

Residential Development Opportunity

**Land East of Besbury Park and to the Rear of Vosper's Field/Proposed Doctors Surgery,
Minchinhampton**

Site Ref. MIN003 in SALA 2016

Re. Draft Local Plan Consultation

The Site

MIN003 extends to approximately 6.5 acres / 2.6 hectares in total and is situated immediately east of the Besbury Park housing estate, abutting the defined settlement boundary on its western edge. The site currently comprises flat equestrian land, separated into two fields, which is currently rented. The site's southern boundary is delineated by a row of mature trees identified by a Group TPO (TPO 469 Besbury Park (No 1)). The boundaries of the site also comprise low stone walls and hedge planting to the rear gardens of properties on Besbury Park. The site is well contained and a good fit with the existing pattern of development.



 Location of proposed new doctors' surgery.

Location

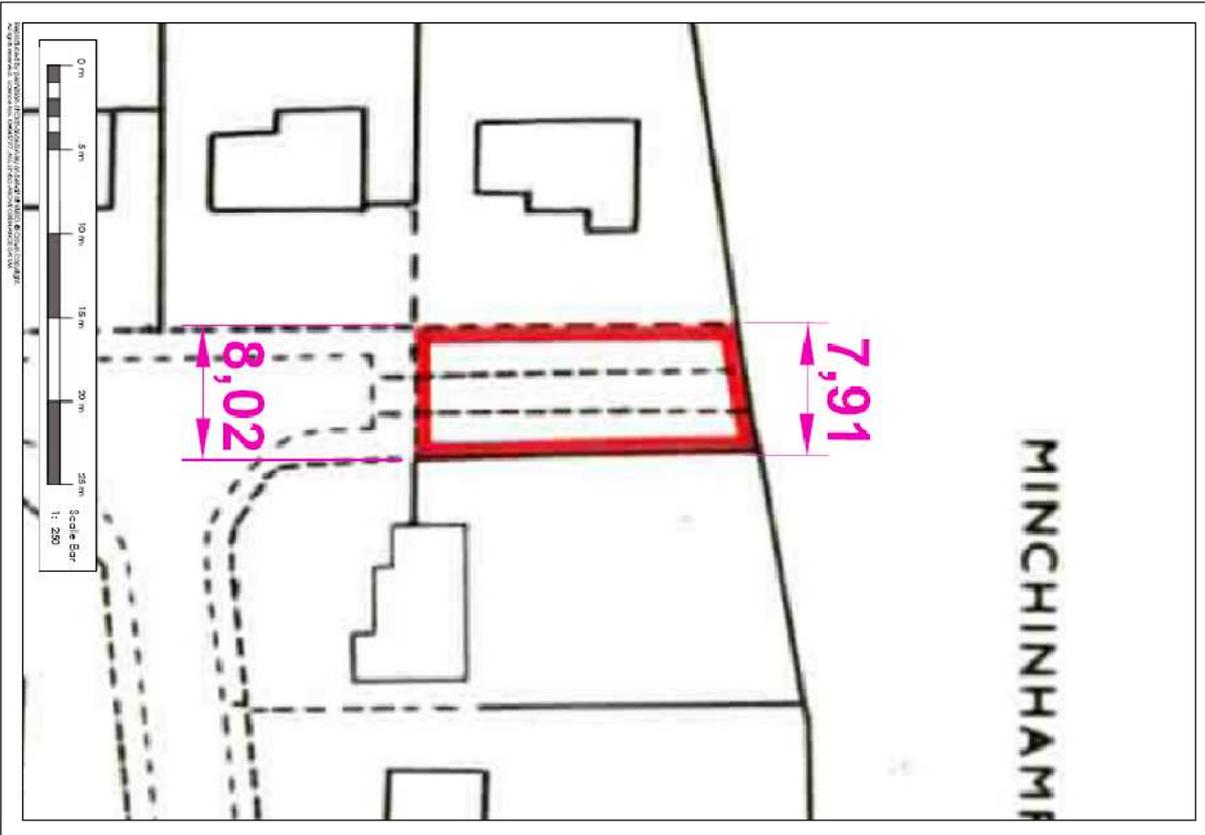
Minchinhampton is defined as a Local Service Centre in the Draft Local Plan. The Local Service Centres are identified for modest levels of growth to help meet the wider development needs and support and improve existing services and facilities at smaller towns and larger villages. Minchinhampton is a sustainable settlement, benefitting from retail, leisure and education facilities.

Doctors Surgery

At a meeting held on 31st October 2019, the Gloucestershire Clinical Commissioning Group resolved to support the business case for the development of a new £3.65m facility in Minchinhampton. The proposed location for this facility is Vosper's field, land currently owned by Minchinhampton Parish Council and located immediately south of MIN003, accessed off the Cirencester Road. Development in this location results in a modest extension of the built form of the settlement eastward. As a result development to the rear becomes increasingly enclosed with diminishing landscape impacts.

Access & Services

The site is accessed directly from Besbury Park. The access measures approximately 8m in diameter and is capable of delivering a 5.5m wide carriageway and 2m wide footpath to connect with Besbury Park. Whilst the access is under separate ownership, full rights of access for any purpose are reserved along with the ability to connect services through the land.



Landscape

The site was assessed as part of the Stroud Landscape Sensitivity Assessment 2016. MIN003 falls within land parcel M07, which was assessed as having a medium sensitivity to housing development, the same category as Tobacconist Farm, which is currently allocated for 80 dwellings. Development within M07 provides a more suitable alternative to other development proposals that have been put

forward in higher sensitivity areas such as M08 and M02. It is proposed that any planning application will be accompanied by parameter plans setting out areas that are more visible from visual receptors and will be mitigated through a detailed planting scheme and dispersed development pattern on the periphery of the site.

Development

It is currently proposed that the southern field that makes up part of MIN003 has the capacity for approximately 35 dwellings, equating to 22 dwellings per gross hectare. It is proposed that 30% of the new homes will be provided as affordable, in accordance with emerging Policy CP9, equating to 11 new affordable homes. Early engagement with the Parish and District Council will be undertaken to inform the type and tenure of these affordable homes.

The development proposed is of a suitable scale for the settlement. The opportunities and constraints of the site are well understood and there are no known physical constraints preventing the development of the site.

The landowner's have confirmed that the site is available now, and it is estimated that the 35 dwellings could be delivered within 0-5 years.