

Draft Plan Site Submission Form

Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

Pegasus

Q3. Your clients name/company/organisation (where applicable)

Robert Hitchins Ltd

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

Pegasus House

Q7. Client's name (if applicable)

Robert Hitchins Ltd

Q8. Site name

Additional land to the north of Grove End Lane (WHI007

Q9. Site address

Land to the north of Grove End Lane, Whitminster

Your interest in the site

Q10. Please tick box to indicate

Planning consultant

Site information

Q11. OS Grid reference (EENN)

77945 07940

Q12. Total site area (hectares)

59.5 hectares

Q13. Developable area (hectares)

No Response

Q14. Has any part of the site previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA)?

No

Q15. Is the site in single ownership?

Yes

Q16. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

agricultural,

Q17. Past uses

No Response

Q18. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

None

Q19. Access to the site (vehicle and pedestrian)

Via the A38 and Grove End Lane

Proposed development

Q20. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build		

If YES, please indicate the TOTAL number of residential units:

1,500

Q21. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q22. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

Retail

Community facilities

Sports/ leisure

Other non residential (please specify):

Local Centre and employment generating uses

Site constraints

Q23. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

Projected build rate

Q24. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

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

Market status

Q25. Please indicate the current market status of the site:

Site is under option to a developer

Site location plan

Q26. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: Grove End Farm_Position Statement Jan 2020 with red line plan.pdf - [Download](#)



Grove End Farm, Whitminster

Position Statement

P18-2639_2

ON BEHALF OF ROBERT HITCHINS LTD



Robert Hitchins
The Complete Development Solution





EXECUTIVE SUMMARY

The objective of this Position Statement is to demonstrate that a sustainable, comprehensive mixed use development can be delivered which links with and complements the existing settlement pattern and provides for housing, employment, social and recreational needs with access to extensive green infrastructure.

The location of this land at the confluence of the A38/M5 and A419 corridors, and relative proximity to Stroud/Stonehouse, Cam/Dursley and Gloucester presents an opportunity to achieve a mixed use development in a sustainable and highly accessible location (including by public transport).

A draft indicative masterplan has been prepared which identifies how approximately 2,250 new homes along with employment land, a local centre, sports/recreation facilities and a primary school, landscaping and open space could be accommodated.

The draft indicative masterplan shows a mixed housing and employment development together with social and community infrastructure. The ridge and eastern parkland area and existing woodland has informed the disposition of green infrastructure which also serves to minimise landscape impacts and buffer the employment land.

The proposed local centre is positioned so as to be accessible to existing residents of Whitminster as well as to new residents.

Employment generating uses are incorporated both within the local centre fronting the A38 and alongside the A419 near J13 of the M5 in attractive locations to the market thereby increasing delivery prospects.

The Site is in the control of a highly experienced commercial and residential developer/promoter with a proven track record of delivering strategic mixed-use sites and over the last few years including the West of Stonehouse Strategic Allocation.

The entirety of the Site is located in Flood Zone 1 (lowest risk of flooding).

It is considered that given the Site's highly accessible location on a transport corridor and its proximity to Stroud and Stonehouse, that the Site presents an opportunity to achieve a sustainable mixed use development ,whilst respecting landscape, heritage and ecological considerations.



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1

INTRODUCTION

- 1.1 This statement sets out further information to support the promotion of land at Grove End Farm, Whitminster. The Site is a sustainable alternative (or an addition to) to development proposed at Sharpness and Wisloe in the Draft Plan.
- 1.2 The Statement presents details of the emerging concept plan including indicative land uses.
- 1.3 Land at Grove End Farm Whitminster is proposed for a mixed use development comprising residential and commercial/employment uses. The objective is to deliver a sustainable, comprehensive mixed use development which links with and complements the existing settlement pattern and provides for housing, employment, social and recreational needs with access to extensive green infrastructure. The Site is located on the Main Movement Corridor as defined in the Stroud Sustainable Transport Strategy.
- 1.4 The southern component of the Site comprises approximately 42 hectares of land. The southern parcel of the Site (Phase 1) has been promoted to the Council through the Call for Sites (Strategic Assessment of Land Availability (SALA) Site WH1007.
- 1.5 An opportunity for a larger development encompassing a further 59.5 ha to the north (Phase 2) has also been identified. This land is available for development, and like land to the south (Phase 1) is well located in terms of its accessibility to the A38 transport corridor.
- 1.6 In total, Land at Grove End Farm has the capacity to accommodate around 2,250 dwellings together with employment land, a local centre, school, playing fields, together with extensive areas of green infrastructure located to minimise landscape impacts. It is in the control of an experienced developer and can be brought forward in the short term delivering both jobs and new homes to help meet the Districts development requirements over the Review Plan period.



MASTERPLAN



Indicative Vehicular Access



Indicative Primary School Campus

Phase 1 Land Budget

Land use	Ha	
Business Park/Employment	13.4	
Residential	17.4	750
Green Infrastructure (to include allotments, community orchard and natural green space)	4.92	
Social/Community (including pitches, recreation, & primary School	4.5	
Existing Woodland	1.44	
Total	41.66	

Phase 2 Land Budget

Land use	Ha	
Local Centre and employment generating uses	4.9	
Residential	34.5	1500
Green Infrastructure (to include allotments, community orchard and natural green space)	10.0	
Social/Community (including pitches, recreation, & primary School	10.1	
Total	59.50	

2

EMERGING CONCEPT PLAN

- 2.1 A draft indicative masterplan is provided. The Masterplan shows the key components and how about 2,250 dwellings, approximately 13.4 hectares of employment land, a local centre, (including further employment opportunities), (approximately 4.9 hectares), sports/recreation facilities and a primary school, landscaping and open space could be accommodated.
- 2.2 The ridge and eastern parkland area and existing woodland informs the disposition of green infrastructure which also serves to minimise landscape impacts and buffer the employment land.
- 2.3 The proposed local centre is positioned so as to be accessible to existing residents of Whitminster as well as to new residents.
- 2.4 Employment generating uses are proposed both within the local centre fronting the A38 and alongside the A419 near J13 of the M5, in attractive locations to the market, thereby increasing delivery prospects.
- 2.5 The green infrastructure is intended to offer opportunities for leisure and informal recreation uses as well as areas managed for nature conservation purposes.

