



STONEHOUSE TOWN COUNCIL

Members of the Town Environment Committee

You are hereby summoned to attend a meeting of the Town Environment Committee to be held on Monday 11th September, 7pm at Stonehouse Library, High Street, Stonehouse, GL10 2NG.

Committee Members:

Councillors: Rachel Armstrong, Deborah Curtis, Marcus Dixon, Neil Gibbs (Committee Chair), Carol Kambites (Chair/Town Mayor), Val Randell, Keith Terry (Committee Vice Chair) Theresa Watt.

A period of up to 15 minutes will be set aside at the beginning of the meeting for members of the public to raise questions.

Carlos Novoth
Town Clerk
4th September 2023

Attendees are reminded that the Proceedings of this meeting may be filmed, photographed or recorded.

A G E N D A

E/666 To receive apologies.

E/667 Declarations of Interest

E/668 To approve the minutes of the Town Environment Committee meeting held on Monday 10th July.

E/669 To receive the latest updated Environment Budget.

E/670 To recommend for approval to Full Council, the siting of a memorial bench.

E/671 To make a decision regarding the annual tree inspection.

E/672 To retrospectively approve a payment of £250.00 to Little Party Heaven, for the Goodwill.

E/673 To receive the Stagholt Ecological report, the results and responses to the consultation, and the change of use proposal and next steps.

E/674 To comment on planning applications.

E/675 To approve the extent of the road closure for the Goodwill event.

E/676To receive Working Groups updates. Members may wish to note any reports from the following: Comms, Stroudwater (Bristol Road) Station, Canal Rejuvenation, Transport and Highways, Public Rights of Way and Recreation.

E/677To receive a report on planning decisions received from Stroud District Council.

E/678 Date of next Environment Committee meeting: Monday 9th October 2023

Notes on Agenda items, Environment Committee, Monday 11th September 2023

E/668- Minutes	Minutes attached
E/669 - Budget	
E/ 670 – Memorial Bench	To approve the siting of a memorial bench. See supporting papers.
E/ 671	To approve the annual tree inspection.
E/673	<p>Stagholt</p> <ul style="list-style-type: none"> • Ecological Appraisal • Stagholt Consultation results • Planning Statement • Stagholt BNG – sent as email attachment as file too large.
E/674 – Planning Applications	<p>S.23/1451/OUT Land Northwest of Stonehouse. Mixed use development comprising the flowing individual, severable and self-contained elements: up to 635 residential dwellings, a primary school, sport & recreation facilities. Associated works including infrastructure, ancillary facilities, open space (including allotments), landscaping & access. Respond by 13th September. Click here.</p> <p>S.23/1508/VAR Dairy Partners Ltd, Brunel Way, Stonehouse. Variation of conditions 2 (approved plans) & 9 (fencing layout) from permitted application S.22/0903/FUL – alterations to materials, fence layout and the existing earth bund. Respond by 12th September. Click here.</p> <p>S.23/1498/FUL 10 Park Road, Stonehouse. Erection of two flats. Respond by 12th September. Click here.</p> <p>S.23/1484/REM Land at M5 Junction 13 West of Stonehouse, Eastington Application for the approval of the reserved matters (layout, scale, external appearance of the stadium and the landscaping of the site) from outline permission S.19/1418/OUT for 5000 capacity football stadium. Respond by 13th September.</p> <p>S.23/1625/HHOLD 48 Rosedale Avenue, Stonehouse Demolition of existing attached garage and erection of a two-storey side extension & single storey front porch extension – resubmission of S.22/2072/HHOLD Respond by 13th September. Click here.</p> <p>S.23/1603/FUL 64 Midland Road, Stonehouse Erection of a dwelling. Respond by 13th September. Click here.</p> <p>TPO/0590 Land adjacent to 162 Arrowsmith Drive, Stonehouse (see supporting papers) Oak tree. Respond by 12th September.</p> <p>S.19/0291/FUL Stroudwater Canal Phase 1B, Eastington Reinstatement of the 'Missing Mile' section of the Stroudwater Navigation and development of associated infrastructure including locks, mooring basins, car parking, café/pub. And leisure facilities building with combined office and residence for basin manger, Respond by 8th September. Click here.</p>

	<p>S.23/1735/TCA 8 Barlow Close, Stonehouse Coppice trees within 2m of property boundary wall, crown lift over garage by 3m and fell maple to rear. Respond by 26th September. Click here.</p>
E/676 – Reports from Working Groups	
E/677 – Report on Planning Decisions	<p>S.23/1153/FUL Schlumberger (Building A), Brunel Way, Stonehouse. Erection of single storey plant room for ground source heat pump equipment. PERMISSION GRANTED.</p> <p>S.23/1274/TPO Church Lane, Stonehouse. Works to groups TPO 352 – clear undergrowth at the base of the trees. CONSENT GIVEN.</p> <p>S.23/1160/HHOLD 10 Quietways, Stonehouse. Erection of single storey rear and side extensions, front and rear dormer windows, and other alterations. PERMISSION GRANTED.</p> <p>S.23/0699/DISCON Dairy Partners Ltd, Brunel Way, Stonehouse. Discharge of condition 8 (landscaping implementation) from the application S.22/0903/FUL. CONFIRMS COMPLIANCE WITH EXISTING CONDITIONS</p> <p>S.23/0067/NEWTPO 1 Burdett Road, Stonehouse. 583 – English Yew tree. APPLICATION WITHDRAWN</p> <p>S.23/1142/TPO Grendar Ltd, Storrington Road, Stonehouse. Yew tree – trimmed by 3-4 metres. CONSENT GIVEN</p> <p>S.21/3004/NEWTPO Land known as Verney Fields, Bramble Lane, Stonehouse. TPO/0585 – 2 Woodland areas, 2 groups of trees and 3 individual trees. APPLICATION WITHDRAWN</p> <p>S.23/1004/FUL 36 Rosedale Avenue, Stonehouse. Change of use of amenity land to domestic curtilage (Retrospective) and regularise boundary fence. APPLICATION REFUSED</p> <p>S.23/1459/MINAM Land adjoining Station Road, Bristol Road, Stonehouse Non-material amendment to S.21/1712/VAR – various alterations to house types (change 2 house types from 2 – 2.5 storey) and design. Changes to fenestration, footprint, elevations, frontages and additional dormers. Small changes to the ridge heights and to regularise the building form to flat block and balconettes to flats. APPLICATION REFUSED</p> <p>S.23/1177HHOLD Chetwynd, Grosvenor Road, Stonehouse Erection of single storey side and rear extension. PERMISSION GRANTED</p>



STONEHOUSE TOWN COUNCIL

Minutes (subject to agreement at the next Committee meeting) of a meeting of the **Town Environment Committee on Monday 10th July, 7pm at Stonehouse Library, High Street, Stonehouse, GL10 2NG.**

Present:

Councillors: Rachel Armstrong, Marcus Dixon, Neil Gibbs (Committee Chair), Theresa Watt

Also present: , Jacqui Sanders (Deputy Town Clerk), Gary Wetson (Project Officer) and 7 Members of the Public

Attendees are reminded that the Proceedings of this meeting may be filmed, photographed, or recorded.

