

SALA Submission 2020 Further Background Information

Former Caravan Touring Site, Land adjacent to Southview,
Nupend Lane, Nupend, Eastington, GL10 3SU

Submission summary:

- EAS012 would sit very well with the “wider dispersal” additional housing option D, if this strategy were extended to unclassified hamlets such as Nupend.
- This site could offer self build plots in a more desirable location than the current strategy offers (being only on large developments).
- No over-riding physical restrictions to development.
- Great Oldbury is a material change in circumstances since the 2015 refusal.
- PJT Developments have engaged at all stages of the local plan.
- Immediately deliverable yield of between five and ten dwellings soon after permission.

Site Description:

The site consists of a garden / former caravan touring site located on the northern edge of the rural hamlet of Nupend with access from the lane. This site presents an opportunity to link the hamlet’s residential properties to the west/south and the east. The site was submitted in 2018SALA Ref EAS012, however it was considered not policy compliant at that time. The emerging development of Great Oldbury intended to form an urban extension to Stonehouse with associated local centre, employment, community provision and open space provides the impetus to review this site because the school and local centre will be less than 700 metres distant.

Physical constraints:

The site is relatively level and there are no known ground contamination or land stability issues. Nupend is accessed via a narrow country lane without pavements, however the speed limit is 30mph and the rich network of public footpaths adjacent to the site provide alternatives for pedestrians. The development of Great Oldbury will provide pedestrian and cycling opportunities to access local services and facilities at the proposed local centre.

Potential impact summary:

An ecology survey in 2015 and more recent 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. There are two ponds immediately adjacent to the eastern and southern site boundaries, however a suite of surveys in May 2020 concluded that they were not suitable to support GCNs and found no protected species. The site is associated with a non-classified settlement beyond the immediate vicinity of Stonehouse and has therefore not been included in the Landscape Sensitivity Assessment. The site is largely screened from local and middle distance views by vegetation and trees. A sensitive development of this site, with small worker-style cottages fronting the lane would be in keeping with the rural character of this hamlet. This would provide the opportunity to connect the adjacent developed land to the east with the majority of the hamlet to the south.

Suitability summary:

Although not currently policy compliant and not immediately adjacent to the settlement, the site has no overriding physical constraints or potential impacts preventing development for housing in the future should the Local Plan strategy identify the need for growth in this location. To the south east of the site lies the emerging development of housing, buffer land and playing fields known as Great Oldbury, which when completed will form an urban extension to Stonehouse, with associated local centre, employment, community provision and open space.

Availability summary:

The owner confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Development potential summary:

The site could be developed for low/medium development typically comprising a mix of detached, semi-detached, terraced dwellings at an average density of about 15/20 dph. The suggested yield is 5-10 dwellings as early as 2022.