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From: [REDACTED]
Sent: 05 December 2017 16:19
To: _WEB_Local Plan
Subject: Stroud District Local Plan review consultation
Attachments: 20171205 NT form Stroud Local Plan review consultation FINAL.pdf; 20171205 NT comments Stroud Local Plan review consultation FINAL.pdf

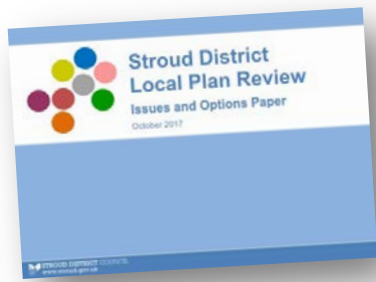
Dear Sir/Madam

Please find our issues & options response form and comments attached.

thanks

[REDACTED]
Planning Adviser – South West Region
t National Trust, Tisbury Hub
[REDACTED]

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Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website www.stroud.gov.uk/localplanreview. You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5th December 2017. Please email completed electronic responses to local.plan@stroud.gov.uk or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

Consultation response form PART A

Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

Your name

(title): <input type="text"/>	name: <input type="text"/>
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Your company name or organisation (if applicable)

Your address (optional)

Your email address *

Your phone number (optional)

If you are acting on behalf of a client, please supply the following details:

Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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Your client's company or organisation (if applicable)

Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (* we will do this via email)

- | | | | | | |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i) | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii) | The next formal round of public consultation | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please | | <input type="checkbox"/> | | |

Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name

Your organisation or company

Your client's name/organisation
(if applicable)

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at www.stroud.gov.uk/localplanreview).**

We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:

Question number: 1.0a, 1.0b, 3.1, 3.3b, 3.6, 4.1

Please use this box to set out your comments:

(Attach additional sheets of paper or expand this box if you need to)

See attached

Stroud Local Plan issues and options consultation (Oct-Dec 2017)

National Trust comments

Question 1.0a - Top five issues, challenges or concerns...

Of your list of 40, I would like to suggest the following top five on behalf of the National Trust...

12. Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development.

19. Conserving and enhancing Stroud District's countryside, landscape and biodiversity, including maximising the potential for a green infrastructure network across the District.

20. Mitigating the impacts of climate change, adapting to change and providing resilience for the future.

21. Protecting and enhancing our historic environment whilst adapting to modern demands.

26. Developing strategies to avoid, reduce and mitigate the indirect impacts of development on the natural environment.

Question 1.0b - Do you have ideas and suggestions for how the Local Plan might tackle particular issues?

It would be appropriate to focus the majority of new housing and other development away from the Cotswolds AONB, where great weight should be given to conserving landscape and scenic beauty. In addition, any new development should avoid harming designated nature conservation sites – and we would like to make some further comments in relation to the following sites...

- Rodborough and Minchinhampton Commons (SSSI, SAC in part, also scheduled ancient monument in part): Whilst there is an interim strategy in place to avoid and mitigate the impacts of new housing develop within 3km of the Rodborough Common SAC, we are concerned that with the current evidence of wear and tear on the Commons (see image under question 4.1 below) significant additional housing development in the Stroud area is likely to lead to further pressure on the Commons and harm to their ecological interest and natural beauty.
- Haresfield Beacon (SSSI in part & scheduled ancient monument) and Standish Woods: We are experiencing a significant impact and increase in visitor numbers at Haresfield Beacon and Standish Woods to the north of Stroud. Again, we would be concerned regarding any significant additional house building in proximity to these places, as such impacts may be exacerbated.

Finally, where possible housing developments should include new public open space to provide for the recreational needs of the new residents, as well as to enhance opportunities for wildlife – see also comments under next question.

Question 3.1 - How should we meet future development needs?

As indicated under question 1.0b, it would be appropriate to focus new housing and other development away from the Cotswolds AONB and designated nature conservation sites. Where housing does take place, it may be appropriate to encourage developers to use the 'Building for Nature' accreditation scheme recently developed by Gloucestershire Wildlife Trust in partnership with the University of the West of England.

In addition, new development – in terms of its location, scale, and design – should be in keeping with the character and appearance of the existing settlements (including their 'spirit of place'), and respect the setting of heritage assets and landscape character. Meeting needs in a way that took advantage of existing or new public transport routes may also be beneficial.

Question 3.3b - Most appropriate locations for housing and employment growth on the southern edge of Stroud District

In respect of your reference to **Wotton-under-Edge**, this is within the Cotswolds AONB where great weight should be given to conserving landscape and scenic beauty.

Question 3.6 Settlement summaries and potential broad locations for growth

Of the settlements you refer to under this question, please see the comments below:

In respect of **Brimscombe, Chalford, Horsley, Manor Village, Nailsworth, North Woodchester** and **Stroud** - These settlements are all located in the Cotswolds AONB, therefore great weight should be given to conserving landscape and scenic beauty. They are also close to Rodborough and Minchinhampton Commons, which may be adversely affected by the additional footfall caused by any further housing development – see response under question 1.0b above.

Minchinhampton - This is located in the Cotswolds AONB, therefore great weight should be given to conserving landscape and scenic beauty. Minchinhampton Common and the scheduled ancient monument lie adjacent. It should be noted that traffic and additional volumes of cars across the common threaten the longevity of grazing into the future (cattle deaths from cars, etc). The grazing is essential to the management of both Minchinhampton and Rodborough Commons, without which important habitats would be lost. In terms of the two potential development sites you have identified:

- *Land at Glebe Farm to east of Tobacconist Road (MIN B)* - We previously raised concerns about potential development on this site, due to the scale of new development on greenfield land in the AONB, and the potential impacts on Minchinhampton and Rodborough Commons (urbanisation of setting, increase traffic on local roads, recreational pressures, loss of rural character). We continue to be very concerned about this, and would prefer that this scale of development did not take place near to Minchinhampton Common.
- *Land south of Cirencester Road (MIN A)* – Development on this land would do absolutely nothing for the compactness of the existing settlement, and it would be adjacent to the NT-owned Old Common. We would not support development on this site.

Stonehouse - We would be concerned about potential landscape and visual impacts of sites B1 and B2 in particular in relation to Haresfield Beacon and the Topograph viewpoint from which they are likely to be visible. Sites D1 and D2 could also be very visible in views from these places.

Cam and Dursley - Whilst development has already been allocated in this location, we would be concerned about the impacts of further development on the views and setting of the Cotswolds AONB, from the perspective of Coaley Peak and the Cotswolds escarpment. This is particularly the case with sites C and D and the central and northern parts of site B.

Coaley - The planning committee has already resolved to support a new housing development in the village, which we objected to due to potential visual impacts from Coaley Peak and the Cotswold escarpment. We would not favour any further development being allocated in the village.

Whitminster - The principle of and location of any new development should take account of the potential effect on the views from Haresfield Beacon and the wider setting of the AONB.

Continued...

4.1 Additional local studies or data

The aerial image shown below was taken over Rodborough Common this summer – and is referred to in our response to question 1.0b above. It represents additional local data, and illustrates the pressures on this particular European designated nature conservation site based on current visitor footfall.



Above: Rodborough Common SAC – summer 2017