



STANDISH HOUSE SITE

PLANNING CONCEPT STATEMENT

June 2015

Introduction

Context

The Standish House site comprises approximately 13 hectares of land, in a rural location, approximately 2km northeast of the urban area of Stonehouse within the rural parish boundary of Standish.

The main house was built in 1830 and subsequently became a hospital during the First World War. The use of the site for a hospital continued until 2004, at which point the hospital closed. The ancillary buildings, main house and site have now been vacant for over 10 years. The main house and stable block are Grade II listed.

The Homes and Communities Agency (HCA) has owned the site since March 2014 following a series of unviable initiatives by a series of consortia and developers to bring the buildings back into active use.

The site was acquired from a surplus of NHS sites from the Department of Health. The HCA has undertaken an extensive programme of site management works across the site including works to the Listed Buildings to preserve their integrity. In addition, they have commissioned various site investigations. These commissions inform the planning issues and site considerations a future proposal will need to address. A consultant team was appointed to work closely with the local community and key stakeholders through an Enquiry-by-Design (EbD) to explore the challenges and vision with the purpose of bringing the listed buildings and site back into a viable use.

The results of technical studies, community and stakeholder consultation, and dialogue with Stroud District Council planning

officers, informed the preparation of this Planning Concept Statement. It provides broad parameters for the re-use of the listed buildings and, if necessary, development parameters to move forward to reach a holistic site solution that can be delivered whilst being sensitive to the site's distinct heritage, surrounding landscape and rural location.

The document was adopted by Stroud District Council on 18 June 2015 as Supplementary Planning Advice after a draft Statement had been subject to public consultation. The process of engagement has been informed by a Partnership Board comprising the HCA, Stroud District Council, Standish Parish Council and Stonehouse Town Council.

Role and Status

This Planning Concept Statement explains how any future planning application(s) will be considered against the English Heritage Enabling Development Guidance, in terms of the listed buildings, and Stroud District Council's Local Plan policies.

It describes the underlying principles that should guide purchasers and developers with interest in the site. It summarises the technical analysis of the site, the public engagement and stakeholder scrutiny, which have all helped to inform the aspirations for this site.

This Concept Statement has been prepared to provide guiding principles to inform the site's future development.

The Process

The preferred scenario for the site's re-use is a private purchase by an independent individual to refurbish, restore and convert the

listed buildings to provide a compatible use that is in accordance with local planning policy, with no new build development.

This option should be explored to establish the possibility of the site being bought back into use without the need for enabling development. If purchased in this way, the next steps would be to obtain listed building consent and planning permission for any works required.

If the preferred scenario is not achievable, after appropriate marketing of the site, the second alternative scenario will be investigated, that of converting the listed buildings to a compatible use using the minimum necessary enabling development to bring back the listed buildings to a good state of repair.

English Heritage defines enabling development as “*development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future*”.

Figure 1 shows a flow chart, extracted from the English Heritage guidance, to outline the process and delivery mechanisms for regeneration of the site.

This Planning Concept Statement will inform the marketing strategy to find a purchaser that will work in partnership with the HCA to repair and restore the listed buildings and deliver a holistic and viable solution, through one of the above options. Guided by the English Heritage advice, the Council will continue to engage with the HCA and any purchaser with the ultimate aim of bringing the buildings back into beneficial use.

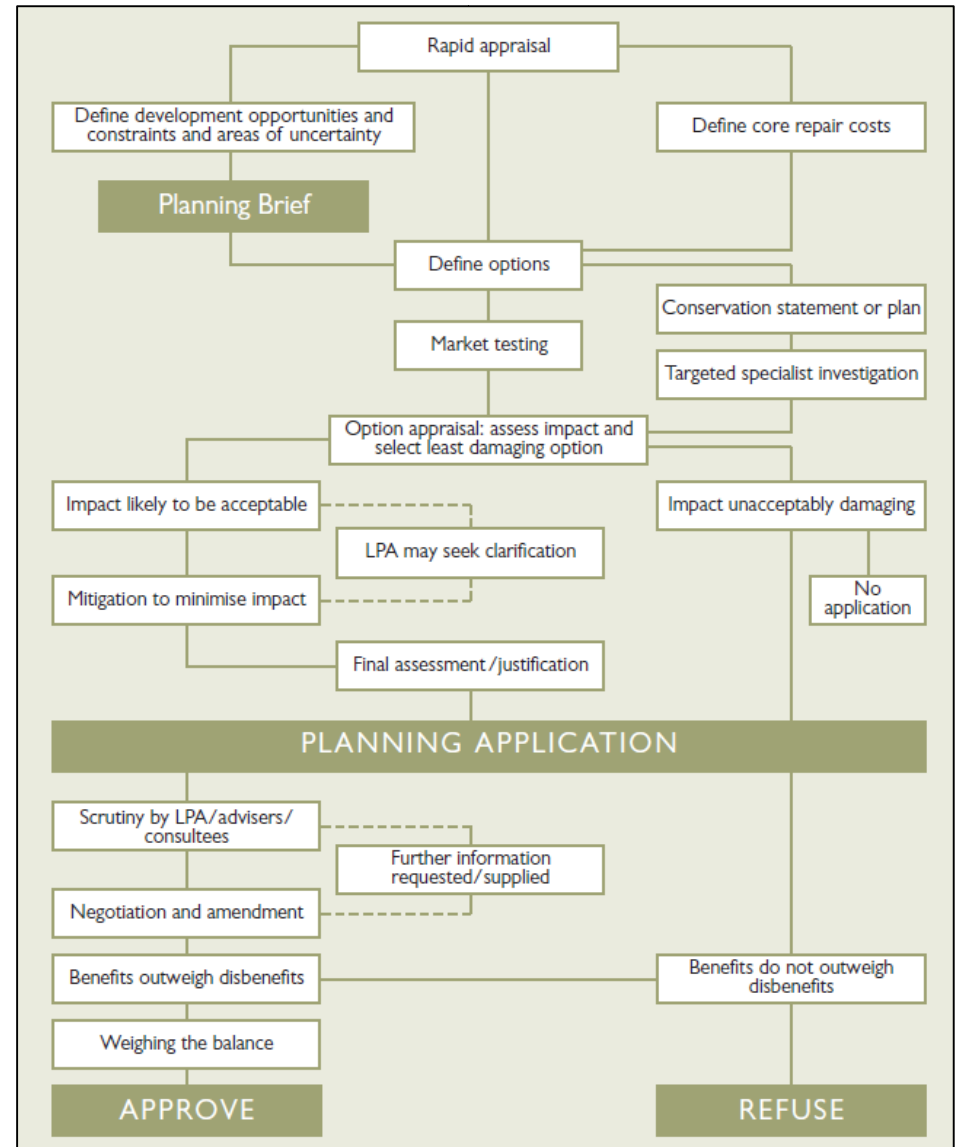


Figure 1: English Heritage 'ideal' flowchart for handling an enabling development proposal.

