



LAND AT GLEBE FARM MINCHINHAMPTON

WELCOME

Further to the presentation at the Parish Council AGM last year, this exhibition is to inform local residents and receive feedback about the draft proposals to provide new homes, land for a doctors surgery and public open space on land at Glebe Farm, Minchinhampton.

BACKGROUND

- » The emerging new Local Plan for the Stroud District recognises there is an acute problem of an aging population in the rural areas and a heightened need for affordable housing. Minchinhampton is a 'Tier 2' Local Service Centre with the potential for modest levels of new jobs and homes to sustain and where necessary enhance services and facilities.
- » The land at Glebe Farm was originally identified through a community planning exercise ('Planning for Real') organised by the Parish Council in 2010 which identified it as a potential location for community facilities and housing to meet local needs.
- » There have been subsequent meetings with the Parish Council, Stroud District Council, Gloucester County Council Highway Department and the Cotswold AONB Board about how the site could best be developed and to inform the draft concept masterplan.
- » The current doctors surgery is too constrained and the Practice has been looking for many years for a new location which can accommodate a modern building and patient parking.
- » The Parish Council has recently applied to Stroud District Council to designate the Parish for the preparation of a Neighbourhood Plan.

ARCHSTONE AND REDROW HOMES

Archstone promote land with the potential to accommodate new homes alongside improved community facilities. They work with landowners and communities to bring forward sustainable development in accordance with the needs and character of the local area. This has included land in villages and towns in the Cotswolds who are in the process of preparing a Neighbourhood Plan.

Redrow Homes is one of the UK's leading residential property developers. The company has a reputation for imaginative design and high quality buildings, with the skills needed to complete a wide range of developments. Recent successful residential developments in the Cotswolds include at Cirencester, South Cerney and Nailsworth (Forest Green)..



SITE LOCATION PLAN



CHILDREN AT THE PLANNING FOR REAL WORKSHOP 2010



VIEW FROM SITE OF GLEBE FARM



VIEW FROM SITE TOWARDS NORTHERN BOUNDARY



VIEW FROM SITE TOWARDS NORTHERN BOUNDARY



VIEW FROM SITE TOWARDS SOUTHERN BOUNDARY



AERIAL SITE BOUNDARY PLAN



LAND AT GLEBE FARM MINCHINHAMPTON

CONSTRAINTS & OPPORTUNITIES

LANDSCAPE

- » The site lies within the Cotswolds Area of Outstanding Natural Beauty and as such must have clear regard to the character of that landscape and of the visual amenity of people within it.
- » The local landscape setting is characterised by the existing settlement of Minchinhampton which lies to the north and west, much of which includes recent development with a modern appearance.
- » The site lies on a generally flat topography with a gentle slope in the south-eastern corner. It is visually well contained by mature hedgerow to the east, large mature trees and existing dwellings to the west and north, and by mature trees alongside Woefulane Bottom to the South.
- » The development would provide opportunities for new landscaping including trees, hedgerows and reinforcement of existing hedgerows, to create a visually coherent enhancement to the existing landscape character.

ECOLOGY

- » The site is not covered by any statutory nature conservation designations and there are no such designations within 1km of the site.
- » An Extended Phase 1 survey has confirmed that the habitats within the site are not of particular ecological significance, predominantly comprising heavily grazed grassland with very limited tree cover or boundary features such as hedgerows.

- » Bat activity surveys recorded foraging by common and widespread species largely confined to the site boundaries. In addition a detailed reptile survey recorded a small slow worm population near the northern site boundary. The needs of bats and reptiles can be accommodated within a sensitively designed development to maintain existing populations.
- » Given the limited ecological interest described above, there are opportunities to deliver net gains for biodiversity as part the proposed development, through new planting of trees, hedgerows and creation of other wildlife friendly habitats.

ARCHAEOLOGY & HERITAGE

- » The historic core of Minchinhampton comprises the conservation area which contains a significant number of listed buildings. Due to the location of the proposed site there are not expected to be any adverse effects on the historic features within the village, however this will be fully investigated through the planning process to ensure the relationship of the site to these historic features is adequately taken into account.
- » The western boundary of the site comprises a scheduled monument, consisting of earthwork banks and a ditch. Although little is known regarding the date and nature of the monument, there is the opportunity within the development to positively address this historic feature.

