

28th March 2019



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Dear Sirs

STROUD DISTRICT LOCAL PLAN REVIEW: CALL FOR SITES - LAND ADJACENT TO THE A46, PAINSWICK

We write on behalf of our client, Charterhouse Strategic Land (CSL), in respect of its land interest at Land Adjacent to the A46, Painswick.

The Council will be aware that our client made a submission to both the Call for Sites exercise and the Stroud District Local Plan Review: Emerging Strategy Paper (November 2018) consultation on 17th January 2019. We are now taking the opportunity to provide some additional background information on the site to assist the Council in its consideration of the sites' potential.

Location

The Site is located to the north of Painswick and is immediately adjacent and to the north west of the A46 Cheltenham Road and south east of Golf Course Road.

A Site Location Plan is attached confirming the extent of CSL's interest.

The Site

The Site extends to circa 3.13 hectares (7.73 acres) and is in agriculture use as a single arable field. To the south and south east, the Site is bounded by existing residential development at The Highlands and Golf Course Road together with residential units at its northern boundary off Cheltenham Road, including Clattergove House. The eastern boundary of the Site is formed by the A46 Cheltenham Road.

The topography of the site slopes from 200m AOD within the north western edge to 180m AOD within the south eastern edge.

Ecology

The Site is not subject to any nature conservation designations.

The nearest nationally/internationally statutory designated site is the Cotswold Common and Beechwoods SSSI (circa 70m to the west) and its overlapping designation Cotswold Beechwoods SAC



(approximately 1400m to the north) with all other designated sites at least 2km distant. There are no functional links between the Site and these designations. The nearest non-statutory 'local' designations are at Painswick Cemetery (semi-natural grassland, circa 120m) and Kemps Lane (toad patrol location, circa 850m). All other local sites are more than 1km from the Site.

Given the existing arable use and boundaries of drystone walls, hedgerows, mature standard trees and post and wire fences, the Site and boundaries are not considered to be of particular ecological habitat value.

In respect of species, an Extended Phase 1 Habitat survey of the Site was undertaken in December 2018. This noted no major constraints with the exception of a badger main sett located adjacent to the north west boundary of the Site. In respect of bats, the managed arable land is considered to be of low quality for foraging and commuting bats whilst no potential roosting features in trees on or directly adjacent to site were noted. No records of dormouse are identified and the habitat is unlikely to support the species. Records indicate that other mammals (brown hare, polecat and hedgehog) have been recorded although there are no records for otters or water voles.

There is some potential for farmland bird species to be present and breeding on site as part of a network of similar sites within the locality, whilst the Site is considered to have limited opportunities to common reptile species given the nature of the habitat. There is no suitable amphibian breeding habitat within the Site, with potential for Great Crested Newts considered to be very low and the limited botanical diversity is unlikely to support invertebrates.

The Site predominantly supports arable farmland and has a low diversity of common and widespread plant species.

Flood Risk and Drainage

The Site lies entirely within the Environment Agency (EA) Flood Zone 1 which is classified as land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%), low probability.

There is no evidence of watercourses through or along the perimeter of the Site.

Severn Trent Water (STW) advise that the current method of stormwater disposal at the Site is directly to ground via infiltration. The soilscape is characterised as Chalk and Limestone deposits and categorised as freely draining which indicates suitability for infiltration. STW further advise the presence of a public foul sewer to the north of the Site and within Painswick.

Whilst subject to future detailed investigation, it is anticipated that surface water management will be via infiltration to ground (in line with the SUDs hierarchy for discharge of stormwater) and foul drainage arrangements would connect to the existing public sewers systems (via gravity or pumped outfall).



Landscape and Visual Impact

In landscape and visual appraisal terms, the Site is located within the 107: Cotswolds National Character Area (NCA) profile. It is also identified within the district wide Stroud Landscape Character Assessment as a 'Secluded Valleys' Landscape Character Type whilst the Cotswolds Area of Outstanding Natural Beauty Landscape Character Assessment classifies the Site within Landscape Character Type 8 - High Wold Valley.

Initial landscape and visual impact analysis of the Site indicate that the local landform and the dense woodland vegetation from the surrounding area, coupled with the influence of built form limit and dense vegetated site boundaries limit visibility to the west. The presence of blocks of woodland restricts views of the Site from the north towards Cranham and views from the south are limited due to the built form of Painswick and vegetation. Views from the east are influenced by topography and limited vegetation.

Landscape and visual opportunities exist to enhance the context of the Site, such as new tree planting along the A46 boundary, retention of the tree belt to the north west, focusing development to the south and east, and scope for reinstate of characteristic local features such as Cotswold dry stone walls to the road frontage.