The meeting started promptly at 7pm.

7 members of the public attended the meeting. An opportunity was given to them to speak.

- 2 members of the public shared their concerns with the proposed Stagholt consultation. They said the field was used by dog walkers and children and it should be left as it was. Also, why there was only a limited leaflet drop.
It was explained that it was just a consultation process at present, and nothing had been determined. 750 consultation papers had been printed and distributed and only 33 papers had been completed and returned. There will be an online consultation shortly in which the wider community can participate, if they choose.
- One person had concerns regarding overgrown footpaths and were signposted to GCC website and asked to report it online.
- A concern was shared regarding the potentially damaged roots to the Oak tree in Verney Fields. They were assured that an SDC Tree Officer had been to the site and observed no damage to the tree so far.
- A concern was raised about the damage to the banks of the stream at the bottom of Horsemaring Lane. They were assured this will be repaired by GCC Highways or their contractors.

Members of the public were thanked for attending the meeting and sharing their concerns.
7.15pm the meeting began.

E/650 To receive apologies.

Committee received apologies from Cllrs Curtis, Randell, Terry and Kambites.



STONEHOUSE **TOWN COUNCIL**

E/651 To appoint the Environment Committee Convener/Chair.

Cllr Theresa Watt proposed Cllr Neil Gibbs as Chair; this was seconded by Cllr Marcus Dixon. All voted in favour.

Cllr Neil Gibbs was re-elected as Chair.

E/652 To appoint the Environment Committee Vice Chair.

Cllr Neil Gibbs proposed Cllr Keith Terry as Vice Chair; this was seconded by Cllr Theresa Watt. All voted in favour.

Cllr Keith Terry was re-elected as Vice Chair.

E/653 Declarations of Interest

There were no declarations of interest.

E/654 To approve the minutes of the Town Environment Committee meeting held on Monday 5th June 2023.

Committee **APPROVED** the Minutes as a true and accurate record of the meeting.

E/655 To receive the latest updated Environment Budget.

Committee **RECEIVED** and **NOTED** the latest Budget position.

Total Actual Net Income £525.00

Total Actual Net Expenditure £15,325.54

Total Reserve £3,536.98

E/656 To recommend for Town Council approval a quote for the installation of the Meadow Park play area gates.

Committee **APPROVED** the installation of the Meadow Park play area gates. Town Council approval is not necessary as work falls within the budget.

E/657 To consider a response to Stroud District Council's consultation regarding Public Spaces Protection Orders in respect of dog control.

Committee **CONSIDERED** a response and delegated the Deputy Clerk to respond to the consultation stating the committee agreed with PSP01, PSP02 and PSP03, but disagreed with PSP04.

E/658 To recommend for Town Council approval a contractor to undertake the Ecological survey at Stagholt.

Committee **APPROVED** a contractor to undertake the Ecological survey at **Stagholt**. Town Council approval is not necessary as work falls within the budget.



STONEHOUSE TOWN COUNCIL

E/659 To approve sending the briefing on the proposed re-opening of the Bristol Road Station to all District and County Councillors and prospective parliamentary candidates and other key individuals as agreed by the Bristol Road Station working group.

Committee **APPROVED** sending the briefing.

E/660 To receive an update on the Onion Collective, Stonehouse Understory Project.

The Onion Collective (OC) had offered the town council the first year's use of "understory", a data mining software that allows the identification of key players and common ground for organisations in the community.

For the community to get best use of this software, the town council would need to commit to 5 years use. After the first year a cost of £8k-£10k will be required for OC to maintain the map.

A map is scalable, so the council are investigating partners to see if this can be achieved at a lower cost.

Stonehouse has until early December to make a decision.

Committee **RECEIVED** the update from Cllr Dixon.

Cllr Gibbs proposed moving item E/662 to next on the agenda.

Committee **APPROVED** the decision.

E/662 To receive an update and agree any actions regarding Verney Fields.

All DMMO's received so far have been submitted. Any that are received in the future can be sent in also. It has worked out approximately 63 applications per path and GCC will rank the paths in order of priority; this could take 2-3 years.

Public left the meeting at 7.40pm. One remained.

E/661 To comment on planning applications:

- **S.23/1044/FUL** Maidenhill House, Horsemarling Lane, Standish
Change of use from a domestic dwelling to sui generis holiday let - resubmission of S.23/0138/FUL.
Comment: No objections as long as none from neighbours.
- **S.23/1160/HHOLD** 10 Quietways, Stonehouse
Erection of single storey rear extension.
Comment: No objections as long as none from neighbours.
- **S.23/1153/FUL** Schlumberger (Building A), Brunel Way, Stonehouse



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Erection of single storey plant room for ground source heat pump equipment.

Comment: No objections.

- **S.23/1142/TPO** Grendar Ltd, Storrington Road, Stonehouse
Yew Tree - trimmed by 3-4 metres.
Comment: No objections as long as tree works are carried out by a qualified tree surgeon.
- **S.23/1177/HHOLD** Chetwynd, Grosvenor Road, Stonehouse.
Erection of a single storey rear extension.
Comment: No objections as long as none from neighbours.
- **S.23/1274/TPO** TPO 352, Church Lane, Stonehouse
Works to group TPO 352 - clear undergrowth at the base of the trees.
Comment: No objections.
- **S.23/1103/LBC** 12 Gloucester Road, Stonehouse
Replacement windows and re-glaze windows.
Comment: No objections.

E/663 To receive any reports from Working Groups.

Comms - Not met.

Stroudwater (Bristol Road Station): Discussed during the meeting.

Canals - Onion Collective recommend 'meanwhile use' to allow STC to use the Ship Inn site on a temporary basis.

Transport & Highways - Not met.

Recreation - Not met.

Public Rights of Way - Update is forthcoming.

E/664 To receive a report on planning decisions received from Stroud District Council.