3

LAND USE BUDGET

PHASE 1 - SOUTH

LAND USE	AREA (HA)	AMOUNT
Residential	17.4	Up to 750 dwellings
Business Park / Employment	13.4	
Green Infrastructure (to include allotments, community orchard and natural greenspace)	4.92	
Social / Community (including pitches, recreation & primary school)	4.5	
Existing Woodland	1.44	
Total	41.66	

PHASE 2 – NORTH

LAND USE	AREA IN HA	AMOUNT
Local Centre and employment generating uses	4.9	
Residential	34.5	Up to 1500 dwellings
Green Infrastructure (to include allotments, community orchard and natural greenspace)	10.0	
Social / Community (including pitches, recreation & primary school)	10.1	
Total	59.5	

4

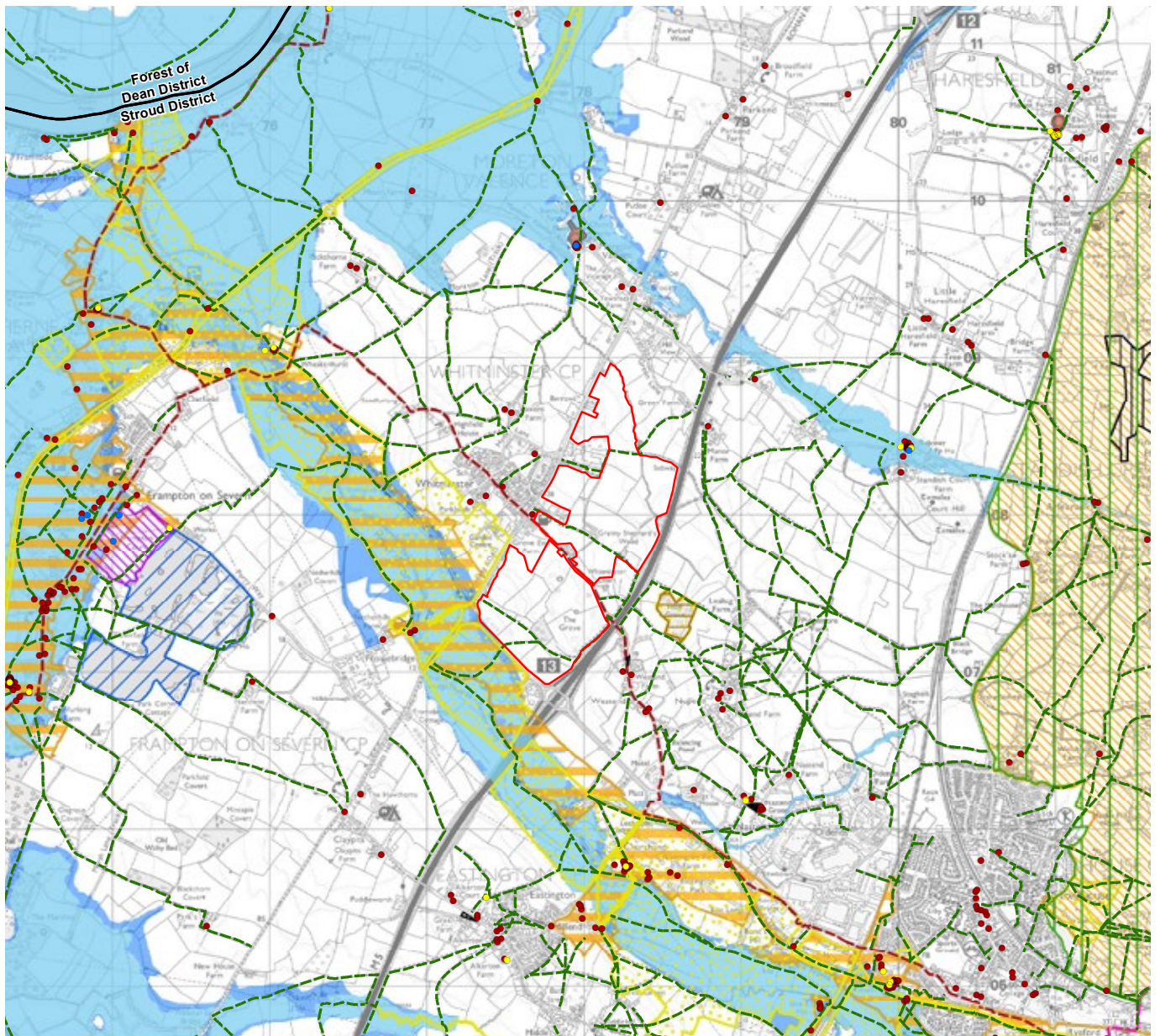
PHASING & DELIVERY

- 4.1 Whilst the Site is shown as being phased it could be readily brought forward as a single site. In terms of delivery it is anticipated that the Site could deliver around 150 dwellings per annum. If the Local Plan were to be adopted in winter 2021/22, the first dwellings completed on the Site would be in December 2024 with a 15 year build programme.

