



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE
ACT 2004**

**STROUD DISTRICT COUNCIL
LOCAL PLAN REVIEW:**

EMERGING STRATEGY SITE SUBMISSION

RE: LAND AT TINKLEY CORNER, NYMPFIELD, STROUD

On behalf of:



Date: January 2020

Ref: AP/P/W-046

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Chartered Town Planner

CONTENTS:

	Page No:
1. INTRODUCTION	1
2. SITE LOCATION AND DESCRIPTION	1
3. SITE POTENTIAL AND PLANNING CONSIDERATIONS	2
4. JUSTIFICATION	4
5. CONCLUSION	4

1. INTRODUCTION

1.1 This representation has been prepared by Plan-A Planning and Development Ltd on behalf of [REDACTED] in respect of the Stroud District Council Local Plan Review 2019.

1.2 This submission includes comments in respect of the development potential of a parcel of land at Tinkley Lane Corner in Nympsfield owned by [REDACTED].

2. SITE LOCATION AND DESCRIPTION

2.1 Nympsfield is a village located approximately 3.5 miles west of Nailsworth. The site is located adjacent to residential properties and a fencing and forestry business. The site is approximately 1.4 Acres.



Google Earth image of the site (Accessed December 2019).

2.2 The site is bound by a mixture of stone wall and hedging and is relatively open, the site is visible from the un-named road and Benton Court. There are existing accesses into the site from the east and west.



Google Street View image of the site (Accessed January 2020).

- 2.3 The topography of the land is flat and the site is currently an open grassy meadow. There are no physical features that might constrain development.
- 2.4 The Local Plan outlines that Nympsfield is a 4a tier settlement, which is an Accessible Settlement with Basic Facilities. The Local Plan Review outlines that development may be acceptable at sites that adjoin the settlement developments for small schemes.

3. SITE POTENTIAL AND PLANNING CONSIDERATIONS

- 3.1 **Availability** - The site is available now and could be brought forward for development within a short timescale. Development of the site is not dependant on other factors which could delay implementation. It therefore has a realistic chance of being delivered within the Local Plan period.
- 3.2 **Access and Accessibility** – There is an existing access from the un-named road to the west into the site with a second access available from Benton Court to the east of the site. Whilst works would need to take place to widen the access, the modest scale of development envisages is not considered to generate an unacceptable amount of traffic. Sufficient parking spaces to accommodate the needs arising from the development should be incorporated within a comprehensive scheme for the development the site.
- 3.3 The site has good pedestrian accessibility to the centre of Nympsfield which has the following amenities: a church, pub, working men’s club, village hall and primary school.

- 3.4 There is also a bus stop located within close proximity of the site with a number of regular bus services to Stroud and Dursley.
- 3.5 **Landscape** - The site is located within the Cotswold Area of Outstanding Natural Beauty (AONB), where, according to the national policy, great weight should be given to conserving landscape and scenic beauty.
- 3.6 When viewed in the context of existing built development the proposed limited new development would have no significant adverse impact on the character of the site and wider area and would be a small extension to the current urban form.
- 3.7 **Cultural and Heritage Issues** - The site is not situated within the town's Conservation Area, which could otherwise be regarded as a constraint. Nor are there any Listed Buildings in close proximity.
- 3.8 **Flood Risk** – The site falls within Flood Risk Zone 1 and is not therefore liable to flooding issues.
- 3.9 **Impact on trees and ecology** – There is a tree within the site, which is subject to a Tree Preservation Order, the proposed development would respect this and seek to enhance it as part of a comprehensive landscape scheme associated with site development.
- 3.10 **Loss of agricultural land** - The site is greenfield and is used as a meadow. The site is maintained by the current owners but is not actively used for agricultural purposes, nor does it form part of an agricultural holding. It is considered that there would be little or no risk of contamination for future land uses.
- 3.11 **Archaeology** - To our knowledge, no archaeological studies have been carried out at the site to date. Nothing is detectable on the surface of the land, and there is nothing to indicate the likely existence of any significant subterranean archaeological features that would preclude the redevelopment of the site. The site's archaeological potential could be confirmed via an archaeological assessment prior to the submission of any planning application.
- 3.12 **Public Right of Way** - There are no public rights of way near the site. A comprehensive landscape scheme associated with site development would be sufficient to mitigate any potential harm.

4. JUSTIFICATION

Sustainable Location

- 4.2 It is clear from the Draft Local Plan that there has been a review of Core Policy CP3 to allow for development adjacent to settlement boundaries. Given the location of the site which is adjacent to a settlement and within walking distance of key facilities such as the primary school, it is clear that the site is a sustainable location.

Benefits

- 4.3 The allocation of this site has the potential to add to the viability of Nympsfield and its services. The key benefits are summarised below:

- Could provide deliverable affordable housing to meet local requirements;
- Assist the draft allocation with deliverable housing for the elderly;
- Provide open market housing to meet local demands;
- Contributions to local infrastructure and facilities via CIL;
- Help maintain and ensure the longevity of local services;

Deliverability

- 4.4 The site is available now and it is suitable and achievable. It is clear from the site plan attached that the site is large enough to provide suitably sized plots.

5. CONCLUSION

- 5.1 Based on our analysis of the site's characteristics and location, we believe that there is a sound basis for promoting some form of residential development at the site. The quantum of development and the form it might take should be the subject of further discussions with the District and Parish Councils. The purpose of this report is simply to raise awareness of the availability of this site during the consultation stage of the emerging Development Plan, such that it can be considered for potential inclusion as an allocated site in the Local Plan.