- **S.23/0868/LBC** 78 High Street
Internal reconfiguration of bathroom layout.
CONSENT GIVEN.
- **S.23/0480/FUL** Land at 24 Oldends Lane, Stonehouse.
Demolition of existing outbuilding/canopy and erection of single bungalow.
APPLICATION REFUSED.
- **S.23/1161/DISCON** Berryfields House, Bristol Road, Stonehouse.
Discharge of condition 3 (window details) from S.22/2201/LBC
CONFIRMS COMPLIANCE WITH EXISTING CONDITIONS



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- **S.23/0801/HHOLD** 3 Meadway Road, Bridgend, Stonehouse
Erection of 2.5 storey side extension and single storey rear extension.
Resubmission of S.22/1361/HHOLD.
PERMITTED
- **S.23/0942/FUL** Stonehouse Court Hotel, Bristol Road, Stonehouse.
Installation of PV panels to Caroline Suite Building.
APPLICATION WITHDRAWN
- **S.23/0700/VAR** Dairy Partners Ltd, Brunel Way, Stonehouse
Variation of condition numbers 2 (approved plans) and 5 (noise management) to S.22/0903/FUL.
APPLICATION WITHDRAWN
- **S.23/0991/ADV** Robert Hitchings Ltd, Unit 2 Parcel E4, Land West of Stonehouse.
Erection of 2 no illuminated fascia signs on the south and east elevations.
CONSENT GIVEN

E/648 Date of next Environment Committee meeting: Monday 11th September 2023

Financial Budget Comparison

for Town Environment Committee

Comparison between 01/04/23 and 04/09/23 inclusive. Includes due and unpaid transactions. Includes commitments.
Excludes transactions with an invoice date prior to 01/04/23

INCOME		2023/2024	Reserve	Actual Net	Balance	Bal %age
Town Environment Committee						
200	Stonehouse in Bloom	£1,500.00	£0.00	£0.00	-£1,500.00	-100.00%
205	Event Income/Donations					
205/1	Events	£1,200.00	£0.00	£545.00	-£655.00	-54.58%
205/2	Donations	£0.00	£0.00	£0.00	£0.00	0.00%
205	Total	£1,200.00	£0.00	£545.00	-£655.00	-54.58%
210	Planting Sponsorship	£1,500.00	£0.00	£550.00	-£950.00	-63.33%
215	Grants	£0.00	£0.00	£0.00	£0.00	0.00%
Total Town Environment Committee		£4,200.00	£0.00	£1,095.00	-£3,105.00	-73.93%
EXPENDITURE						
Town Environment Committee						
1190	Amenity Areas					
1190/1	Grounds Maintenance (contract)	£25,000.00	£0.00	£8,260.00	£16,740.00	66.96%
1190/2	Grounds Maintenance (in-house)	£2,000.00	£0.00	£670.58	£1,329.42	66.47%
1190/3	Play Equipment maint/repairs/insp	£2,500.00	£0.00	£474.68	£2,025.32	81.01%
1190/4	Public Space Improvements	£5,300.00	£0.00	£3,634.69	£1,665.31	31.42%
1190/5	Tree & Hedge/boundary maintenance	£6,500.00	£0.00	£1,642.00	£4,858.00	74.74%
1190/6	Waste Collection	£5,000.00	£0.00	£2,444.00	£2,556.00	51.12%
1190	Total	£46,300.00	£0.00	£17,125.95	£29,174.05	63.01%
2000	Christmas Lights	£5,000.00	£0.00	£0.00	£5,000.00	100.00%
2005	Climate Change	£2,000.00	£0.00	£0.00	£2,000.00	100.00%

Financial Budget Comparison

for Town Environment Committee

Comparison between 01/04/23 and 04/09/23 inclusive. Includes due and unpaid transactions. Includes commitments.

Excludes transactions with an invoice date prior to 01/04/23

	2023/2024	Reserve	Actual Net	Balance	Bal %age
2010 In Bloom					
2010/1 Contract Planting	£0.00	£2,677.98	£4,727.98	£2,050.00	100.00%
2010/2 Non-Contract Planting	£3,000.00	£0.00	£159.06	£2,840.94	94.70%
2010/3 Watering Services	£3,000.00	£0.00	£0.00	£3,000.00	100.00%
2010/4 Other	£1,000.00	£0.00	£293.35	£706.65	70.67%
2010 Total	£7,000.00	£2,677.98	£5,180.39	£4,497.59	64.25%
2050 Cultural Events & Studies					
2050/1 Goodwill	£5,000.00	£0.00	£185.83	£4,814.17	96.28%
2050/2 Civic Awards	£300.00	£0.00	£111.34	£188.66	62.89%
2050/3 Other	£3,000.00	£859.00	£1,024.54	£2,834.46	94.48%
2050/4 Communications	£1,000.00	£0.00	£300.00	£700.00	70.00%
2050 Total	£9,300.00	£859.00	£1,621.71	£8,537.29	91.80%
2080 Neighbourhood Plan Review	£0.00	£0.00	£0.00	£0.00	0.00%
2090 Planning Specialist Advice					
2090/1	£0.00	£0.00	£0.00	£0.00	0.00%
2090/2	£0.00	£0.00	£0.00	£0.00	0.00%
2090 Total	£0.00	£0.00	£0.00	£0.00	0.00%
Total Town Environment Committee	£69,600.00	£3,536.98	£23,928.05	£49,208.93	70.70%

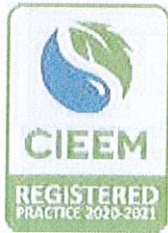


Application for Memorial Feature in Stonehouse	
Name:	Simon john askew
Address:	Stonehouse
Postcode:	
Telephone Number:	
Type of Memorial:	Bench - https://www.broxap.com/st-issey.html
Preferred location:	By the skate park in stonehouse.
Name of person on memorial	Sam Askew
Requested Inscription	In memory of Sam Askew who spent many hours here.
Permission for the memorial must be requested by the next of kin, and must agree to the condition of the Stonehouse Memorial Policy	
Name of Next of Kin:	Askew
Address of next of Kin	Alamode Storrington Rd Stonehouse
Telephone number	
Relationship to the person on the memorial:	Mother
Signature:	SJ ASKEW

Please forward the completed form to: Stonehouse Town Council



Wildwood Ecology



Certified



Corporation

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PRELIMINARY ECOLOGICAL APPRAISAL

LAND ADJACENT TO STAGHOLT LANE, STONEHOUSE

STONEHOUSE TOWN COUNCIL

DOCUMENT REF: WWE23111 PEA | 21/08/2023

Director: Richard Dodd, BSc (Hons), CEcol, MCIEEM

Wildwood Ecology Limited. Registered in England & Wales, Company No. 6646654 VAT No. 938019610

