created in the northeast corner of the site and will include wildflower grassland, native planting and a wildlife pond. The pond will provide opportunities for amphibians and invertebrates that are not currently present within the site and should be created with varying depths and undulating topography to the bed planted with native aquatic species. It is recommended that the wildlife area and stream are not subject to lighting and the green open space is subject to a sensitive lighting strategy to ensure foraging and commuting opportunities are available for wildlife.
16. As an additional enhancement, the proposed development could include a number of bat and bird boxes and include a Hedgehog highway. Also, any removed vegetation should be utilised to create log piles, which will provide opportunities for invertebrates and sheltering opportunities for a range of species.

Summary and Conclusion

17. In conclusion, the proposed development retains that habitats of greatest value within the site and significantly buffers that adjacent stream. The proposals also include a large amount of green open space and include a pond with areas of wildflower grassland, which will provide a range of opportunities for wildlife and increase the overall biodiversity within the site.