

Stroud District Local Plan Review – Regulation 19 Consultation

Representations in respect of the Pre-Submission Draft Plan 2021

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

In connection with Local Sites Allocations Policy PS05 and PS05a

DK Planning & Development Limited is instructed by the owner of Tobacconist Farm, Tobacconist Road, Minchinhampton to respond to the current Regulation 19 Consultation to promote the immediate allocation of all or part of site PS05a for residential development either as part of a wider allocation including all or part of the adjacent site PS05 or separate to and possibly in lieu of the adjacent site.

The Site

Site PS05a, predominantly comprising land at Tobacconist Farm, abuts the eastern side of Minchinhampton and extends to some 3ha (7.4 acres). It is roughly rectangular in shape and accommodates a small holding including farm buildings as well as a campsite (tents and caravans) and a toilet block. The location of Site PS05a is shown on the maps provided on pages 81 and 82 of the Pre-Submission Draft Plan 2021.

Vehicular access is gained off Tobacconist Road.

Land immediately to the west is already in residential use as part of the town. To the north, south and east are fields in agricultural/equestrian use or left fallow.

Site PS05 is contiguous with the entire northern boundary of site PS05a.

Recent Promotion

Site PS05a had initially been progressed by a site promoter as part of a wider potential site allocation including site PS05. The agreement between the site promoter and the owner of Tobacconist Farm expired in December 2020.

Suitability

We are familiar with the 'Development in the Cotswolds Area of Outstanding Natural Beauty – Policy Assessment of Draft Allocated Sites' dated May 2021, which forms part of the Local Plan Review evidence base. Site PS05 is one of two sites appraised in this Policy Assessment.

The Policy Assessment considers the potential for a residential development of either of the two sites to have a serious adverse impact on the natural beauty and recreational opportunities provided by an AONB by reason of scale, character or nature. It reviews housing needs, scale, local context/enclosure, landscape sensitivity and other factors to conclude that development of neither of the two sites constitutes major development in the context of paragraph 172 of the NPPF.

Looking specifically at Appendix A of the Assessment, which reviews site PS05, many if not all, of the findings are similarly applicable to site PS05a.

PS05a is within the larger land parcel identified in the Landscape Sensitivity Assessment as medium sensitivity to housing uses. Development could lead to an improvement to the settlement edge without impinging on open arable farmland or detracting from the

character of Minchinhampton. The eastern boundary is already well planted with trees and this could be supplemented further.

The impact on the setting of heritage assets, including the Town's Conservation Area and the Bulwark's Scheduled Ancient Monument can be positively managed.

An appropriate highway access can be provided onto Tobacconist Road providing both vehicle and pedestrian access into the centre of Minchinhampton (circa 350m distant). Access can be gained southwards towards Tetbury, southwest to Nailsworth, north to Stroud or east to Cirencester.

According to the Environment Agency's Flood Maps, the entire site and the potential access position onto Tobacconist Road are not susceptible to flooding from rivers or surface water.

The owner is already keen on promoting biodiversity across the site such that any development will incorporate considerable enhancements as part of its core development strategy.

In a similar vein, the owner believes strongly in social integration. Any development will include a mix of house types/sizes as well as affordable and adaptive housing.

Site PS05a is available and suitable for future residential development either across the whole site or just part of it. It can also be viably and sustainably developed for residential purposes.

Deliverability

The site is deliverable for the provision of residential development during the plan period.

Modifications sought

The allocation of all or part of site PS05a for residential development either as part of a wider allocation including all or part of the adjacent site PS05 or separate to and possibly in lieu of the adjacent site.

Participation in the hearing sessions

Participation in the forthcoming hearing session(s) is requested to actively promote site PS05a and to provide evidence as necessary to support that promotion.

DK Planning & Development Ltd

July 2021