Registered Office: Suite 1, Mill Building, Brimscombe Mill Business Park, Stroud, GL5 2QG

Client:	Stonehouse Town Council
Site/Job:	land adjacent to Stagholt Lane, Stonehouse
Report title:	Preliminary Ecological Appraisal
Report reference:	WWE23111 PEA

Grid Reference:	SO 80496 06469
Survey date:	Preliminary ecological appraisal - 19/07/23
Surveyed by:	David Withington
Architect/Agent:	Cotswold Vale Planning Ltd

VERSIONING AND QUALITY ASSURANCE

Status	Date	Author	Reviewed by	Approved by
Draft	21/08/2023	Josie Waller Assistant Ecologist David Withington Ecological Consultant	Misho Baxendale Senior Ecologist and Arboriculturist	

DISCLAIMER

This document has been prepared by Wildwood Ecology Limited for Stonehouse Town Council solely as a Preliminary Ecological Appraisal. Wildwood Ecology Limited accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is true and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

SUMMARY

Purpose
<ul style="list-style-type: none">Wildwood Ecology was commissioned by Stonehouse Town Council (the client) to undertake a Preliminary Ecological Appraisal (PEA) at land adjacent to Stagholt Lane, Stonehouse, including a Biodiversity Net Gain (BNG) calculation based on the current plans for the site.The site is the subject of a full planning application for the extension of the existing allotments by approximately 30m into the site, incorporating a small amount of additional parking, and the re-planting of an existing area of amenity grassland into a new natural recreation space.
Work undertaken
<ul style="list-style-type: none">A PEA was undertaken, consisting of a desk study and an extended Phase 1 Habitat Survey, carried out 19/07/23 following the Chartered Institute of Ecology and Environmental Management (CIEEM) Preliminary Ecological Appraisal (2017) guidelines and UKHab classification scheme for habitats.
Key Constraints
<ul style="list-style-type: none">The proposed development could result in impacts on the following protected species:<ul style="list-style-type: none">Any removal of bramble scrub and/ or impacts to the hedgerows should be carried out outside the nesting bird season (typically early March to the end of August, although some species will nest outside this time frame depending on the weather conditions). If this is not possible then a nesting bird check should be carried out on the impacted vegetation immediately prior to removal by a suitably qualified ecologist.the unmanaged edges to the grassland should be integrated into the planted scheme and left uncut so that there is no potential impact to reptiles and that it remains as a suitable foraging habitat for hedgehog.
Requirements
<ul style="list-style-type: none">No further surveys are required.The current proposal will result in a net gain of 244.34% habitat units and 10.23% hedgerow units.The removal of some of the onsite hedgerow will require compensation planting of a similar or better distinctiveness.
Conclusions
<ul style="list-style-type: none">Providing that the recommendations outlined in this report are implemented in full, the proposed development will adequately mitigate enhance the protected, priority and notable habitats and species within and adjacent to the site.The proposed habitat enhancements will increase their suitability for a variety of species/ species groups that are likely to be present within, and adjacent to, the site.

This report will remain valid for a maximum period of 18 months from the date of the last survey¹ - i.e., until February 2025. In the case of certain exceptions, data may only be valid for 12 months, examples include:

- Where a site may offer existing or new features which could be utilised by a mobile species within a short timeframe,
- Where a mobile species is present on site or in the wider area, and can create new features of relevance to the assessment,
- Where country-specific or species-specific guidance dictates otherwise.

Further surveys may be required to update the Site information if planning is not obtained, or works do not commence within this time period.

DRAFT

¹ CIEEM (2019). *Advice Note: On the Lifespan of Ecological Reports and Surveys*. Chartered Institute for Ecology and Environmental Management, Winchester.

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1 INTRODUCTION

- 1.1 Wildwood Ecology was commissioned by Stonehouse Town Council (the client) to undertake a PEA and BNG calculation at land adjacent to Stagholt Lane, Stonehouse (the site), centred at grid reference: SO 80496 06469.

Site description

- 1.2 The aerial image of the site (Figure 1) shows the site to consist of an area of grassland between Gloucester Road and allotments to the north of Stonehouse, Gloucestershire.



Figure 1 – Aerial image of the site (red line shows the site boundary). Image used under licence (©2023 Google). Imagery date 21/07/2021.

Proposed development

- 1.3 The site is the subject of a full planning application for the extension of the existing allotment site by approximately 30m east, incorporating a small amount of additional parking, and the re-wilding of an existing area of managed amenity grassland into a new natural recreation space.
- 1.4 The new natural recreation space is planned to incorporate a community orchard, pond, shallow drainage habitats, wildflower meadow, activity space, natural play features and tree planting.

Purpose of this report

- 1.5 The purpose of this report is to provide sufficient information for the Local Planning Authority to fully assess the ecological impacts of the proposed development.
- 1.6 The key objectives of this PEA are to:
- Identify the likely ecological constraints associated with the proposed development.
 - Identify mitigation measures likely to be required, following the 'Mitigation Hierarchy'.
 - Identify additional surveys that may be required to inform an EcIA; and
 - Identify the opportunities for the proposed development to deliver ecological enhancement.

- 1.7 This PEA can be used as a scoping report, but unless it can be determined that the project would have no significant ecological effects, no mitigation is required and no further surveys are necessary, the PEA will need to be superseded by an EcIA report prior to submission.



2 METHODOLOGY

2.1 This report has been informed by the following, with detailed methodology provided in Appendix I:

- Full desk study and records search; and
- Phase 1 habitat survey.

2.2 This report has been written in cognisance of the CIEEM Guidelines on: Ecological Report Writing, Preliminary Ecological Appraisal and Ecological Impact Assessment.

Desk study

2.3 A desk study was undertaken in relation to the site in 01/08/2023. The sources consulted and the type of information obtained are summarised in Table 1.

Table 1 – Sources of biodiversity and ecological records.

Source	Information and data sets	Search buffer from the site centre/boundary
Gloucestershire Centre for Environmental Records	<ul style="list-style-type: none">• Protected and priority species.• Non-statutory designations	<ul style="list-style-type: none">• 2km• 1km
Multi-Agency Geographic Information for the Countryside (MAGIC)	<ul style="list-style-type: none">• International statutory designations• National statutory designations• Granted EPSL returns.• GCN data and pond surveys 2017 - 2019• Bat consultation zones/core + juvenile sustenance zones	<ul style="list-style-type: none">• 25km• 2km• 2km• 1km• 10km

2.4 The search buffers within table 1 are sufficient to cover the Zone of Influence (Zoi) of the proposed development in relation to Protected and Priority species and designated sites.