Deliverability

- 4.2 The Site is within the control of a highly experienced employment and residential developer/promoter with a proven track record of delivering strategic sites in Stroud and indeed across Gloucestershire. Over the last few years the developer / promoter has brought forward a number of mixed use developments in the County (including the West of Stonehouse {Great Oldbury} Strategic Allocation under the adopted Stroud Local Plan).

Planning permission granted	February 2022
Start on site	April 2023
1st Reserve Matters submitted	October 2023
1st house completed	December 2024



KEY

- | | |
|---|--|
| Site Boundary | Grade I Listed Building |
| Local Authority Boundary | Grade II* Listed Building |
| Public Right of Way | Grade II Listed Building |
| Area of Outstanding Natural Beauty (AONB) | Registered Park / Garden |
| Open Access Land / Registered Common Land | Scheduled Monument |
| Sustrans National Route | Conservation Area |
| National Trail | Environmentally Sensitive Area (ESA) |
| | Site of Special Scientific Interest (SSSI) |
| | Ancient Woodland |
| | Key Wildlife Sites |
| | EA Flood Zone 3 |
| | EA Flood Zone 2 |

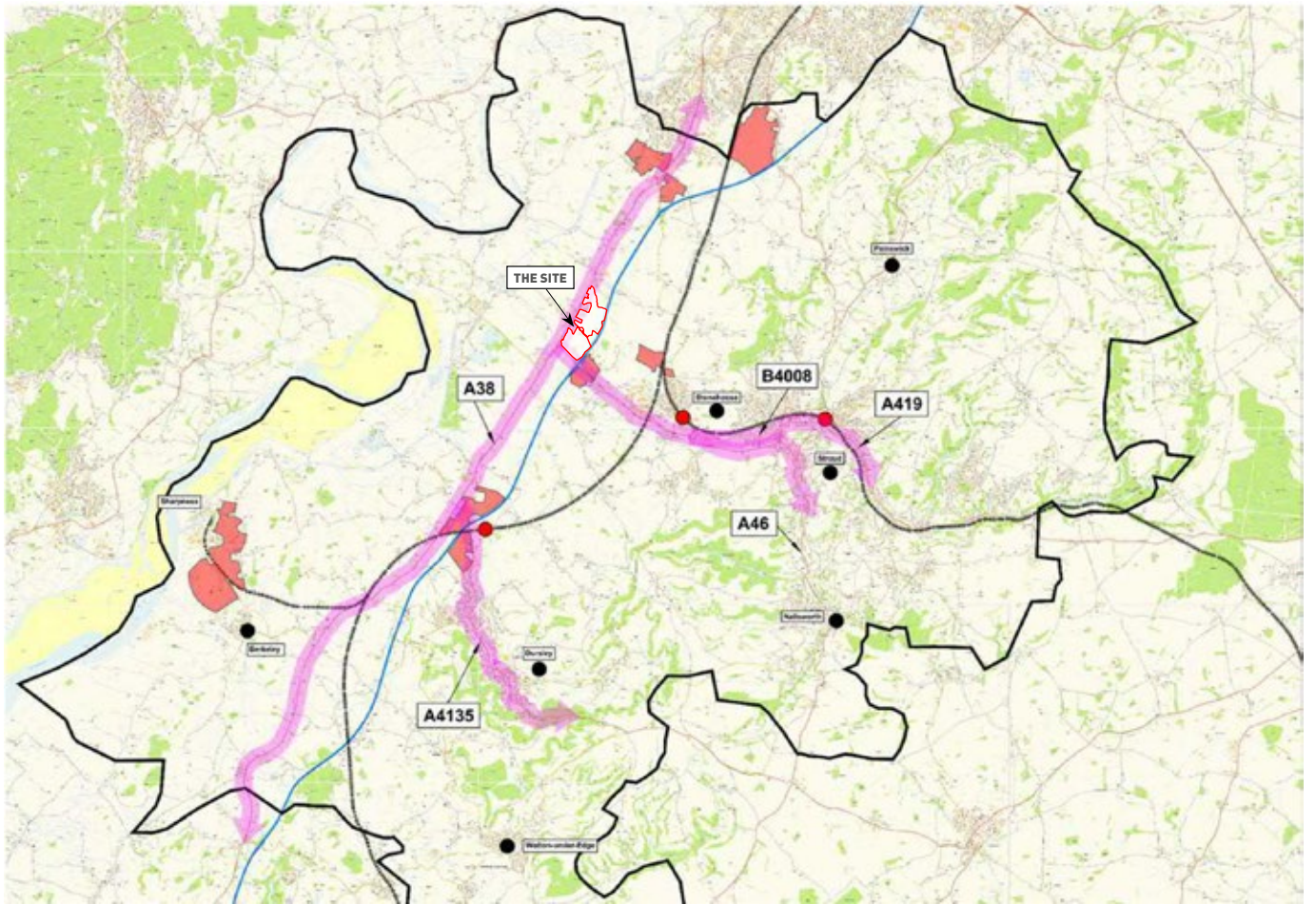
ENVIRONMENTAL DESIGNATIONS PLAN

5

BASELINE INFORMATION

BASELINE CONDITIONS

- 5.1 The Site is not subject to any statutory or non-statutory landscape, heritage or ecological designations.
- 5.2 The Site lies adjacent the Stroud Industrial Heritage Conservation Area (IHCA) and a Key Wildlife Site to the south.
- 5.3 Part of the Site is located at the confluence of the M5, A419 and A38 corridors which are located directly to the east, south and west of the Site respectively. While the Site is situated outside the identified Whitminster settlement boundary it adjoins the built form of the settlement to the west comprising the local centre which includes a pub, restaurant and retail facilities and the Highfield Garden World/ Retail Centre, Whitminster to the east of the A38. The western boundary of the Site also abuts linear groups of residential development that front the A38. The Stroudwater Highways Depot (Cullimore) is located to the southeast of the Site beyond the A419.
- 5.4 The location of this land near to the A38/M5 and A419 corridors, and relative proximity to Stroud/ Stonehouse provides an opportunity for a range of sustainable transport options.
- 5.5 The Site is located on the Main Movement Corridor as defined in the Stroud Sustainable Transport Strategy and where integrated packages of initiatives can be delivered.
- 5.6 Further assessments of the individual SALA parcels have also been carried out by Stroud District Council in respect to landscape sensitivity, heritage and flood risk.
- 5.7 LUC for the local authorities also produced an Interim Assessment of Strategic Development Opportunities (October 2019). Assessment Area 41 covers the Whitminster area including the Site and much of the surrounding area extending to Moreton Valence to the west, Hardwick to the north and the M5 corridor to the east (representing an assessment study area of approximately 851 hectares). The Site is located to the south east of Assessment Area 41. The Summary Section to Area 41 notes that **“There is land in the southern half of the assessment area that is unaffected by the majority of constraints....”**
- 5.8 Page 455 shows that apart from the tributary / drainage channel located near to the northern boundary of the Site there are no primary constraints relating to the Site area. Secondary constraints (page 456) relate to approximately half of the Site being located in a Minerals Safeguarding Area, Noise from Major Roads (M5), Public Rights of Way and Priority Habitat (woodland). Further assessment and appropriate mitigation may need to be considered in respect to these areas but it is not considered that this would automatically preclude development. The setting of the Conservation Area to the south is also noted as a key consideration.
- 5.9 The following paragraphs provide an assessment of the various technical considerations.
- 5.10 Baseline survey work will look in detail at all aspects of the environment in order to further inform the emerging concept plan.



STROUD SUSTAINABLE TRANSPORT STRATEGY (NOV 2019)
MOVEMENT CORRIDORS

TRANSPORT & ACCESS

- 5.11 The Stroud Sustainable Transport Strategy (STS) (November 2019) prepared by AECOM, identifies three main movement corridors where integrated packages of initiatives can be delivered, which can “showcase multimodal use with a focus on sustainable travel modes.” The Site at Whitminster is well placed to support this approach being located at the central ‘Hub’ of the ‘Movement Corridors’ as can be seen opposite.