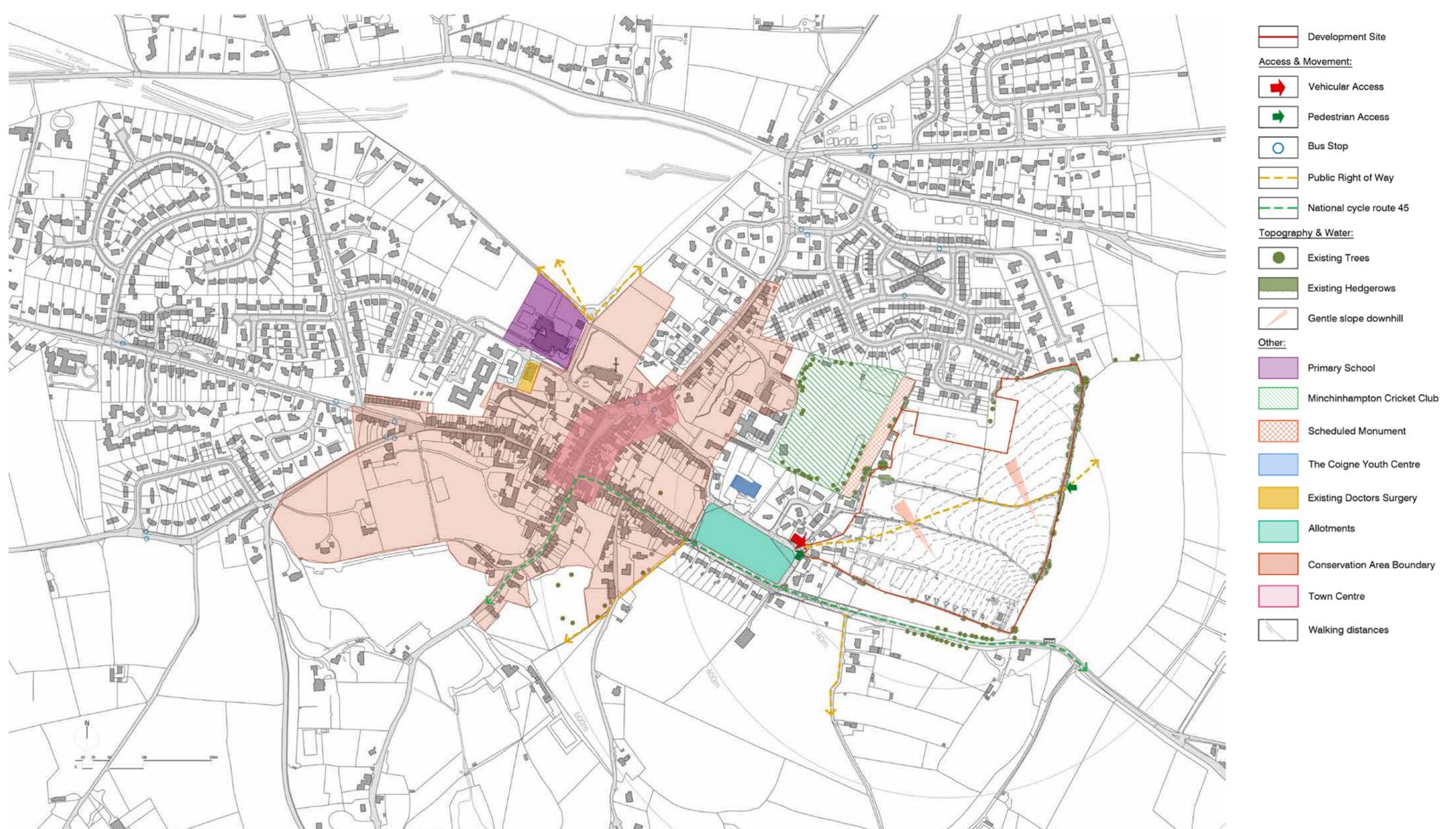
- » It is also recognised that the site is located in an area where there is potential for the presence of below ground archaeological remains. Archaeological investigations are ongoing, and will be an integral part of the development process to ensure that any archaeological remains which are encountered can be addressed in a sensitive manner.

FLOOD RISK ASSESSMENT

Fluvial flood risks at the site have been assessed using Environment Agency (EA) Flood maps. According to the EA Flood Map, the site is in Flood Zone 1 (i.e. lowest risk and is therefore not at risk from fluvial flooding).

SURFACE WATER DRAINAGE

The aim of the surface water drainage strategy is to mimic as closely as possible the existing greenfield run-off regime from the site. Sustainable drainage techniques will be utilised throughout this site, including the use of soakaway and other infiltration methods. A ground Investigation completed recently on site has proved that infiltration into the ground is achievable.





LAND AT GLEBE FARM MINCHINHAMPTON

THE CONCEPT

A DISTINCTIVE PLACE

- » The development will include approximately 150 new homes of which 30% will be made available through a local housing association as affordable homes.
- » A new doctors surgery is proposed adjacent to the western site boundary with flexible parking for other users outside of hours.
- » The proposed scheme incorporates a permeable and legible structure of development parcels, aiding the creation of links (visual and physical) to green space wherever possible.
- » Dwellings will overlook streets and spaces, ensuring the creation of an attractive and safe place to live.
- » A high quality development edge will overlook open space in the central area and south eastern corner of the site.
- » Focal buildings and public realm features will mark prominent vistas.