2.5 The impact of the proposed development on the biological integrity of nearby designated protected sites has been fully considered.

2.6 No previous survey information was available for the site.

3 RESULTS

Links to the Surrounding landscape

- 3.1 North of the site lies arable field well connected via hedgerows. To the northeast is situated Standish Woods which is well connected by hedgerows and tree lines.
- 3.2 A stream runs adjacent to the southern site boundary. Further south of the site lies residential buildings and gardens that form the town of Stonehouse. These are well connected by hedgerows and trees. To the southwest there is an industrial estate.
- 3.3 Immediately west of the site are allotments.

Desk study

Designated sites (statutory)

- 3.4 There were seven international statutory designations within 25km of the site and no national statutory designations within 2km. Table 2 sets out further information in relation to each of the statutory designated sites.

Designated sites (non-statutory)

- 3.5 There were two non-statutory designations within 1km of the site. Table 2 sets out further information in relation to each of the non-statutory designated sites.

Table 2 – Summary of designated sites in landscape surrounding the site.

Site name	Designation	Description/key reason for designation	Distance and direction
Rodborough Common	SAC (Special Area of Conservation)	Rodborough Common is the most extensive area of semi-natural dry grasslands surviving in the Cotswolds of central southern England,	4.8km south-east
Severn Estuary	Ramsar, SAC, SPA (Special protection area)	The estuary has the second highest tidal range in the world and consists of an extensive intertidal zone comprising intertidal mudflats, sand banks, saltmarsh, reefs, and Atlantic salt meadows. The site is of importance for nationally important numbers of several waterbird species. This site is important for several species of fish migrating between sea and river via the estuary.	6.4km west
Cotswold Beechwood	SAC	The Cotswold Beechwoods represent the most westerly extensive blocks of beech forests in the UK. The woods are structurally varied, including blocks of high forest and some	8.2km north-east

		areas of remnant beech coppice.	
Walmore Common	Ramsar, SPA	Improved and unimproved grassland subject to intermittent seasonal flooding. The common is grazed by cattle during the summer months and is surrounded by improved grassland. The site regularly supports nationally or internationally important numbers of wintering ducks, geese, swans, and waders.	10.0km north-west
Wye Valley and Forest of Dean Bat Sites	SAC	This complex of sites on the border between England and Wales contains by far the greatest concentration of lesser horseshoe bat in the UK, totalling about 26% of the national population. It has been selected on the grounds of the exceptional breeding population, and the majority of sites within the complex are maternity roosts. This complex of sites on the border between England and Wales represents greater horseshoe bat in the northern part of its range, with about 6% of the UK population.	14.6km north-west
River Wye	SAC	The Wye, on the border of England and Wales, has a geologically mixed catchment, including shales and sandstones, and there is a clear transition between the upland reaches, with characteristic bryophyte-dominated vegetation, and the lower reaches, with extensive Ranunculus beds.	22.9km North-west
North Meadow and Clattinger Farm	SAC	North Meadow and Clattinger Farm in the Thames Valley in southern England is one of two sites representing lowland hay meadows near the centre of its UK range. This site also contains a very high proportion (>90%) of the surviving UK population of fritillary.	23.9km south-east
River Frome Mainstream and Tributaries	LWS (Local Wildlife Site)	Structural diversity with significant botanical and animal interest	0.04km south
Verney Meadows	LWS	Semi-natural grassland	0.9km south

Local planning policy

3.6 The Stroud District Local Plan contains delivery policy ES6 regarding biodiversity:

- European Sites: Development will safeguard and protect all sites of European and Global importance, designated as Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites. Development must not result in significant adverse effects on these internationally important nature conservation sites, either alone or in combination with other projects and plans.
 - The Council will expect development proposals to demonstrate and contribute to appropriate mitigation and management measures to maintain the ecological integrity of the relevant European site(s). With specific regard to recreational impacts, the Council will use core catchment zones that identify potential impact areas which extend beyond the relevant European site itself.
 - Development proposals within such areas will take account of any relevant published findings and recommendations. There will be further assessment work on the Severn Estuary SPA and SAC that shall include recreational pressure. National Sites Nationally important sites, including Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR), will be safeguarded from development, unless the benefits of the development can be demonstrated to outweigh the identified national importance of the nature conservation interest or scientific interest of the site.
- Local Sites Local: sites, including Local Nature Reserves (LNR), Key Wildlife Sites (KWS) and Regionally Important Geological and Geomorphological Sites (RIGS) will be safeguarded from development, unless the benefits of the development outweigh the nature conservation or scientific interest of the site. Where development is considered necessary, adequate mitigation measures or, exceptionally, compensatory measures, will be required, with the aim of providing an overall improvement in local biodiversity and/or geodiversity.
 - Opportunities will be sought to access and enhance the value of such sites for educational purposes, particularly in relation to promoting public awareness as well as appreciation of their historic and aesthetic value. New Development and the Natural Environment All new development will be required to conserve and enhance the natural environment, including all sites of biodiversity or geodiversity value (whether or not they

have statutory protection) and all legally protected or priority habitats and species.

- o The Council will support development that enhances existing sites and features of nature conservation value (including wildlife corridors and geological exposures) that contribute to the priorities established through the Local Nature Partnership. Consideration of the ecological networks in the district that may be affected by development should take account of the Gloucestershire Nature Map, river systems and any locally agreed Nature Improvement Areas, which represent priority places for the conservation and enhancement of the natural environment. In this respect, all developments should also enable and not reduce species' ability to move through the environment in response to predicted climate change, and to prevent isolation of significant populations of species.
- o The district will have a number of undesignated sites, which may nevertheless have rare species or valuable habitats. Where a site is indicated to have such an interest, the applicant should observe the precautionary principle and the Council will seek to ensure that the intrinsic value of the site for biodiversity and any community interest is enhanced or, at least, maintained. Where an impact cannot be avoided or mitigated (including post-development management and monitoring), compensatory measures will be sought.
- The Council may, in exceptional circumstances, allow for biodiversity offsets, to prevent loss of biodiversity at the district level. Protected Species Development proposals that would adversely affect European Protected Species (EPS) or Nationally Protected Species will not be supported, unless appropriate safeguarding measures can be provided (which may include brownfield or previously developed land (PDL) that can support priority habitats and/or be of value to protected species).

