

Comments on the potential exception sites for affordable housing (less than 8 units) in Stroud

Sites suggested by Parish/put forward for consideration by landowner		
Site	Planning Constraints and comments	Recommendation
1. Land to the rear of 38 Winchester Road, Stroud	<ul style="list-style-type: none"> - Appears to be garden land of residential property fronting A272 however unable to access enclosed site to confirm use - Myrtle Farm, 38 Winchester Road is Grade II listed so setting of heritage asset important - Archaeology potential as identified nearby to the east - Significant access constraints to the north (A272) and South - some visibility from A272 through the screening on the eastern edge - Concern about the orientation of development away from linear settlement pattern although there are examples of this approach within the village they are generally wider with generous front to front spacing - Not suitable for high density development and considered inappropriate by landscape officer 	Recommend site is rejected
2. Land to the rear of 54 Winchester Road, Stroud	<ul style="list-style-type: none"> - unable to access site however appears to have significant tree/vegetation - High archaeological potential - similar issues to site 1 in relation to access issues (visibility splays appear limited) and landscape constraints 	Recommend site is rejected, planning constraints unlikely to be resolved
3. Land to the west of Seven Stars PH	<ul style="list-style-type: none"> - agricultural field/meadow containing overhead lines - SINC to the south recommend seeking with ecology advice - Archaeology constraint to the east and south east 	Low potential given constraints

	<p>recommend seeking further advice</p> <ul style="list-style-type: none"> - significant trees within field that need retention - Development of this site would have impact on views from Butser Hill due to extension of the profile of the settlement and the visual linking of the two parts of the village - views experienced to the south (from A272) would be affected - difficult to achieve layout that is consistent with settlement pattern - landscape officer raises concerns 	
<p>4. Land to the north of no. 2 Ramsdean Road/south of Seven Stars PH</p>	<ul style="list-style-type: none"> - Existing agricultural building/stable block and chicken coop - undulating site with strong northern boundary enclosing site - eastern boundary also bounded by trees which is the edge of a SINC - ecology advice would be required - Development on eastern part of the site (within SINC) not considered appropriate as likely to give rise to more visual and landscape impact. This is terms of views from distance and the setting and layout of the village. This aspect is rejected due to landscape and ecology constraints. - Some existing vegetation/trees on the southern could be strengthened and enhanced - field that is adjacent road has some development potential being contained in wider views by existing development and by north south alignment to minimise exposure to views from Butser Hill - dwellings to the immediate west along Ramsdean Road have large set backs/front gardens 	<p>Medium potential if exclude field/SINC to the east. Seek ecological and highway advice before pursuing further.</p>

	<ul style="list-style-type: none"> - in close proximity to school, playground and PH - Advice from highways recommended in relation to access 	
5. Land to the south of Langrish School/Vine Cottage, Ramsdean Road	<ul style="list-style-type: none"> - Agricultural field - Playground and single residential property Vine Cottage situated to the north east - Planning history includes provision of village hall - narrow track, public right of way, ditch and power lines to the north of the site. Public right of way also situated towards southern boundary. Impact on public right of way would need assessment - Furzefield Copse SINC containing ancient woodland to the east and Seven Stars SINC to the north in the field beyond. Therefore ecology advice would be required - Stroudbridge Farmhouse to the south is grade II Listed. Heritage and setting of asset is a consideration - Development of this site would extend the village pattern to the south in a way which is inconsistent with its character and layout - significant views from adjacent public right of way and Butser Hill - Not supported by landscape officer 	Recommend site is rejected due to landscape harm as would not form natural extension to village
6. Land north east of no. 1 Rothercombe Lane	<ul style="list-style-type: none"> - agricultural field - residential property in the southern corner of site and care home beyond site boundary - Public right of way along narrow track to the west and crossing site to the north east - Development of this site would be inconsistent with village layout and character (especially as immediate area north of the A272 here is dispersed). Significant landscape impact to the north and south and overall 	Recommend site is rejected

	setting of the village. Presence of public right of ways and openness with A272 may affect gateway impact into Petersfield. Landscape officer raised objection.	
7. Land south of no. 37 North Stroud Lane	<ul style="list-style-type: none"> - agricultural field/meadow - narrow road at this point - public right of way that skirts southern wooded corner of site. This part of the site is much lower than the northern section of the site from observations - small stream runs along south-western side of site – possible ecological impacts. - access may result from removing significant trees but it is unclear from information provided where this would be proposed. Access from the A272 to the north unlikely to be suitable - vegetation removal may impact of public right of way to the south and possibly open views to wider landscape - sensitive rural edge beyond southern limit of the village - possibly suitable for very few individual sized dwellings (unlikely to be viable for affordable housing provider) - Landscape officer raises concerns 	Low potential given planning constraints
8. Land east of Ramsdean Road	<ul style="list-style-type: none"> - access questioned as appears landlocked by properties to the east - there appear to be some significant trees within the site but these could be protected. Tree advice is suggested. Strong boundary to the north of site - The site is screened from the fields immediately to the south but the screening is not considered high enough to screen two storey development. Any development of this site would have to be carefully 	Low potential given planning constraints

	<p>planned to minimise visual impact.</p> <ul style="list-style-type: none"> - Landscape officer raises similar concerns to site no.7. 	
9. Land south of no.13 Ramsdean Road	<ul style="list-style-type: none"> - mixed agricultural and equestrian use as small stable present. Powerlines present. - south eastern boundary with lane contains hedgerow and some hedgerow trees which could be strengthened - field access half way down - public right of way cuts through field diagonally from northern section of the site - land rises and dips where existing residential development commences in street scene - adjacent playground near to school - Landscape Officer raises concern as would extend village pattern south in a way that is inconsistent with character and layout and likely to have significant impact on views from Butser Hill. South facing aspect and slope adds to this. 	Recommend site is rejected
10. Land to the rear of Spring Vale, off Ridge Common Lane	<ul style="list-style-type: none"> - This site has significant screening but likely to require vegetation removal - wider landscape impacts therefore might be reduced - potential access issues especially given narrow lane. <p>No footpath or space to create footpath</p> <ul style="list-style-type: none"> - away from facilities such as school/playground and divorced form settlement policy boundary 	Recommend site is rejected