The Site

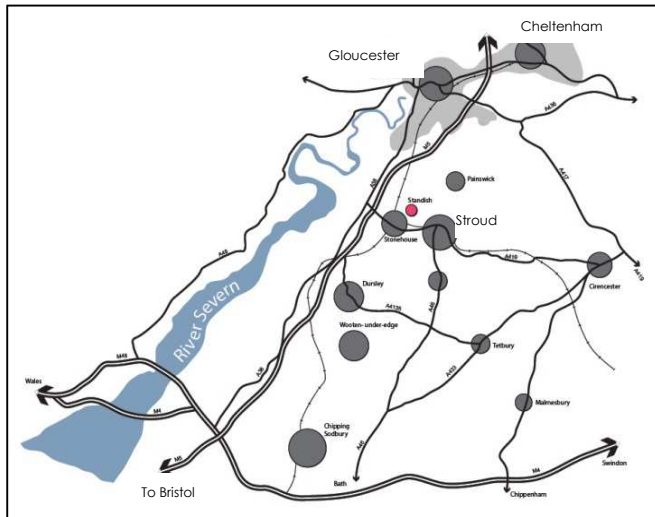


Figure 2:
Site context

The site is located on the edge of the Cotswold Escarpment to the northwest of Stroud and approximately 2km northeast of Stonehouse, in the rural parish of Standish. The site forms part of the 'Escarpment Landscape Character Area' within the Cotswolds Area of Outstanding Beauty (AONB). Standish Wood is located 300m to the east.

The site consists of a number of buildings that were built between 1818 and the 1980s. The main house and stable block (see Figure 4) are Grade II listed albeit in a poor state of repair. The majority of these remaining buildings are associated with the former hospital use at the site. The key buildings are shown on Figure 4 below.

The site is predominantly enclosed by vegetation, including a series of specimen trees protected by TPOS (Figure 5).

The site abuts Westridge NHS Centre a site of approximately 2 ha, which currently operates as an Assessment and Treatment Unit for adults with learning disabilities. Within the local context, development consists primarily of farmsteads such as Moreton Hill (now a care centre), Welch's Farm, and small rural hamlets such as Stroud Green.

Despite the site's rural location, Stonehouse town centre, community facilities and railway station are within a 30 minute walk, with regular train services providing direct links to Swindon, London and Gloucester.

Frequent bus services operate between Stonehouse, Gloucester and Stroud; a stop is located approximately 15 minutes' walk from the site. In terms of vehicular connections, the M5 motorway links the site to Bristol and Gloucester within 25-40 minutes' drive.