MAGIC results

- 3.7 A search for granted EPSL within 2km of the site returned five bat licences. The closest licence was located directly to the south-east allowed for the disturbance of a non-maternity lesser horseshoe bat roost. There are four other licences within the search radius, of which two of these allow for the damage or destruction of a breeding site.
- 3.8 The search for granted EPSL within 2km of the site returned no licences for GCN, however 11 GCN licence returns with confirmed presence of GCN have been returned within 2km of the site. The closest of these is located 1.4km from the site.

Light pollution

- 3.9 The site is in a sub-urban area with moderate levels of light pollution (see Figure 2 below, VIIRS 2021).

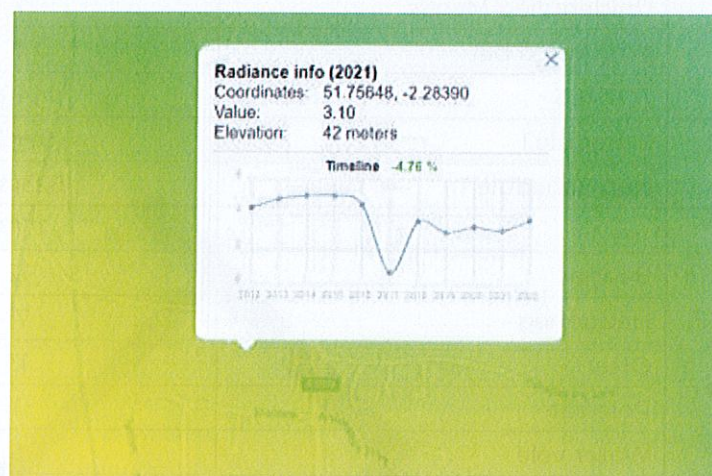


Figure 2 - Radiance level for the site (VIIRS Data Base (2021) Online, accessed 25/07/2023 available at <https://www.lightpollutionmap.info>)

Priority and protected species

- 3.10 Table 3 summarises the priority and protected species records found within the surrounding landscape. It should be emphasised that biodiversity datasets are, by their nature, incomplete. Some groups of species are better recorded than others, whether nationally or locally. It is important to note that absence of evidence is not the same as evidence of absence. A lack of records for a particular species does not mean that it is not present, and this assumption should not be made.

Table 3 – Protected, Priority and notable species records within the surrounding landscape.

Protected & priority		# of records (# species)
Groups	Species	
Amphibians	Great crested newt	11
	Other amphibians	42(4)
Bats	Brown long-eared bat	9
	Common pipistrelle	38
	Greater horseshoe bat	5
	Lesser horseshoe bat	44
	Long-eared bat	5
	Noctule	16
	Serotine	7
	Soprano pipistrelle	12

Protected & priority		# of records (# species)
Groups	Species	
	Unidentified <i>Myotis</i>	7
	Whiskered bat	1
	TOTALS	144(8)
Birds	Schedule 1	97(12)
	Non-schedule 1	523(38)
Invertebrates		17(7)
Mammals (excluding bats)	Badger	12
	Hedgehog	71
	Otter	13
	Pole cat	1
	Water vole	5
Plants		3(3)
Reptiles	Common lizard	2
	Grass snake	12
	Slow worm	64
	TOTALS	78(3)

Key records

- 3.11 A total of two records for a badger sett were returned within the search radius, both located 1.8km and 1.9km south from the site.
- 3.12 One lesser horseshoe bat roost, one whiskered bat roost and one common pipistrelle were all recorded within the search radius, 1.1km east at Standish Hospital.
- 3.13 A common pipistrelle roost was recorded within the search radius, 1.5km west in a residential building.
- 3.14 There were 11 records for GCN in the vicinity of the site. All records were for sightings over 1km from the site and a majority were for sightings within the known breeding pond next to Bristol Road in Stonehouse.

Field survey

Timing and conditions

- 3.15 Prevailing weather conditions during the field survey are summarised within Table 4.

Table 4 – Summary of weather conditions during the PEA.

Date	Weather conditions			
	Temp [°C]	Cloud cover [Oktas]	Wind speed [Beaufort scale]	Rain
19/07/2023	21	7	2	Nil

Priority, Protected and notable Habitats

- 3.16 The site was classified according to the following UKHab habitat types:

- Modified grassland;
- Hedgerow;
- Bramble scrub; and
- Scattered trees.

- 3.17 Table 5 sets out descriptions of the habitats present within the site using UKHab survey habitat classification hierarchical alphanumeric reference codes, along with descriptions of the Target Notes.

- 3.18 The distribution and extent of habitats which were present within the site is illustrated in the extended Phase 1 habitat plan (Appendix II) along with the locations of the Target Notes. An accompanying full species list (including scientific names) can be found in Appendix V.

Table 5 – Habitats and linear features present within the site.

Habitat type/ linear feature	Species present
Modified grassland (UKHab code g4)	Grasses: perennial rye, meadow-grass species, Yorkshire fog, cock's-foot, couch, bent species, timothy Forbs: white clover, creeping thistle, dandelion, nettle, plantain, cut leaf cranesbill, ragwort, creeping buttercup
Native hedgerow (priority habitat UKHab code h2a)	Ash, blackthorn, elm, hawthorn, field maple, Norway maple, sycamore Non woody species: traveller's joy, bramble, hogweed, rose, bittersweet, lesser bindweed, nettle, creeping and spear thistle
Native hedgerow with trees (priority habitat UKHab h2a11)	Dog rose, blackthorn, sycamore, apple, hazel, white willow, ash, pedunculate oak, elm. Non woody species: Field barley, Yorkshire fog, comfrey, ragwort, cleavers, nettle, timothy.
Native species-rich hedgerow (priority habitat UKHab h2a5)	Hornbeam, hawthorn, bramble, red oak, field maple, rose, sycamore, ash. Non woody species: ragwort, bittersweet, false oat, Yorkshire fog, rye, couch, creeping bent, spear thistle, bindweed, cut leaf cranesbill.
Dense scrub (UKHab code h3d)	Bramble

Habitat descriptions

- 3.19 The modified grassland habitat comprised most of the site and supported common and widespread plant species. The majority of the habitat was short sward grassland, but uncut, un-managed grassland was present around the boundaries of the site, providing sheltering and commuting opportunities for onsite fauna. This habitat is therefore considered to have **site ecological importance**.
- 3.20 A native hedgerow ran along the northern boundary of the site and was well connected to other hedgerows and arable fields outside of the site boundary. It had dense foliage providing shelter for nesting birds. However, it had limited species diversity, reducing its potential as a foraging source. This habitat is therefore considered to have **site ecological importance**.
- 3.21 Two native hedgerows with trees ran along the western and southern boundaries of the site and were well connected to other hedgerows and arable fields. This habitat had dense foliage that could provide adequate shelter for nesting birds, and it also was suitable foraging habitat for onsite

fauna such, especially due to the presence of fruit trees. However, it had limited species diversity and is short in length. This habitat is therefore considered to have **local ecological importance**.