MOVEMENT AND CONNECTIVITY

- » Primary vehicular access will be taken from Tobacconist Road in the southwest of the site.
- » A simple street hierarchy will aid the creation of a legible and permeable development. This could incorporate traffic calming measures to encourage slow vehicular speeds and prioritise pedestrian and cycle movement.
- » Circular pedestrian routes will be provided that are safe and attractive to encourage physical activity and healthy living.
- » A cycle route across the site will link to the National Cycle Route 45 on Woefulane Bottom.

GREEN INFRASTRUCTURE

- » A significant green space in the centre of the site will link with the Public Right of Way.
- » The green space will accommodate a number of uses including a play area and spaces for relaxation and recreation.
- » The site is set back from Woefulane Bottom road with a substantial landscaped eastern edge.

- » A new community orchard or allotments in the northwest corner of the site will promote concepts of healthy living and local food production.
- » New tree planting will create an attractive green character for streets and spaces.

CONTRIBUTIONS TOWARDS COMMUNITY INFRASTRUCTURE

- In addition to on-site facilities, the development would also contribute to the local economy and community infrastructure in the town as follows:
- » A financial contribution toward the expansion of Minchinhampton Primary School;
 - » Improvements to the Tetbury Street/High Street/West End/Well Hill Junction;
 - » A New Homes Bonus of £0.9m of which a proportion should be available to the Parish;
 - » New residents will have a combined leisure and retail expenditure of £2.9m per annum, which will help sustain local shops and businesses;
 - » The development would create 125 jobs during the construction period.



CONCEPT MASTERPLAN





LAND AT GLEBE FARM MINCHINHAMPTON

DOCTORS SURGERY

The existing surgery at Bell Lane is significantly below standard and is functionally obsolete. The location in the town centre next to the school is very constrained and it is not capable of cost effective alteration or extension. The Practice has therefore been looking for many years for a new site which can accommodate a facility that is fit for purpose.

The land at Glebe Farm can provide a site well located in relation to adjacent existing community hub and also the town centre. The new homes will pay for the land which will be gifted to the Parish Council to lease to the Doctors Practice at a notional rent.

- » The new surgery will be more than double the size of the existing building.
- » It will allow the Practice to provide easy access to high quality, modern and innovative health services (particularly to the elderly population which is twice the national average).
- » It will be a beacon of good, innovative Primary Care.
- » It will be far more accessible, from parking, arrival to within the building.
- » The car park will be available for use by people using other nearby facilities (or walking into the Town) outside of surgery hours.



EXISTING DOCTORS SURGERY



LEINTWARDINE SURGERY



FOUR SHIRES IN MORETON IN MARSH



LEINTWARDINE SURGERY

The new surgery has recently received support as a priority project from the NHS General Practice Infrastructure Fund. Further work is required to secure the funding and confirming the availability of the site will be critical.

“We have been looking for a location for a new surgery for some 10 years. The proposed development at Glebe Farm provides a rare opportunity of a well located, affordable site which will strengthen our bid to secure funding from the NHS to deliver much improved facilities for our patients.” Dr David Pouncey.



FOUR SHIRES IN MORETON IN MARSH



LAND AT GLEBE FARM MINCHINHAMPTON

TRANSPORT AND MOVEMENT

Detailed assessments of the local transport network, including traffic surveys, have been undertaken to get a clear understanding of the context of the site and the potential impact of the proposed development.

The proposed development has been carefully designed and a package of potential highway improvements are proposed to minimise its effect on traffic in the town.

ACCESS

The proposed development will be accessed from a new junction on Tobacconist Road. The access road from the development will meet Tobacconist Road at a T-junction, designed to the appropriate local and national safety standards. Traffic going to and from the site will use Tobacconist Road's T-junction with Tetbury Street and Woefulane Bottom, which will be improved as part of a range of local highway improvements.

WALKING AND CYCLING

There are a good range of facilities in Minchinhampton and the surrounding area which will be accessible by foot or bicycle. The proposed development will seek to encourage walking and cycling by promoting safe and convenient routes to these facilities.

PUBLIC TRANSPORT

The 28 and 29 bus services through Minchinhampton link the town with Stroud, Nailsworth and Tetbury. Services to Nailsworth and Tetbury call approximately every two hours, with services to Stroud approximately every hour from bus stops in the Market Square (approximately 560m walking distance from the proposed development).

The potential to extend the existing bus services to include a loop in the proposed development will be explored.