Figure3: Aerial view of the site

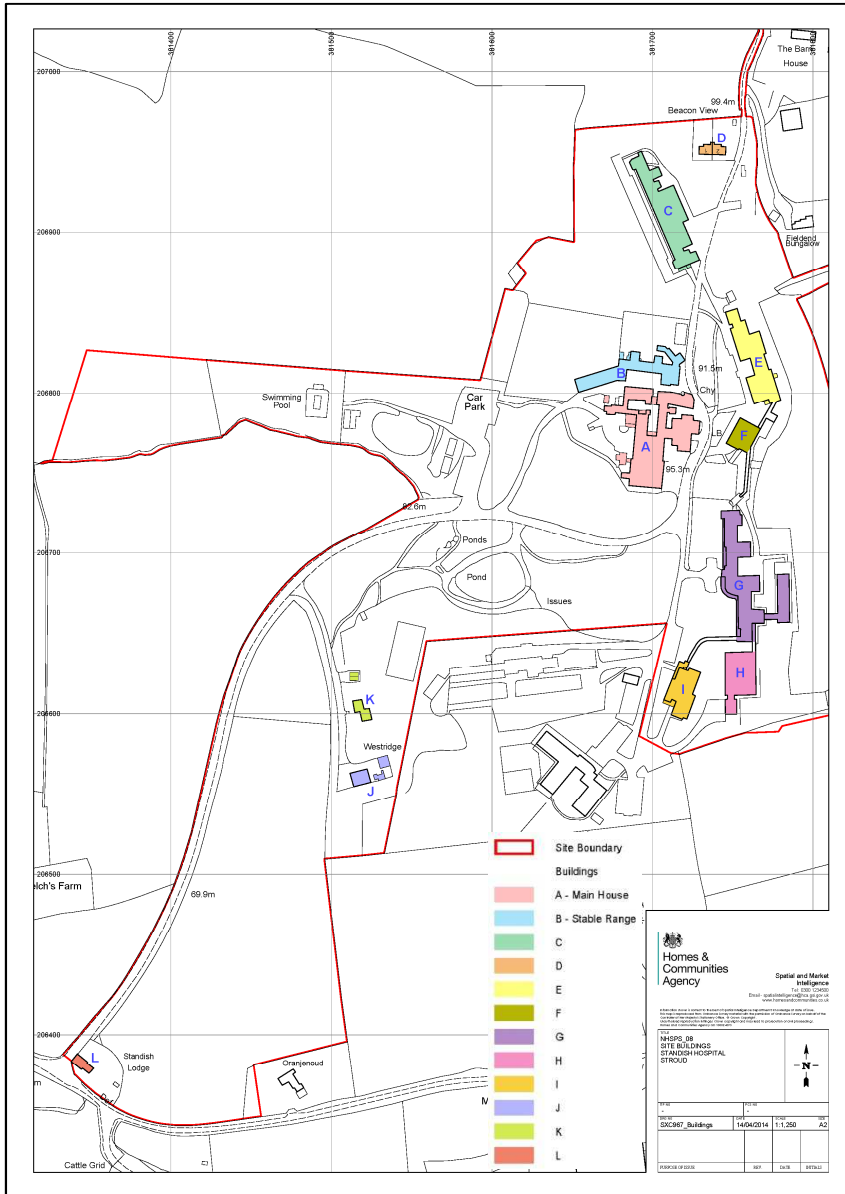


Figure 4: Plan of existing buildings on site

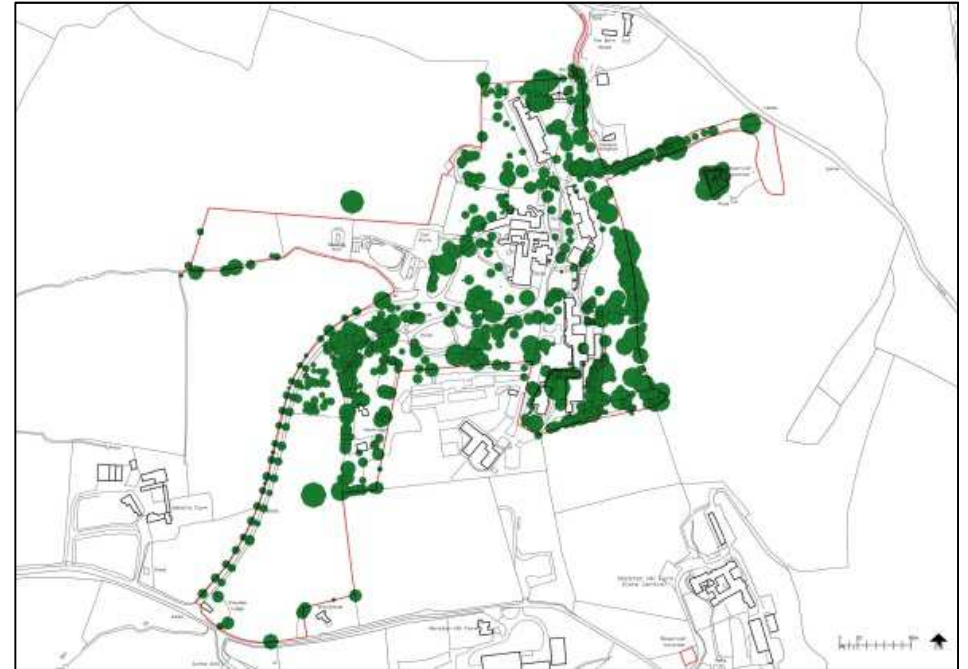


Figure 5: TPOs on site



Figure 6: Photographs of the existing site

Developing a Vision

The Standish House site has been vacant since 2004 and the buildings have become dilapidated in the 10 years since it became vacant. It is recognised by the community that a viable use for the listed buildings must be secured in order to avoid further dereliction of the site. There have been various proposals for the site during this time, however, these have not delivered viable development solutions to bring the site back into beneficial use and have not been progressed as a result.

There are two core objectives:

➤ Deliverability

The District Council is committed, with the HCA, to finding a deliverable solution which succeeds in renovating and converting the listed buildings and reinstating its parkland landscape setting. If a standalone purchaser cannot be found, it is acknowledged that this may require enabling development to bring back the listed buildings to a state of good repair, capable of being converted to a compatible use.

➤ Placemaking

In addition to the restoration of the listed buildings, there are a series of dilapidated buildings, which in planning terms defines the site as previously developed land. If enabling development is required, a holistic site solution that creates a genuine sense of place within this sensitive location should be achieved, within the parameters and site constraints set out below.



Figure 7:
3D model
developed
during the
EbD event



Figure 8: Landscape Framework and Land Use Strategy plans
produced during the EbD event

Key Issues

It is recognised that, through marketing of the site, it is possible that a purchaser may come forward to repair and refurbish the listed buildings and restore the site's original use as a single private dwelling (or another use) with associated grounds, with no new requirement of enabling /new development. Should this not arise, this section summarises the key issues affecting the site that any proposal for enabling development would need to be aware of. Some of the information below may also be useful for an individual who has purchased the site. A review of the technical surveys that relate to these issues can be found in the Technical Summary chapter.

Heritage

Two buildings at the site are Grade II listed; the Main House and the Stables (Buildings A and B respectively). In line with the National Planning Policy Framework (Chapter 12) and English Heritage guidance, proposals should respect the significance and setting of the listed buildings. Other buildings on the site dating from before 1948 are also considered to be covered by the listing; these include the lodge house, the men's and women's wards, the nurses' block, and the cottages to the north of the site.

Proposals would need to provide detailed information to demonstrate that any alterations to the listed buildings would not harm the significance or 'special interest' of the building. A summary of the heritage assessment undertaken for the site is found in the Technical Summary.

Enabling Development

The principal Listed Buildings, labelled A and B, require significant remedial work. It is essential that these buildings are retained and any proposal should repair and restore the listed buildings so that they can be converted and bought back into use.

The Council is aware that the required works to the listed building may need some form of enabling development that enables the restoration and repair of the Grade II listed buildings for a viable use in the short and long term. Further detail regarding enabling development at the site is described in the Enabling Development section.

Figure 9: Main House south elevation, late 19th Century



Copyright: Image used with the kind permission of Stonehouse History Group and Shirley Dicker

Previously Developed Land / Regeneration

The site has been vacant for over 10 years and the existing buildings have fallen into a significant state of disrepair. The site is previously

developed land as defined by Paragraph 111 of the National Planning Policy Framework. Sensitive re-use and redevelopment, where appropriate, would be permitted in planning terms to bring the site back into beneficial use. Any necessary residential enabling development would also contribute to the Council's housing requirement.

Landscape / Views

The topography of the site creates distinct views to and from the site. Additionally, it is within the Cotswold AONB. Proposals should take account of the character of the Cotswolds AONB in terms of height, nature, scale and siting. The EbD process established an outline landscape framework (see Figure 8) which should be used to inform any proposals.

The EbD landscape framework seeks new native tree and hedgerow planting, in particular aiming to strengthen existing field boundaries. Maximising public access to the site is a key aspiration through the creation of a network of public routes that exploit existing landscape qualities to provide attractive leisure paths with direct onward connections to existing public rights of way.