Heritage

The site lies outside the designated Painswick Conservation Area, contains no statutorily Listed Buildings or Scheduled Ancient Monuments and has no known features of heritage significance.

Transport and Accessibility

The Site is directly accessible from the A46 Cheltenham Road which provides convenient access for cars and cyclists.

In terms of public transport access, the Site is located immediately adjacent to the A46 Cheltenham Road which provides a public transport corridor. A bus stop (services 66 gold and 228) is located immediately north of The Highlands and is adjacent to the southern element of the Site. A bus stop/shelter providing access to Painswick to the south is located on the opposite side of the A46. It is also within easy walking distance of Painswick with a continuous footpath connection along the A46 which provides access to nearby local facilities to the south, including the Painswick Doctors Surgery located off Gyde Road (400m), Best One convenience store on St Marys Street (800 metres walk), Painswick Community Library (850-metres) and Croft County Primary School (1km).

The Site benefits from continuous frontage to the A46 which provides the potential for a technically compliant T-Junction vehicular and pedestrian access, set in the context of the existing speed limits. Initial investigations demonstrate that a safe and efficient access to the Site can be achieved via the



A46 Cheltenham Road and that there is significant scope to provide a vehicular access in accordance with the Design Manual for Roads & Bridges.

Utilities

The Site is not subject to any known utilities constraints.

Site Capacity

Our client has undertaken initial site capacity analysis which identifies a potential developable area of 1.8 ha (4.4 acres) and an indicative capacity for approximately 40 dwellings providing a mix of 2-4 bedroom residential units. The future capacity of the site will be subject to development management considerations but would clearly contribute towards future housing provision in Painswick, which is defined as a Tier 2 settlement in the emerging Local Plan.

Conclusion

In conclusion, our client's land interest in land adjacent to the A46 at Painswick represents a suitable and sustainable location for residential development which is not subject to any fundamental constraint and offers excellent potential to help deliver the future housing needs of Painswick, as a proposed Tier 2 settlement over the Plan period.

The additional information presented above seeks to highlight the positive attributes of the Site and its contribution towards the sustainable development of Painswick. It is intended to supplement the information that was provided through the Call for Sites survey. The key attributes of the Site can be summarised by the following:

- There are no nature conservation designations on the Site. The potential for development of the Site would not pose a constraint to the statutory and non-statutory sites within proximity to the Site whilst the nature of the habitat (arable) provides limited opportunities for protected species interest. The results of the Phase 1 survey demonstrate that the habitat types present and the potential presence of legally protected species is unlikely to preclude or significantly limit the potential of the Site.
- The Site is of low flood risk (Zone 1) with future storm and foul water drainage discharge arrangements considered acceptable.
- The Site forms part of a national, district and local landscape character assessment influenced by a sloping landform, rural character with pastoral farmland, extensive areas of woodland and stone built settlements and walls. In visual impact terms, the Site raises no concerns from the north, south and west whilst opportunities exist to safeguard longer range views from the east.
- The Site is not subject to any known heritage constraints.

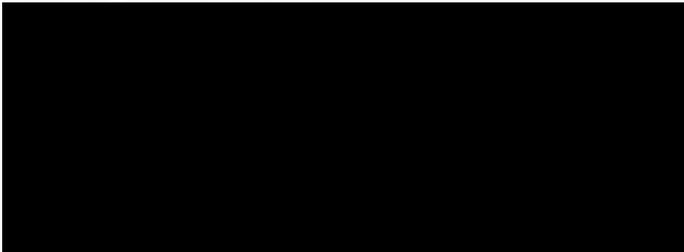


- The Site is well located with good opportunities for safe and convenient access to the 46 Cheltenham Road which maximises opportunities for private vehicles, cyclists and pedestrians. There is an existing footpath which provides easy and direct access to local services and facilities in Painswick and existing public transport services accessed via Cheltenham Road adjacent to the Site.
- There are no known utilities constraints which would limit development of the Site.
- The Site offers a potential developable area which, subject to further design considerations, could accommodate approximately 40 new residential dwellings providing for a mix and choice of units.

We trust this information is helpful to the Council and request this content is read in conjunction with the details submitted as part of the Call for Sites process.

We look forward to acknowledgement of this submission and would be happy to provide further clarification and additional information on request to ensure the Council fully understand the excellent credentials of our client's land interest.

Yours faithfully,



Director, Chilmark Consulting Ltd.

For and on behalf of Charterhouse Strategic Land

Encl. Land adjacent to A46 Cheltenham Road, Painswick - Site Location Plan

Land West of the A46 Cheltenham Road, Painswick, Gloucestershire

Site Plan