3.22 A native species-rich hedgerow was located along the eastern boundary of the site. This hedgerow was short in length but well connected to other hedgerows and arable fields offsite. This hedgerow had a high species diversity and can provide foraging opportunities for a range of onsite fauna. This habitat is therefore considered to have **local ecological importance**.

3.23 Dense bramble scrub was located along the northern edge of the site. This habitat provided a sheltering and foraging opportunities onsite fauna. However, it was of a limited size and species diversity, this habitat is therefore considered to have **site ecological importance**.

Priority, protected and notable species

3.24 The confirmed presence, likely presence or absence of each of the protected, priority and notable species is discussed below. The results of the surveys describe the importance of the site and local area for each of the species in cognisance of their ecology and behaviour. A summary of the results can be found in Table 7.

Amphibians

3.25 Maps indicate that there are no ponds located within the site or within 500m of the site boundaries. The records of great crested newt (GCN) sightings are associated with the known breeding pond at Bristol Road, Stonehouse located over 1km from the site.

3.26 The majority of the site, being well managed grassland cut to a short sward, is unsuitable habitat for GCN.

3.27 It is therefore considered very **unlikely that GCN are present** on site and will therefore not be discussed further.

Badger

3.28 Although the grassland on site is suitable habitat for foraging badger, during the survey no evidence of badger in the form of setts, latrines, footprints, snuffle holes, trails, or footprints was identified on site. The hedgerows were intact and had no evidence of badger pushing through them to gain entry to the site.

3.29 The bank of the stream to the south of the site is suitable habitat for sett building but there was no evidence of badger activity within this area.

3.30 It is therefore considered that **badger are not currently present** within or in the vicinity of the site, however their presence cannot be discounted.

Bats

3.31 The hedgerows on site provide **suitable habitat for foraging and commuting bats**.

3.32 There were **no suitable features for roosting bats** within the site.

Birds

- 3.33 A number of common bird species were identified within or in the vicinity of the site during the survey. The hedgerow and bramble are **suitable habitats for foraging and nesting birds**.

Hazel dormouse

- 3.34 The bramble on site is suitable habitat for hazel dormouse, however it is limited in extent and isolated from similar suitable habitat. The hedgerows also provide suitable nesting and foraging habitat, it is therefore assumed that **hazel dormouse may therefore be present onsite**.

Hedgehog

- 3.35 The onsite habitats are suitable for hedgehog. Although no evidence of their presence was identified during the survey, it is assumed **hedgehog may be present onsite**.

Invertebrates

- 3.36 A number of common butterfly species were present on site during the survey and the hedgerow and unmanaged edges to the grassland provide good foraging habitat for a number of species. It is therefore assumed that there **may be a population of common and widespread invertebrate species** onsite.

Otter

- 3.37 No evidence of otter in the form of holts, spraints, tracks, resting places, or slides was identified on site during the survey and the habitats on site are considered unsuitable for otter.
- 3.38 The stream directly to the south of the site provides connectivity to a water course to the west where otter has been sighted and there is therefore the **possibility that otter commute through the site**.

Reptiles

- 3.39 The onsite habitats of predominantly well managed grassland with unmanaged edges are suitable habitat for reptiles. The surrounding habitats (allotments and stream with unmanaged banks) are also suitable for reptiles, and it is **likely therefore that reptile are present on site**.

Water vole and pole cat

- 3.40 There were **no suitable habitats on site for water vole or pole cat**, however the stream directly to the south of the site was suitable for water vole foraging and nesting.

Additional incidental fauna records

- 3.41 The presence of the following species was observed or inferred by field signs at the site during the survey: gatekeeper butterfly, small white butterfly, meadow brown butterfly, red admiral butterfly, sparrow, crow, dunnock, and house martin.

Table 6 – Current understanding of the status of the assessed species.

Habitat or species/ species group	Status
Amphibians	Likely absent
Bats – roosts	Likely absent
Bats – commuting and foraging	Assumed present
Badger	Likely absent but there is the potential for them to be present
Birds	Present
Hazel dormouse	Likely absent
Hedgehog	Assumed present
Invertebrates	Present
Otter	Assumed present
Reptiles	Assumed present
Water vole	Potential to be present directly adjacent to the site
Pole cat	Assumed absent

4 DISCUSSION AND ASSESSMENT

4.1 The following discussion and assessment is provided to ensure full compliance with legislation and planning policy (see Appendix VII).

Effects of the proposed development

4.2 The proposed development will result in the enhancement of the onsite habitats and the creation of new habitats that are likely to be beneficial to wildlife.

Designated sites

4.3 There were both statutory and non-statutory designated sites identified within the vicinity of the site (see Table 2). The nature and scale of the proposals will result in minimal impact beyond the site boundary and no impacts on the designated features of statutory and non-statutory sites are anticipated.

4.4 The Cotswold Beechwoods Special Area of Conservation (SAC) has a 15.4km radius zone of influence buffer and requires an evaluation of the potential of human impacts on biodiversity. This site falls within that buffer, lying 8.2km away. This places the site within the outer zone of influence (4.2-9.4km). The external threats to this SAC are listed within its Standard Data Form as being from "invasive non-native species" and "problematic native species" (<https://jncc.gov.uk/jncc-assets/SAC-N2K/UK0013658.pdf>).

4.5 The proposals will not cause an increase in these external threats to the SAC and therefore a Habitats Regulations Assessment (HRA) will not be required.

Priority, protected and notable habitats

4.6 Common and widespread habitats which are of limited ecological importance are not discussed further as they will be compensated by native and wildlife-friendly planting and general landscaping across the site.

4.7 Hedgerows are priority habitat but it is understood that the hedgerows along the northern and eastern boundaries site will be enhanced by planting during the proposals. The hedgerow along the western boundary was predominantly fruit trees with, rose and bramble along a chain link fence. This was predominantly offsite but overhangs the site boundary.

Priority, protected and notable species

4.8 The following priority, protected or notable species were present, likely to be present or currently unconfirmed, within the site:

- Badger;
- Bats;
- Water vole;
- Birds;
- Invertebrates;

- Reptiles; and
- Otter.

European badger

- 4.9 Areas of suitable badger foraging habitat will remain onsite post-completion of the development and suitable foraging habitat is adjacent to the site and is a common resource locally. It is therefore considered likely that the proposed development will not impact on the ability of local badger populations to forage.
- 4.10 Therefore, **there is unlikely to be an adverse impact on European badger** as a result of the proposed development.