Re-use of Existing Buildings

Retention, re-use and conversion of existing buildings at the site, in particular Listed Buildings A and B, would be supported. If the preferred development scenario is not achieved after marketing of the site, and enabling development is demonstrated to be required, the existing buildings on site could come forward for re-use and conversion. In this case, conversion of all existing vacant buildings for residential uses may be acceptable in principle, provided that

the proposal satisfies criteria set out in local planning policies and English Heritage guidance¹.

Topography

There are some significant level differences across the site. The site around the main house (Building A) is relatively level. There are noticeable slopes from east to west and to the south. Any proposals will need to carefully consider the topography and associated long distance views into and out of the site

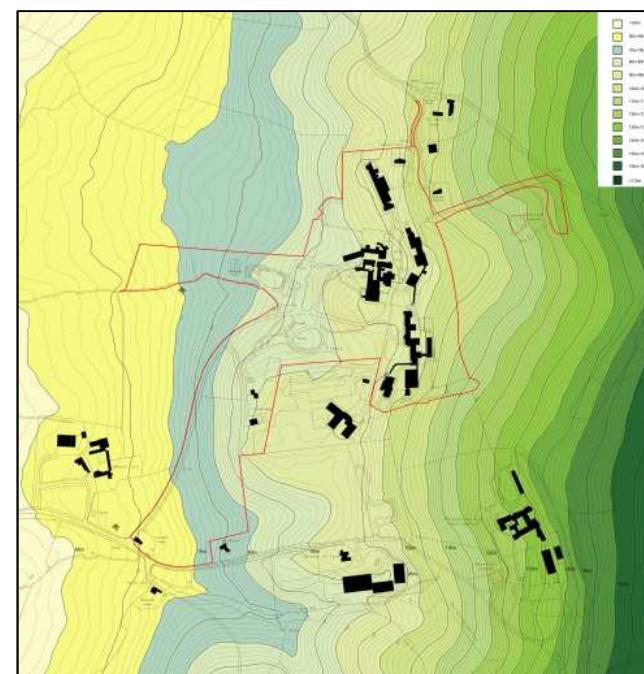


Figure 10: Topography plan

¹ Accessed via: <https://www.english-heritage.org.uk/publications/enabling-development-and-the-conservation-of-significant-places/enablingwebv220080915124334.pdf>

Ecology

Proposals should seek to conserve and enhance local ecology by, for example, retaining trees wherever possible, linking up habitat across the site and utilising drainage systems to facilitate biodiversity enhancement.

Proposals should seek to mitigate any ecological impacts of development. A series of ecology surveys are on-going. So far, a Phase 1 Habitat Survey has been carried out. The surveys identified badger sett holes (see purple circles in Figure 11) requiring a 20m radii of non-development from all badger sett holes.

Only sett 1 is a main sett. The other setts could be closed under licence if development is required in these areas. A replacement sett and licensed exclusion would be required however for the main sett (sett 1).

The red buildings and red trees (dots) are where bats are known to be roosting. A licence will need to be obtained from Natural England prior to conversion / demolition of buildings with bats roosts and appropriate mitigation put in place. A similar approach will be required for trees with known bats roosts and those with potential to hold bat roost will need to be soft felled with a suitably qualified bat worker present in the event of bats being discovered.

Trees

The site contains a significant amount of vegetation of varying quality, including a number of Tree Preservation Orders (see Figure 5). It is recognised that an extensive tree and landscape management plan is required to maintain the longevity of the existing landscape and protected trees. This will set a key

development parameter for any future proposals coming forward. Proposals, even if not affecting trees directly, may not be acceptable if they would result in undue pressure, in short or long term, for felling or excessive pruning of important trees.

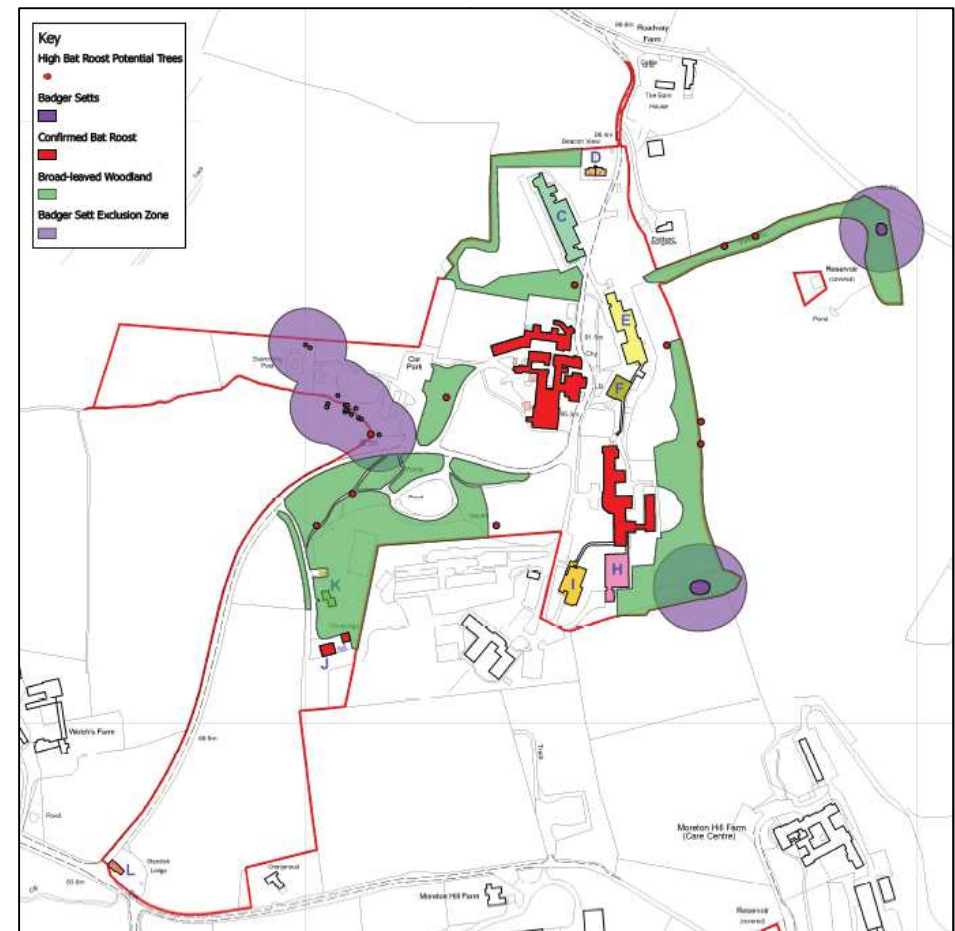


Figure 11: Site ecology plan (source EbD community Group)



Figure 12: EBD landscape framework diagram

Movement

Access to the site is currently via a private road off Horsemarling Lane, itself off the B4008 Gloucester Road. Access for pedestrians and cyclists is also available from the lane to the north west of the site. There is a bridle path that runs through the site. The Council encourages proposals to retain Horsemarling Lane as the main means of vehicular access to the site; vehicular access to the site from the lane to the north will not be available, except for emergency access.