- 5.12 Development of the Site will enable people to access services and facilities elsewhere along the movement corridors. The location is where there is the best chance to obtain improvements to community infrastructure, services and facilities and bring about coordinated improvements to accessibility, connectivity and public transport as a direct result of development.
- 5.13 The Site is in relatively close proximity to the main settlements of Stroud, Stonehouse and Cam/Dursley which will provide residents with a choice of sustainable travel modes to connect to the key centres in the District with ease.
- 5.14 Public transport in Whitminster is currently modest however substantial improvements will take place associated with committed development at Great Oldbury, West of Stonehouse. This will provide an additional half hourly bus service from Whitminster to Stonehouse and Stroud to the east and Gloucester to the north.
- 5.15 Locating development on existing or potential high-quality public transport corridors represents some of the most sustainable options for any development strategy. Opportunities to build on these corridors by increasing service frequency and reliability will ensure public transport is highly competitive with car use.
- 5.16 Stagecoach supports the delivery of development alongside the A38 corridor at Whitminster as it would help to catalyse the necessary step change in bus service provision needed to help meet the Council’s wider sustainability goals, including carbon neutrality.
- 5.17 Access to the Site would be from the A38, A419 and Grove Lane. Being located alongside key road corridors close to M5 Junction 13 provides good access to the strategic road network which is important for access to the proposed employment area located alongside the A419. It also provides a unique opportunity for the Site to facilitate an ‘Interchange Hub’ for seamless multi-modal connectivity.
- 5.18 The development proposals include a local centre sited between the existing village and new population which would create a focus for the existing community as well as the new one. This together with the provision of primary schools, community facilities and employment would increase self-containment and encourage walking and cycling modes of travel.

- 5.19 Access to the Site from the A38, A419 and Grove Lane offers an opportunity to provide a sustainable transport corridor through the development with a focus on sustainable travel modes, allowing the existing A38 to be retained as the main route for general traffic. Alternatively a new route through the development could be provided as an all traffic route, allowing the focus of the existing A38 corridor in the vicinity of the Site to be on sustainable travel modes with bus priority. This would support the Stroud STS and the Movement Corridors strategy.
- 5.20 The access strategy would also offer the potential to downgrade or even close Grove Lane to through traffic towards its western end. National Cycle Route 45 routes along Grove Lane in the vicinity of the Site and therefore this would significantly benefit cyclists on this section of NCR 45. It would also address local concerns regarding rat running along this route and the long standing highway safety concerns with the A38 / Grove Lane crossroads junction. Furthermore, it would allow Grove Lane to become part of a sustainable transport corridor, providing a key bus priority route to/ from the A38 and Stonehouse, including the Great Oldbury, West of Stonehouse Strategic Allocation, and Stroud.

LANDSCAPE AND VISUAL CONTEXT

- 5.21 The Site is made up of a number of fields divided by existing hedgerows and trees which provide some visual screening. Small copses of woodland are located to the south of and north of the Site. Further linear belts of woodland are located along the eastern edge of the Site along the M5 corridor. These areas of woodland would be retained as part of the proposed Green Infrastructure. No Tree Preservation Orders are present within the Site Boundary¹.
- 5.22 The Stroud SALA Review (2018) describes the southern parcel (Site WH1007) as:
- “A large self-contained area of grazing land enclosed by the A38 to the north-west, the A419 to the south-west, the M5 motorway to the south-east and Grove Lane to the north-east. The land rises up from the eastern corner, above the M5 motorway before sloping gently westwards to the A419 roundabout junction with the A38. The eastern half of the site has a parkland feel, characterised by specimen trees, woodland and hedged boundaries. The flatter south western part of the site is used as pony paddocks.”**
- 5.23 The Site is not subject to any landscape designations. The Site is located approximately 2km west of the Cotswolds AONB at its closest point.
- 5.24 The Site lies within the Severn and Avon Vales National Character Area (NCA 106). The landscape character of the Site and its immediate surroundings is considered to be fairly typical for the national character area.