TRAFFIC

The proposed development will not give rise to a large number of journeys. The residential development is predicted to generate approximately 80 vehicles in the morning peak hour and 100 vehicles in the evening peak hour (on average between 1.3-1.6 additional vehicular trips each minute during the busiest times). A significant proportion of this traffic will travel eastwards out of the town i.e. avoiding the town centre.

HIGHWAY IMPROVEMENTS

Highway improvements will be sensitively designed and respect the character of Minchinhampton.

The following potential highway improvements have been identified:

Vehicular Access and Movement

- » Visibility improvements to the Tetbury Street/Woefulane Bottom/Tobacconist Road junction.
- » A junction treatment at the Tetbury Street/Friday Street T-junction.
- » Closure of Tobacconist Road at its junction with Friday Street to preserve and enhance the route for pedestrians and cyclists

between the development and the town centre and prevent 'rat-running'; and

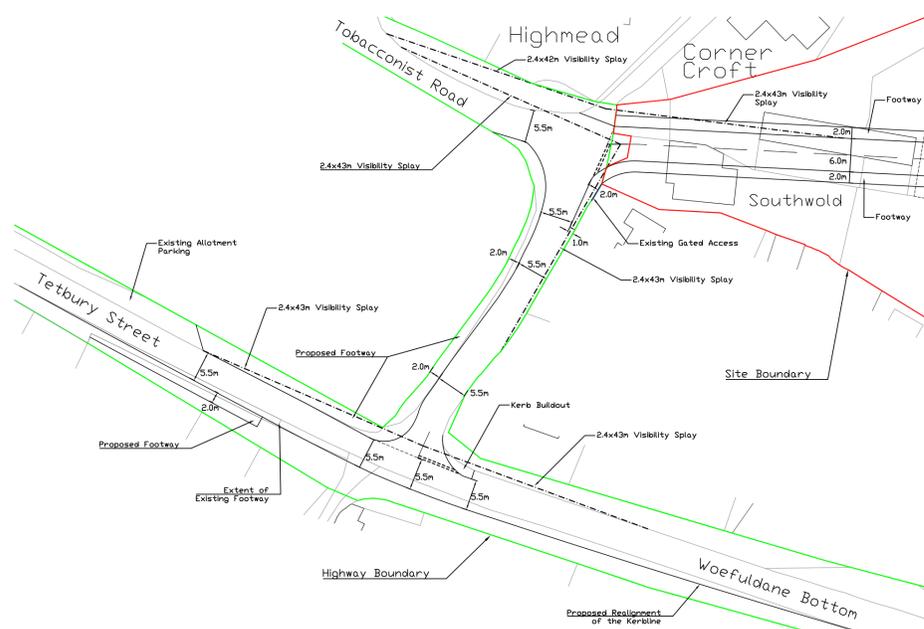
- » A junction treatment at the Tetbury Street/High Street/West End/Well Hill Junction.

Walking and Cycling

- » A footway will be created along the western side of Tobacconist Road between the development and the Tetbury Street/Woefulane Bottom junction.
- » The National Cycle Network's Route 45, which runs along Tetbury Street/Woefulane Bottom will be enhanced with highway improvements.
- » A Public Right of Way which passes through the site of the development will be maintained and will be improved to be a shared foot and cycle path.

TRAVEL PLAN

A Residential Travel Plan will be implemented at the new development to encourage residents to walk, cycle, use public transport and car share and minimise the impact of car traffic. Measures will include Travel Information Packs and incentives.



PROPOSED SITE ACCESS PLAN



EXISTING BUS ROUTES



PEDESTRIANS USING FRIDAY STREET



IMPROVEMENTS TO THE TOBACCONIST ROAD/ WOEFULDANE BOTTOM JUNCTION



POTENTIAL IMPROVEMENTS TO THE JUNCTION IN THE TOWN CENTRE



THE PROPOSED ACCESS AT TOBACCONIST ROAD



LAND AT GLEBE FARM MINCHINHAMPTON

REDROW
ARCHSTONE

WHAT HAPPENS NEXT?

THE PLANNING APPLICATION

A full planning application is currently being prepared for submission later in the Summer of this year. The timing of the application will confirm the availability of the site for the new doctors surgery and allow the other community benefits including affordable housing to be delivered in the short term.

Archstone and Redrow Homes will welcome further ongoing engagement with the Parish, including the emerging Neighbourhood Plan, and keep the community informed during this period.

HAVE YOUR SAY

We hope that you have had your questions answered, but if you would like more information then please ask one of the project team here today.

Archstone and Redrow Homes would like to continue to work with the community and we would like to know your views. You can provide your views in a number of ways.

1. Fill out a feedback form provided here today.
2. Email your views to: jonathan.porter@bartonwillmore.co.uk.
3. Write to Jonathan Porter, Barton Willmore, 101 Victoria Street, Bristol BS1 6PU.