Proposals will need to consider appropriate improvements to vehicular and pedestrian access to the site and address any impacts upon the local highway network including the potential need for traffic calming. There is an aspiration to provide more public access to the site. Future proposals are therefore likely to include areas that either will be offered for adoption by the local highway authority or become publicly accessible.

Contamination

A Phase 1 Risk Assessment identified areas of potential contamination. Proposals would be required to account for site remediation should contamination be found.

Foul Drainage

The drainage survey identified a private foul sewer at the site's western boundary that connects to the public system to the north of Stonehouse. The proposals will need to consider the capacity of this sewer with regard to future load and to seek agreement from Severn Trent Water that this loading is acceptable. Alternative

options, such as a wetland ecosystem treatment approach ("WET system") should be investigated.

Surface Water Drainage

The current drainage arrangement at the hospital includes discharge of surface runoff into a private surface water sewer underneath the driveway (that connects to a stream to the south of Horsemarling Lane) and discharges into the on-site pond system (that connects to the stream along the site's western boundary). Note that the drainage arrangement crosses into the adjoining land ownership. The proposals will need to consider attenuation of any additional flows to ensure that the future rates of discharge do not exceed the current rates, taking climate change effects into account.

Mains Water Supply

Mains water supply is available to the site at the northern boundary. Furthermore, the hospital has a licensed abstraction that was used to supply the hospital in the past and could be utilised for irrigation of landscaped areas, in order to reduce the demand for mains supply. The proposals will need to consider water minimisation/efficiency measures in the design and discussions will need to be undertaken with Severn Trent Water with regard to the capacity of the existing supply.

Further Work

Initial survey work has been undertaken, however, further surveys are required to fully understand the extent of all the identified issues. Input from qualified highways and contamination consultants will be

necessary, as well as further structural surveys to understand the implications for restoration of any of the buildings. Further capacity surveys with Severn Trent Water Ltd and Western Power Distribution will also be required.

Development Framework

Any development proposals coming forward would be assessed primarily against national policy in the National Planning Policy Framework (NPPF), local policy set out in the Stroud District Local Plan and guidance in “*Enabling Development and the Conservation of Significant Places*” (English Heritage, September 2008)².

National Policy

The NPPF sets out the national approach to planning and development in England. The following key paragraphs will be relevant for the Standish Hospital site:

Paragraph 14 – Presumption in favour of sustainable development;

Paragraph 14 (footnote 9) – Area of Outstanding Natural Beauty;

Paragraph 17 – Core planning principles;

Chapter 11 - Conserving and enhancing the natural environment;

Chapter 12 - Conserving and enhancing the historic environment;

Paragraph 111 – Brownfield land;

Paragraphs 115/116 - Area of Outstanding Natural Beauty;

Paragraph 140 – Enabling development.

² Accessed via: <https://www.english-heritage.org.uk/publications/enabling-development-and-the-conservation-of-significant-places/enablingwebv220080915124334.pdf>

Please note this is not an exhaustive list and any planning and listed building consent application will be assessed against all relevant policies in the NPPF.

Local Policy

The current Local Plan comprises saved policies of the adopted Stroud District Local Plan (November 2005). The emerging Local Plan 2006 – 2031 is at an advanced stage. Emerging policies are a material consideration for the determination of a planning or listed building consent application.

Adopted Local Plan

The Stroud District Local Plan was adopted in November 2005. The Standish Hospital site is not allocated and, in planning terms, is considered to be within the ‘open countryside’. The Plan does, however, place an emphasis on the re-use of brownfield land.

Specific adopted policies that may inform a decision include, but are not limited to, the following:

- Policy BE10 – Alternations and extensions to listed buildings
- Policy BE11 – Changes of use of listed buildings
- Policy BE12 – development affecting the setting of listed buildings
- Policy BE16 - re-use and adaptation of rural buildings in rural areas for commercial, industrial or recreational use;

- Policy BE17 - re-use and adaptation of buildings in rural areas for residential use;
- Policy N10 – Protection of trees and woodland;
- Policy NE8 - Protection of Cotswolds AONB;
- Policies T1-T3 – Transport, pedestrian and cycle access for new development;
- Policy G7 - Providing infrastructure, service and amenities.

Emerging Local Planning Policy

The Stroud District Local Plan 2006 – 2031 was submitted to the Secretary of State on 18 December 2013. It is anticipated that the Plan will be adopted by December 2015.

Specific policies relevant to a proposal at the Standish Hospital site include, but are not limited to:

- Core Policy CP1 – Presumption in Favour of Sustainable Development;
- Core Policy CP4 – Place Making;
- Core Policy CP6 - Infrastructure and Developer Contributions;
- Core Policy CP14 - High Quality Sustainable Development;
- Core Policy CP15 - A Quality Living and Working Countryside;
- Delivery Policy ES4 - Water Resources, Quality and Flood Risk;

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- Delivery Policy ES8 – Trees, hedgerows and woodland
- Delivery Policy ES7 – Landscape Character;
- Delivery Policy ES10 - Valuing our historic environment and assets.

Neighbourhood Planning

The site falls within the designated Standish Neighbourhood Planning Area. The Standish Neighbourhood Plan is in preparation; however, a draft plan has not yet been published. This is anticipated later in 2015.

Enabling Development

It is essential that any future proposal for the site is commercially viable, community grounded and acceptable in planning policy terms. As such, achieving a comprehensive proposal that is wholly deliverable is a main priority.

It is recognised that this could be achieved through two key delivery mechanisms.