¹ <https://stroud.maps.arcgis.com/apps/webappviewer/index.html?id=96d9891272094303adb0ad9b4a84b910>

- 5.25 At the county level the Site is within the Settled Unwooded Vale landscape character type, located within the Vale of Berkeley character area (SV6A).
- 5.26 At the District Level the Site lies within the Rolling Agricultural Plain Landscape Character Type (Stroud District Landscape Character Assessment, 2000). This Landscape Character Type is divided into a number of sub units with the Site predominantly comprising LCT 5b 'Lowland Plain' with a smaller component of LCT5a 'Escarpment Footslopes' to the east of the Site.
- 5.27 Public Right of Way (footpaths) cross parts of the Site, some of which link to network of PRow in the surrounding area (See Environmental Designations Plan on Page 10). The Site is bordered by the M5 to the east, A419 to the south and the A38 to the west and divided by Grove Lane which is also a Sustrans National Cycle Route. The settlement of Whitminster and a range of business / retail uses are located to the west and the Stroudwater Highways Depot (Cullimore) is located to the southeast of the Site beyond the A419.
- 5.28 The Stroud District Landscape Sensitivity report (2016) carried out as part of the SALA process assesses parcel Wh07 as being of High/Medium sensitivity to housing use and Medium sensitivity to Employment use, although it is noted that landscape sensitivity study only covers a part of the total Site to the west.
- 5.29 The proposals will retain the existing woodland and opportunities for the green infrastructure enhancement have been identified and will be designed so as to maximise landscape and other benefits. It is therefore considered that once finer grained landscape evidence is prepared for development at the Site it would be possible to design a form of development that respects the landscape setting when viewed from local receptor points, including the public rights of way. Overall it is considered that the development could be accommodated on the Site with an appropriate design that responds to and aids integration with the existing landscape context.

ECOLOGY

- 5.30 There are no Internal or European Designations located within approximately 3km of the Site. The closest is the Severn Estuary Special Area of Conservation (SAC) / Special Protection Area (SPA) / Site of Special Scientific Interest (SSSI) located approximately 3.3 km to the west at its closest point.
- 5.31 The nearest statutory designation is Frampton Pools SSSI located approximately 1.4 km to the southwest. The SSSI comprises of a number of lakes formed as a result of gravel extraction. Particular features of interest are the developing fauna and flora of the disused gravel pits. The Site is also of local importance for wintering wildfowl.
- 5.32 The closest non statutory designation recognised for its local nature conservation interest is the River Frome Key Wildlife Site (KWS) which is located adjacent to the Site's southern boundary, beyond the A419.

5.33 The SALA update 2018 states that:
“An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.”

5.34 A Phase 1 Habitats Survey and relevant protected species / faunal surveys will be required to support any planning application and inform the emerging concept plan. There is also potential for biodiversity enhancements across the Site (e.g. hedgerows / grassland) that could provide habitat enhancements and connectivity with nearby designations, strategic land uses and woodland areas.

5.35 Opportunities for ecological enhancements within the proposed development will be identified and these will be used to promote a net gain in biodiversity across the development.

NOISE AND VIBRATION

5.36 Noise levels within the Site may be influenced by road traffic. Defra has published strategic noise map data that give a snapshot of the estimated noise from major road and rail sources across England. The Interim Assessment of Strategic Development Opportunities (October 2019) also notes that road traffic travelling along the M5 to east of the Site influences the noise environment.

5.37 In order to inform a planning application, noise levels within the proposed development areas will be assessed against the guidance contained within the NPPF and BS 8233, to demonstrate that a satisfactory noise environment can be achieved within the proposed residential areas of the proposed development.