- a) The private purchase of the site by an individual seeking to repair, restore and convert the listed buildings to a residential use or an alternative compatible land use. This would involve no new development and the HCA/District Council would need to ensure no future speculative 'new/enabling development' could be sought by the purchaser post acquisition. Any proposals would require planning and listed building consent to demonstrate that any proposed works are acceptable in planning policy terms. If it is demonstrated through marketing that this delivery mechanism is not deliverable, scenario (b) will be implemented:
- b) The delivery and the conservation of the listed buildings through the "minimum necessary"³ enabling development to fund the repair of the listed buildings. The appropriate quantum of enabling development will be assessed and approved by the District Council in line with English Heritage guidance.

English Heritage has published extensive guidance entitled "Enabling Development and the Conservation of Significant Places"

³ As defined in the English Heritage Enabling Development Guidance.

(September 2008)⁴. It is stated that enabling development should be primarily directed towards meeting the conservation deficit arising from repair and conversion work that is essential to secure the long-term future of the place, including making it fit for purpose and marketable, or that is essential to sustain an historic entity.

This English Heritage publication should be considered thoroughly during the development of a proposal. Figure 1 on page 2 of this Concept Statement sets out this process.

Paragraph 140 of the National Planning Policy Framework states that:

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

The District Council encourages potential development proposals involving necessary enabling development to apply the placemaking principles within this Concept Statement to guide redevelopment of the site. The unique challenges of the Standish Hospital site require proposals to be robust and deliverable, whilst also providing a sense of place.

The redevelopment of the site through enabling development, and based on the placemaking principles, would yield the benefits of retaining the listed buildings and bringing the buildings back into

⁴ Accessed via: <https://www.english-heritage.org.uk/publications/enabling-development-and-the-conservation-of-significant-places/enablingwebv220080915124334.pdf>

beneficial use, and restoring the gardens and wider landscape setting.

It is recognised that renovation and conversion of the listed buildings at this sensitive site may be enabled only through the development of associated new build residential enabling development.

A planning or listed building consent application would need to demonstrate that the benefits of doing this are considered to outweigh the disbenefits of providing some form of enabling development at an unallocated site. The proposed enabling development should be justified by robust viability evidence to show that this is the case.

Any application should also be accompanied by appropriate supporting information and viability evidence to justify the proposals against current planning policy.

Placemaking Principles

Any proposals, including standalone restoration and conversion of the listed buildings, should be sensitive to the site's constraints and community aspirations (being developed through the Standish Neighbourhood Plan). They should seek to integrate with the surrounding landscape and enable comprehensive restoration and conversion of the significant Grade II listed buildings.

The placemaking principles that should be employed within any redevelopment scheme that includes enabling development are set out below. These should be considered alongside the Concept Plan.

- **Listed buildings** – prioritise the retention, restoration and conversion of the main house Grade II listed buildings (A and B).
- **Key buildings** – buildings C and G are curtilage listed buildings with historic significance and are also considered to be of importance to the local community. These buildings should be retained, restored and converted, subject to viability testing. If it is demonstrated that buildings C and G are unviable, these parts of the site would form opportunities for new build enabling development, if justified. The post 1948 buildings are not considered to be of importance and could be demolished.
- **Historic Garden and Setting** – the restoration of the historic garden around building A is a requirement. This could also incorporate the restoration of some of the wider parkland setting within the site boundary.
- **Green Infrastructure / Landscape Framework** – proposals should facilitate public access through the site by incorporating areas of public open space. A landscape framework should be established that builds on the concepts outlined during the EbD event. In particular, trees should be retained wherever possible as a positive contribution to the scenic character and diversity of the landscape and as a vital habitat for wildlife populations.
- **Developable Areas** – following consultation and technical surveys, 'developable areas' have been identified in Figure 14. These are areas where there is evidence of previous development including existing buildings and car parking. Any necessary new build development may be acceptable in these areas, subject to detailed design considerations. They are shown indicatively on the Concept Plan in the Development Scenarios section. Any new build elements should be located in these areas only. Details of access routes and other hard standing should be detailed through the planning process.
- **Land Uses** – In the event that the site is purchased by an independent individual, a range of uses could be acceptable on the site including: hotel, care home, residential college, health facility, public house. Conversion of existing buildings to an individual private residence is also acceptable in principle, given the historic use of the site. It is recognised that residential land use may be the most acceptable form of enabling development if required and would be the key driver to deliver a viable solution for the listed buildings. In an enabling development scenario all of the identified land uses would be acceptable in principle, if they can be shown to be viable and deliverable, and provided that they involve conversion of

existing buildings and if this is not feasible are located within the developable areas.

- **Housing** – should residential development come forward at the site as enabling development, this should include a mix of housing types and tenures reflecting the District's needs as set out in the latest Strategic Housing Market Assessment. Opportunities for self build and custom build housing should be investigated. Affordable housing should also be provided in accordance with national and local planning policy. National policy provides for sites of 6 or more dwellings within AONB to contribute to affordable housing but exempts schemes where there is no net increase in floorspace, after taking account of vacant buildings brought back into use or redeveloped⁵. Both the adopted and emerging Local Plan set a target of at least 30% affordable housing units on site, where viable.

The affordable housing mix should broadly reflect the mix of market units, with the affordable housing well distributed throughout the development and integrated with the open market units in order to promote a sustainable and inclusive community. Viability study work undertaken by the council supports a tenure mix of 50% affordable rented and 50% intermediate tenure provision.

There are a range of affordable and intermediate housing solutions that could be provided. The Council would like to see a testing of different affordable housing scenarios with potential

development proposals. In this respect the testing could include different quanta of enabling development. The Council strongly advise early dialogue must take place with a potential developer to agree and test different scenarios for delivery.

⁵ Online Planning Practice Guidance reference ID 23b-021-20150227 - Accessed here: <http://planningguidance.planningportal.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/>



Figure 13: Output from EbD Indicative Solution

Development Considerations

Technical Work

Technical surveys were undertaken relating to heritage, ecology, trees, contamination, utilities and Japanese Knotweed in August 2014. A schedule and summary of the reports published so far is set out in the Technical Summary. This technical information highlighted opportunities and constraints for the site's redevelopment.

Enquiry-by-Design Event

In addition to the technical work, a 5-day Enquiry-by-Design (EbD) event took place on 9-13 October 2014 at Standish Village Hall which was informed by community meetings between July-October 2014. This took the form of a series of workshops attended by local Councillors, MPS, Parish Councillors of Standish and Stonehouse Town Council, representatives of Standish Neighbourhood Partnership, local residents, Council officers and key stakeholders.

This established some of the key principles that have been reproduced within this Planning Concept Statement. However, consensus was not achieved over the form of any redevelopment proposals. The community has developed a separate Community Development Scenario.

Development Scenarios

A core objective for the site is for deliverable proposals to be implemented. If the preferred scenario of refurbishment, restoration and conversion of buildings for a compatible use without enabling development proves to be deliverable, the Council would require

the new owner to apply for any restoration, conversion works through the Listed Building Regulations.

The Council recognises, however, that 'enabling' development may be necessary in order to retain and convert any of the existing buildings on site. If this is the case, the alternative scenario will require development proposals to be subject to viability testing and the minimum enabling development necessary to achieve the restoration works will be acceptable. Alternative uses to residential will be considered acceptable, provided that there is robust evidence to demonstrate that alternative uses would be viable.

Community Development Scenario

The community has expressed a desire for the development of a hotel or community care facility with very limited new build housing as enabling development. The need for, and the appropriate quantum of, enabling development would be subject to viability testing as set out in English Heritage guidance⁶.

EbD Development Scenario

In conjunction with the local community and key stakeholders, a site-wide masterplan was developed through the 5-day EbD process. The masterplan comprised; converting buildings A and B to form a 'boutique' hotel, converting buildings C and G to provide apartments, two converted cottages and 73 new build dwellings as enabling development. This also included approximately 6.8 hectares of parkland with extensive public access.

⁶ Accessed via: <https://www.english-heritage.org.uk/publications/enabling-development-and-the-conservation-of-significant-places/enablingwebv220080915124334.pdf>

The Concept Plan

Should new enabling development be required, a Concept Plan has been developed, derived from technical information and consultation during the EbD event. The Concept Plan set out in Figure 14 identifies listed buildings A and B, which are to be restored and converted, and other buildings of importance (C and G) that should be restored and converted if this is shown to be viable. If restoration and conversion of buildings C and G is not viable, the area of land should be incorporated into the "developable areas" where enabling development will be considered, subject to viability testing. The Concept Plan provides these development parameters and also sets out the areas of the historic garden and the landscape framework that will need to be re-established and enhanced.



Figure 14: Concept plan, including parameters for new development if enabling development is required

Planning Considerations

Community Engagement

As outlined in previous sections, extensive community engagement was undertaken through an EbD event held in October 2014 and with previous schemes including the Housing 21 proposals. This Planning Concept Statement has been subject to formal public consultation and responses were considered by the District Council before the final Statement was adopted as Supplementary Planning Advice. Any proposals coming forward for redevelopment including enabling development would require further consultation with the local community.

Planning Conditions and Obligations

Proposals for development will need to meet the detailed requirements of the local planning authority and statutory bodies, including infrastructure providers. Generally, these requirements can be met on site through the overall design concept for the scheme or through conditions to a planning permission. In cases where off-site provision is required, S.106 legal agreements will be entered into. The Stroud District Local Plan includes policies regarding infrastructure and developer contributions.

The Council has not yet introduced a Community Infrastructure Levy (CIL). A Preliminary Draft CIL Schedule (PDCS) was consulted upon in February 2014. The PDCS set a CIL charge for windfall development only.

Further contributions may include:

- Highway access measures and any necessary mitigation along Horsemarling Lane.
- Affordable housing in line with local planning policy, subject to viability.

Emerging advice on Vacant Building Credits may also apply across the site⁷.

Next Steps

Proposals for the site's re-use or redevelopment should be informed by the information within this Planning Concept Statement. Further engagement with the local community is essential, and any prospective developer will be required to submit a Statement of Community Involvement with any application. The District Council encourages potential applicants to engage in pre-application discussions prior to the submission of any listed building consent or planning application.

In terms of technical information, further technical work is required to investigate the extent of the ecology constraints at the site.

Detailed building surveys should also be undertaken prior to the submission of a planning application to establish the extent of works required for remediation and conversion of the listed buildings.

⁷ Online Planning Practice Guidance reference ID 23b-021-20150227 - Accessed here: <http://planningguidance.planningportal.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/>

Development proposals will require transport assessments, looking at, in particular, vehicular access to the site and any impacts upon the surrounding highway network. Technical input from a qualified highways engineer will be required to identify any constraints and improvements required which should reflect local transport and planning policy.

The Marketing Process

In line with the English Heritage Enabling Development Process, the HCA will undertake the following marketing exercise:

Stage 1: marketing the site for a maximum period of 3 months to identify a purchaser to restore the listed buildings to a compatible land use, as defined by the Placemaking Principles, without the need for any enabling development. This approach will require planning and listed building consent. Any contract to purchase will need to ensure no speculative 'enabling' development' can take place.

Stage 2: if a purchaser is not identified, the site will be marketed for a developer partner to restore the listed buildings to residential or an alternative compatible use with new build residential enabling development consistent with the identified placemaking principles. This approach will require viability evidence, which will be independently assessed, to justify the new development and will be included with any subsequent planning and listed building application(s).

The Planning Process

Once a proposal has been developed, the Council advises applicants to engage with the development management service

for the submission of appropriate planning and listed building consent applications. The Council's planning service is committed to:

- Ensuring that professional advice and information on applications and related matters are available in a number of different forms during office hours*.
- Welcome and provide opportunities to discuss development proposals with applicants by appointment, before they submit an application.
- Where proposals are considered to be unacceptable, we will aim to suggest changes and give advice on how to progress the proposal further.
- Provide guidance notes on how to make a planning application either via post or on our website.

For more information about the process of securing planning permission please visit <http://www.stroud.gov.uk>.

* NOTE: Advice given over the telephone will be based on an officer's opinion and therefore cannot constitute a formal determination in any way. The Council operates a charging schedule for pre-application advice and details of fees can also be sourced from the Council's website above.

An Environmental Impact Assessment (EIA) screening opinion request, and potentially a scoping opinion request, would need to be submitted to the District Council prior to the submission of a planning application.