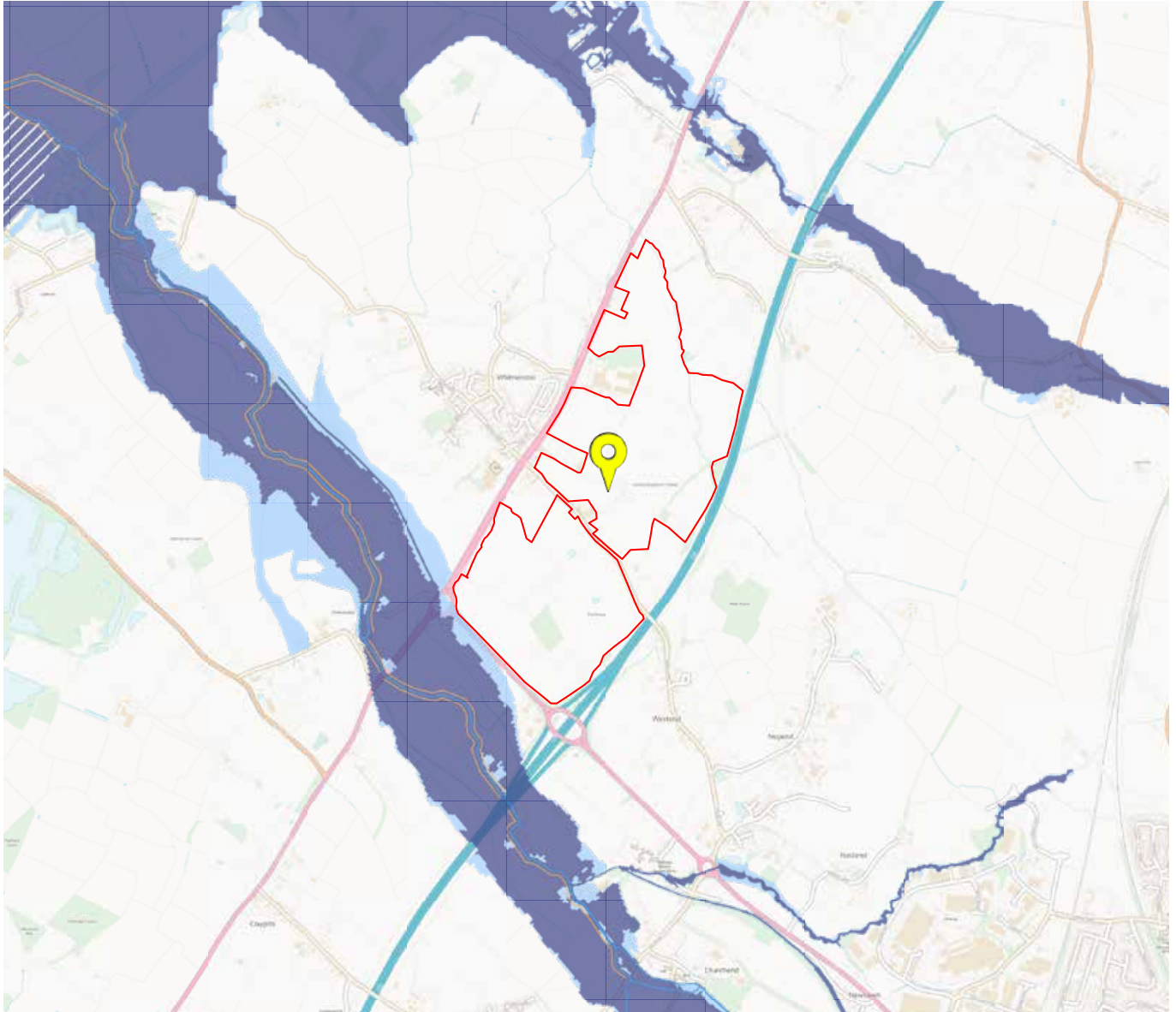
5.38 Consideration would be given to providing appropriate mitigation, particularly within the eastern part of the Site to ensure noise levels are reduced to a satisfactory standard.









5.39 With appropriate mitigation and design measures incorporated it is anticipated that an acceptable noise environment for future residents across the Site would be successfully achieved.

HYDROLOGY, FLOOD RISK & SURFACE WATER DRAINAGE

5.40 The Site does not contain any Main Rivers or Ordinary Watercourses. A drain or small tributary is shown on OS mapping to be concurrent with the northern boundary of the northern parcel and passes through the northeast corner of the Site. A number of small ponds / standing water bodies are also shown on OS mapping to be present in the southern parcel of land, the status which would need to be verified through field surveys. The River Frome is located approximately 250m south of the Site at its closest point and land in the vicinity of the River Frome is classified as Flood Zones 2 & 3.

5.41 The entirety of Site is located in Flood Zone 1 based on Environment Agency (EA) Flood Mapping (lowest risk of fluvial flooding). Small components of the Site are shown on EA detailed mapping to be susceptible to risk of surface water flooding.



-  Selected point
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area
-  Flood zone 3: areas benefiting from flood defences

EA FLOOD MAP

Stroud Strategic Flood Risk Assessment (SFRA)

- 5.42 The Stroud Level 2 Strategic Flood Risk Assessment (SFRA) Draft Report (November 2019) undertakes a Level 2 assessment of site options identified for potential allocation within the emerging Stroud Local Plan. It builds upon the Level 1 SFRA (2008) and Level 2 SFRA (2012 - 2014) for Stroud by providing updated information on surface water management and Sustainable Drainage Systems (SuDS), guidance for site-specific Flood Risk Assessments (FRAs) and opportunities to reduce flood risk to existing communities within the district of Stroud, in light of the revisions to national and local planning policy and guidance.
- 5.43 A series of maps have been produced as part of the SFRA relating to various hydrological and flood risk considerations, including climatic projections. The Site is located in Flood Zone 1. Historic flood mapping outlines showing that areas outside and adjacent to the Site have recorded incidences although no historic flood incidences are recorded within the Site itself. Some risk of flooding from groundwater emergence, more to south of site (in 25-50% range).
- 5.44 Also parts of Site are shown to exhibit Sewer flooding incidents recorded in Severn Trent Water and Wessex Waters' sewer flooding registers
- 5.45 Flood risk from all sources have been assessed for each of the SALA sites received. This information gives more detailed information regarding the risks posed to each development site. The following information is provided in the SFRA for each potential development area:
- % of site within each Flood Zone (3b, 3a, 3a plus climate change and 2)
 - % of site within Risk of Flooding from Surface Water (total % at surface water risk up to 30-year, 100-year and 1000-year)
 - Historic flooding (based on the Environment Agency's Historic Flood Map).
 - % within Risk of Flooding from Reservoirs maximum extent.
 - % of site within Environment Agency Areas Susceptible to Groundwater Flooding Map (AStGWF).
 - Presence of watercourse mapped in Detailed River Network layer (watercourses under 3km² may not have Flood Zones).
 - The sites were also considered against the Environment Agency's Areas Benefiting from Defences dataset to determine if the site benefits from formal flood defences.
 - Whether the site is within 50m of a canal embankment.
 - Whether the site contains/is adjacent to an Ordinary Watercourse. Additional modelling of ordinary watercourses in these instances may be required to fully understand the level of risk to the site.
- 5.46 The results of this assessment, showing site screening of Potential Allocation sites including Site WHI007 are shown in Appendix N of the Stroud Level 2 Strategic Flood Risk Assessment (SFRA) Draft Report (page 151, November 2019).