The following documents will be required for the Council to validate a planning and listed building consent application:

- Affordable housing statement
- Ecological Impact Assessment
- Landscape and visual impact assessment
- Daylight/sunlight assessment
- Environmental impact assessment (if required)
- Existing and proposed car parking and access arrangements
- Drainage assessment
- Heritage Statement
- Impact assessment
- Land contamination assessment
- Lighting assessment
- Open space assessment
- Photographs and photomontages
- Planning obligations
- Draft Agreement
- Proof of Title
- Viability Report (confidential)
- Planning Statement
- Regeneration Statement
- Statement of Community Involvement
- Structural survey
- Transport Assessment
- Travel plan
- Tree Survey/Arboricultural implications
- Utilities statement
- Site Waste Management Plan (including relevant refuse disposal details)

Technical Summary

Schedule of Reports

Author	Report	Date
Cotswold Archaeology	Heritage Desk-Based Assessment	August 2014
Cotswold Archaeology	Heritage Impact Assessment	August 2014
RSK	Bat Trees Plan	August 2014
RSK	Bat Initial Survey Report	2014
RSK	Great Crested Newt Survey Report	2014
RSK	Breeding Bird Survey Report	2014
RSK	Reptile Survey Report	October 2014
RSK	Updated Bat Survey Report	October 2014
RSK	Tree Plan and Schedule	August 2014
URS	Due Diligence Site Acquisition Report	March 2014
URS	Ground Condition Desk Study	November 2013
RSK	Japanese Knotweed Management Plan	September 2014

Heritage

Heritage assessments were carried out by Cotswold Archaeology in August 2014. The findings identify heritage assets within the site and assess the impact of proposed development on the significance of any heritage assets present.

The site is occupied by the empty and redundant buildings of Standish Hospital, which are set within a heavily overgrown mid-Victorian garden.

The main house was built in 1830, although there is evidence of an earlier house on the site. Standish House has associative historical significance as the birthplace of social reformer Beatrice Webb (née Potter).

The house became a hospital during the First World War and in 1920 was sold to become a Tuberculosis Hospital. Buildings to support the hospital use have been added to the site from 1930's through to the late 1980's. Many 20th-century buildings have been demolished. The most recent works belong to the 1970s and 1980s, and are of little or no architectural or historical significance.

Ecology

An Extended Phase 1 Habitat Survey was undertaken by RSK in July 2014. Further to this, RSK also produced the following documents with regard to the ecology at the site:

- Bat Trees Plan (August 2014)
- Bat Initial Survey Report (2014)
- Great Crested Newt Survey Report (2014)
- Breeding Bird Survey Report (2014)
- Reptile Survey Report (October 2014)
- Updated Bat Survey Report (October 2014)

There are a number of badger setts within the redline boundary. 'Sett 1' is the main sett at the site, located to the north-west of the pond. A licensed exclusion and a replacement sett would be required if development were to impact upon Sett 1. The other setts could be closed under licence if development is required in these areas.

The bat survey confirmed that there are bat roosts in buildings A, B, G and J. It also confirmed that there are a number of trees where bats are known to be roosting. Appropriate licences will need to be granted and suitable mitigation put in place prior to conversion / demolition of buildings or felling of trees. The broad leaved woodland is also an important bat habitat and as much as possible should be retained.

Further ecology surveys should be carried out to accompany a planning application and provide details of the mitigation required. It is likely that a survey of dormice and great crested newts will be necessary. The scope of information to accompany a planning application should be agreed with Stroud District Council during pre-application discussions.

Trees

A Tree Plan and Schedule was published in August 2014 by RSK following an initial site walkover. There are a number of important trees on site and consideration should be given to appropriate root protection areas. Some mature specimens are likely to have a Root Protection Area of up to 15m+ radius from the centre of each tree.

Development alongside the trees will be more feasible in locations where root protection areas will not be an issue and where vegetation or trees are of a lower quality. However, in all cases, designs will be expected to ensure that trees which are to be retained are given adequate space including sufficient allowance for future growth, without the need for excessive or unreasonable pruning.

There are some 'pinch-points' where the removal of some trees may be necessary. This is considered to be a viable option subject to the agreement of Stroud District Council.

Discussions with Stroud District Council's Tree Officer should be on-going as the proposals develop. This will establish whether the loss of specific trees is acceptable.

Topography

Topographical surveys have been carried out. The site is predominantly at an elevation of between 85m and 95m AOD.

The site around the main house (Building A) is relatively level, being a step or terrace in the natural slope, on the 90m contour, but generally slopes noticeably from east to west and to the south, dropping from 120m to 65m AOD.

The site is on a west-facing slope at the point where it steepens considerably up towards the plateau of Standish Wood to the east, rising to 224m AOD.

To the west, the ground levels out to gently rolling land leading down to the Severn Vale.

Utilities

A baseline utilities search was undertaken, involving the acquisition and review of data from Severn Trent Water Limited (STWL), Western Power Distribution (WPD) and BT Openreach.

No gas infrastructure is available close to the site. There are also no public surface water or foul sewers within the redline boundary. Surface water drainage is managed via a discharge to the on-site

ponds which in turn discharge to the watercourse at the site's western boundary.

The drainage survey has indicated that foul sewers connect to the public system on the northern edge of Stonehouse, linking to the public foul system at the end of Horsemarling Lane. Surface water drainage would need to be attenuated on site, with a discharge to the stream to the west of the site and to the highway drainage for the rest of the site.

There is some electricity infrastructure, however, Western Power Distribution have indicated that this would not be adequate for the needs of a proposed development.

Detailed capacity surveys should be undertaken to consider costs for upgrading existing infrastructure.

Contamination

The following reports have been reviewed with regard to contamination:

- Due Diligence Site Acquisition Report (URS, March 2014)
- Ground Condition Desk Study (URS, November 2013)
- A Photographic History of Standish House and its Occupants (Gillian Atkinson, 2004)

A full Asbestos Survey of the buildings has been undertaken. This showed that some of the buildings have been found to contain asbestos.

There have been areas of potential contamination identified at the site. Further intrusive investigation is required to establish appropriate remediation if any contamination is found.

Japanese Knotweed

RSK produced a Japanese Knotweed Management Plan in September 2014. This Plan has been identified and is currently being implemented by the HCA's property management team.