5.47 The SFRA recommends that for all development, it must be ensured that the vulnerability of flooding from other sources is considered as well as the effect of the new development on surface water runoff. A FRA will be required to demonstrate runoff from the proposed development is reduced through the use of SUDs techniques. Where important surface water flow paths are identified, it is recommended that these flow paths are taken into consideration in the design layout of the development sites and are maintained to prevent an increase in flood risk at downstream locations.

5.48 In general, access routes from the A38 to the west of the Site are unaffected by fluvial or surface water flood risk. Modelling has shown that parts of the A419 to the south of the Site may potentially be at risk from fluvial Flooding associated with the River Frome, including further allowances for climate change.

NPPF Sequential & Exception Tests:

5.49 In accordance with the National Planning Policy Framework (NPPF) Sequential Test approach to development and flood risk, and in accordance with the recommendations of the SFRA development will be located in Flood Zone 1 which has the lowest risk (less than 0.1% or 1:1,000 annual probability).

5.50 The sequential test is passed in this instance and the Site has not been carried forward to subsequent assessments required for the Exception test as part of the SFRA.

Site Specific Flood Risk Assessment (FRA):

5.51 In accordance with the requirements of the NPPF and the SFRA recommendations a Site Specific FRA will be produced to demonstrate that the Site can be safely developed without flood risk, from any source, and without increasing flood risk elsewhere.

Sustainable Drainage System (SuDS):

5.52 Surface Water will be managed through the use of an appropriate sustainable drainage system incorporating the surface water management train principles and including green infrastructure such as basins, ponds and swales. The FRA will include details of a surface water drainage strategy incorporating SuDS.

WATER QUALITY:

5.53 The FRA will consider water quality and demonstrate that the development of the Site will not adversely affect the water environment and will identify ways in which the development can contribute towards the enhancement of it, helping to improve the ecological status of downstream watercourses.

Development Levels:

5.54 To ensure that the proposed dwellings are not at risk from flooding, floor levels will be a minimum of 600mm above the 100 year flood level, including allowance for climate change.

Flood Routes:

- 5.55 The FRA will identify existing and proposed flood routes and ensure that existing paths are maintained or enhanced and that new routes are provided to direct any surface water flows safely through the development without causing flood risk to existing or new properties.

Safe Access:

- 5.56 Safe dry access is available from the A38 to the west.
- 5.57 The preliminary desk based assessment concludes that there is no significant flooding or drainage issues that would prevent the development of the Site. Therefore in terms of flooding or surface water drainage the land at Grove End Farm is considered to be a sustainable location for development.

GROUND CONDITIONS

- 5.58 The SALA update 2018 states that:
“There are no known physical constraints that would prevent development of this site. The site is gently sloping; there are no known ground contamination or land stability issues...”
- 5.59 A review of historical Ordnance Survey indicates that the Site has been in agricultural use from the earliest available mapping of (1st edition OS Map 1842-1852) until the present day.

- 5.60 The Site currently possesses no buildings and there is no expectation of significant made ground and/or contamination, although low-level contamination associated with the former/current agricultural land use should not be discounted.
- 5.61 A Phase 1 Desk Study would be carried out as part of any application made in order to identify and evaluate the former/current Site usage, environmental setting and its likely contamination status.
- 5.62 This would provide a formulation of a preliminary risk assessment to determine any plausible pollutant linkages with regard to potential impacts to human health and/or controlled waters and the scope of any Phase 2 intrusive works (as required).

CULTURAL HERITAGE AND ARCHAEOLOGY

- 5.63 The Site does not contain any designated or nationally important heritage assets and is not located within a Conservation Area.
- 5.64 There are a number of Grade II listed buildings within approximately 1km. The closest of these is the Old Forge Grade II listed building (List ID: 1303091) which is currently used as a public house and located in the vicinity of the existing services / shops / restaurants on the A38. Further listed buildings tend to be separated from the Site by existing built form and road infrastructure (See Environmental Designations Plan). Frampton Court Registered Park and Garden is located approximately 2km to the west of the Site.
- 5.65 The Site is situated adjacent to the boundary of the Industrial Heritage Conservation Area (IHCA), but is separated from it by the A419.

- 5.66 The IHCA is a linear Conservation Area and the A419 marks the northern boundary of the IHCA in this location. The SALA Heritage Appraisal (October 2018) Site assessment for WHI007 (Phase 1 area to the south) states that
- “[The A419] follows the historic route of the infilled Stroudwater Navigation between the M5 junction and the A38 Whitminster roundabout (i.e. the southern boundary of this site). The ongoing canal restoration will involve a new channel being dug to compensate for this infilled stretch. There is archaeological potential, relating to the Stroudwater Navigation, historic agriculture and ancient settlement, despite probable disruption during the creation of the A419 and M5. The wooded grove at the centre of the site is an historic feature of the landscape; whilst the footpaths that traverse it are part of a wider historic network of tracks and greenways, some of which are ancient...”**
- 5.67 This initial desk based assessment (including a review of 1st edition OS Map 1842-1852) indicates a number of historic hedgerow boundaries present within the Site may be considered important under the 1997 Hedgerow Regulations.
- 5.68 The SALA Heritage Appraisal (October 2018) provides a high level initial assessment of of the SALA sites and includes an ‘Initial view on level of sensitivity’ based on a 4 point scale as follows:
- 1 No significant heritage constraints (minimal or very low sensitivity) - 2 Some impact on heritage interest (moderate sensitivity)
 - 3 Significant heritage constraints (medium / high sensitivity)
 - 4 Very significant heritage constraints (highly sensitive).
- 5.69 Parcel WHI007 (Phase 1 area to the south) is classified as Group 2, and whilst no assessment of the northern Site area (Phase 2) has been carried out it is considered this would potentially have equal or lower heritage sensitivity, primarily relating to a similarity in features, whilst recognising increasing distance from the IHCA.
- 5.70 The setting of the IHCA would need to be carefully considered, alongside other historic features of the landscape and the potential for further previously unrecorded archaeological remains to be present, which would be informed by a programme of further field surveys. The results produced by the field investigations will be used to inform the further development of the concept masterplan.

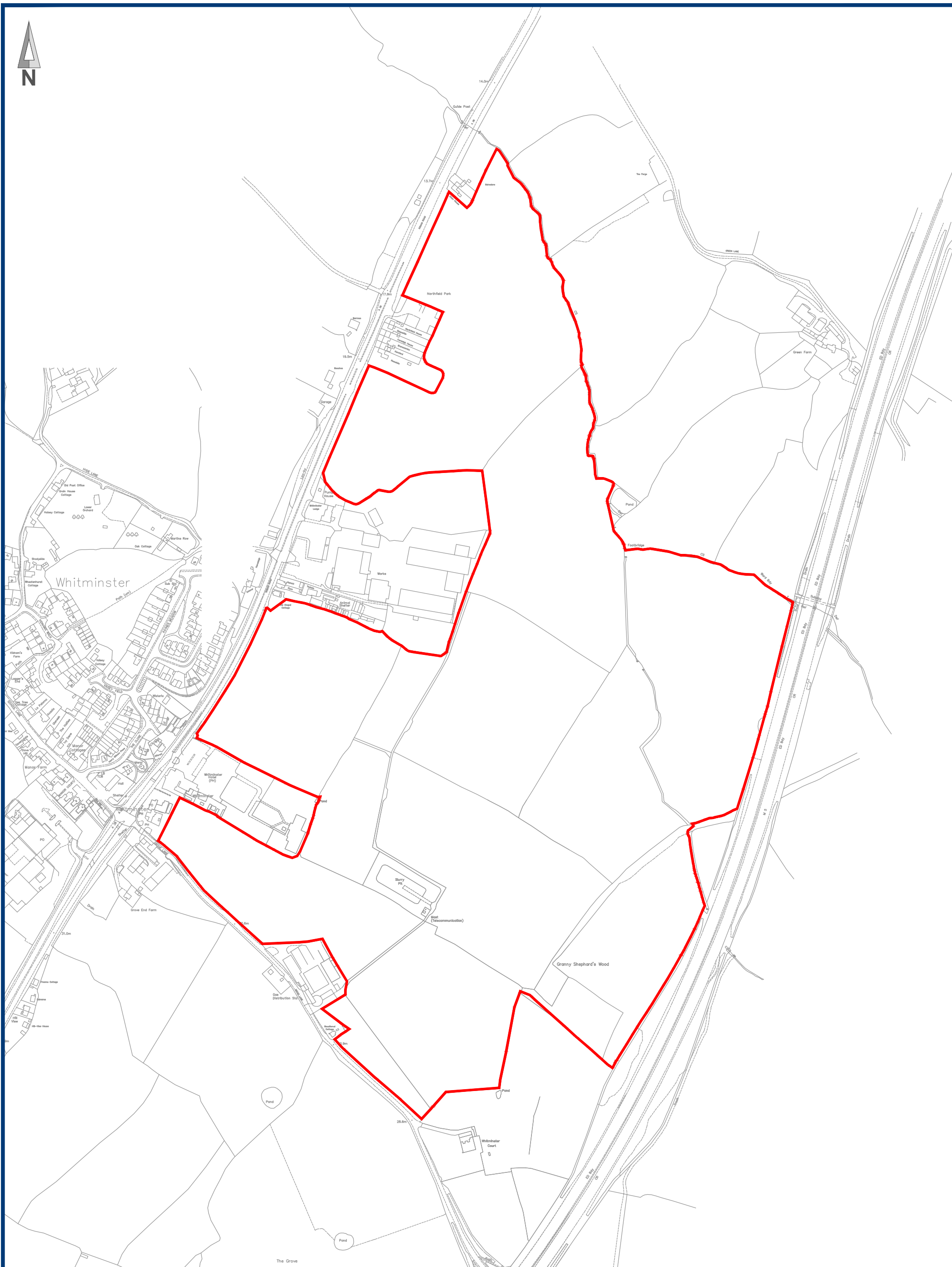
AGRICULTURAL RESOURCES


- 5.71 The entirety of the Site is located on undefined Grade 3 (Good to Moderate) agricultural land (green) according to the Natural England Regional (1:250 000 scale) Agricultural Land Classification Maps.

6

SUMMARY

- 6.1 An appraisal has been undertaken to establish the parameters relating to the environment which are present at the Site, namely landscape, visual amenity, ecology, archaeology and cultural heritage, agricultural resources, flood risk, surface water drainage, noise and ground conditions. It is recognised that all of these environmental aspects require careful attention in developing a design for development at the Site.
- 6.2 The evidence obtained to date demonstrates that Land at Grove End Farm, Whitminster can successfully be allocated as part of a strategic location for growth comprising a mixed use development.
- 6.3 In addition it is envisaged that further work will be undertaken to inform the development proposals looking at matters including transport, noise, air quality, landscape, ecology and heritage.



Site Name: Land north of Grove End Farm, Whitminster		Drawing Number: 347.L.1		Revision:	
Drawing Title: Searches Plan		Drawn By: SJH	Checked By: GRJ	Date: 29.10.2019	Scale: 1:5000 @ A3
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