Bats

- 4.11 The site is likely to be used by foraging and commuting bats, especially along the boundary hedgerows. The hedgerows will remain after the proposals are completed and are planned to be enhanced by new planting.
- 4.12 Onsite light levels are currently moderate and the proposals for the site will not result in an increase to the light levels across the site
- 4.13 It is considered that the proposed changes to the site will increase its suitability for bats.
- 4.14 **There will not be an adverse impact on bat species** as a result of the proposals.

Nesting birds

- 4.15 It is considered likely that nesting birds use the bramble scrub and hedgerows present onsite for nesting and foraging. If there is a requirement to remove any vegetation from the hedgerow or the bramble, depending on the time of year, there may be an impact on nesting birds.
- 4.16 **In the absence of mitigation, there may be an adverse impact on nesting birds** due to killing/ injury/ destruction of active nests (if present), triggering legislation that protects nesting birds.

Hedgehog

- 4.17 It is considered that the proposed enhancements will increase the suitability of the habitat for hedgehog.

European otter

- 4.18 The site itself does not contain habitat suitable to support foraging otter but otter may commute through the site, however given the scale and nature of the proposals, **impacts on the local otter population (if present) are reasonably unlikely and there is unlikely to be adverse impacts upon local otter populations** as a result of the development.

Reptiles

- 4.19 Suitable onsite habitat consists of unmanaged grassland, bramble and hedgerow which are considered to be good for use by reptiles for basking, commuting, and foraging.
- 4.20 The surrounding landscape, which includes allotments and a stream with unmanaged bank vegetation, are also considered suitable reptile habitat.
- 4.21 **In the absence of mitigation there may be a negative impact on reptiles** as a result of the proposed development due to killing/ injury (if present), triggering legislation that protects reptiles.

Water vole

- 4.22 Given the scale and nature of the proposals and the distance to the stream from the site boundary, it is **considered that any water vole (if present) within the stream would not be impacted.**

Invertebrates

- 4.23 The proposed enhancements will increase the plant diversity which is **considered likely to improve the onsite habitat for invertebrates.**

DRAFT

5 BIODIVERSITY NET GAIN (BNG)

- 5.1 A biodiversity net gain (BNG) calculation was carried out on the site based on the proposals, as per Appendix III, using Defra's BNG Metric 4.0 Calculation Tool.
- 5.2 The baseline and onsite proposed created habitats were classified using UKHab Ltd's UK Habitat Classification Version 2.0 (2023) and The Biodiversity Metric 4.0 Technical Annex 1: Condition Assessment Sheets and Methodology (Natural England 2023).

Baseline habitats

- 5.3 Table 7 summarised the habitats currently on site.

Table 7 – Baseline habitats on site

Habitat	Area/ length	Distinctiveness	Condition	Area/ length		Habitat units lost
				Retained	Lost	
Modified grassland	0.9ha	Low	Poor	0	0.9ha	1.98
Bramble scrub	0.01ha	Low	N/A	0.01ha	0	0
Species-rich hedgerow	70m	Medium	Good	70m	0	0
Native hedgerow with trees	130m	Medium	Moderate	130m	0	0
Native hedgerow with trees	60m	Medium	Good	30m*	30m	0.40
*This is an approximation as to how much of this hedgerow will be retained						

- 5.4 The proposed habitat creation at the site will cause the initial loss of 2.38 habitat units

Habitats created

- 5.5 The current proposals for the site are illustrated within Appendix II. Although this may not be the finalised plan, the proposed habitats and their likely area will be broadly in line with those in Appendix II.
- 5.6 Table 8 summarises the proposed habitats and likely areas.

Table 8 – Proposed onsite habitats

Habitat	Area (m ²)	Distinctiveness	Condition	Habitat Units gained
Allotments	0.18	Low	Moderate	0.76
Ponds (non-priority habitat)	0.02	Medium	Good	0.22
Mixed scrub	0.03	Medium	Moderate	0.22
Traditional orchard	0.3	High	Moderate	1.94
Neutral grassland	0.37	Medium	Good	3.58
Trees	0.06	Medium	Moderate	0.20

BNG Calculation

- 5.7 The proposal will result in the removal of onsite habitats causing the loss of 1.38 habitat units. The proposed habitats for the site will create 6.73 habitat units resulting in a **net gain of 244.34% habitat units.**
- 5.8 At present it is not clear what the expansion of the allotment site will necessitate with regard to the hedgerow forming the western site boundary. The figure of 30m being removed in Table 7 is an approximation and results in the loss of 0.40 habitat units which has to be replaced with hedgerow habitat of equal or greater distinctiveness. In order to achieve the required units, 80m of species-rich hedgerow would be required to be planted.
- 5.9 Currently, the proposals will result in a **net gain of 10.23% hedgerow units.**

6 RECOMMENDATIONS AND CONCLUSIONS

- 6.1 Providing that the requirements outlined within this report are implemented in full, the proposals will be able to proceed and there will be no long-term effects on the designated sites, habitats and species discussed within this report.
- 6.2 The proposed enhancements will increase the suitability of onsite habitats and create new habitats suitable for a number of species/ species groups, and also demonstrate a measurable net gain in biodiversity habitat units. A net gain in biodiversity hedgerow units has also been demonstrated, subject to final plans being approved.
- 6.3 Any removal of bramble scrub and/ or impacts to the hedgerows should be carried out outside the nesting bird season (typically early March to the end of August, although some species will nest outside this time frame depending on the weather conditions). If this is not possible then a nesting bird check should be carried out on the impacted vegetation immediately prior to removal by a suitably qualified ecologist. The fruit trees forming the eastern boundary should be maintained wherever possible during the expansion of the allotment area onto the site. Where this is not possible, they will be compensated for by the planting of fruit trees within the site.
- 6.4 The unmanaged edges to the grassland should be integrated into the planted scheme and left uncut so that there is no potential impact to reptiles and that it remains as a suitable foraging habitat for hedgehog.
- 6.5 No further surveys are required as the scale and nature of the proposals will be unlikely to impact any other species/ species groups within the site.
- 6.6 The new planting and pond should be designed to maximise the impact of the habitat enhancement planned for the site. These should include a variety of native species but can also include non-native species that will increase the annual flowering period and provide good foraging habitat for invertebrates. Nectar-rich and fruiting plants are of particular importance for attracting a variety of wildlife into the site.
- 6.7 The pond should be well designed so that it provides year-round habitat for amphibians and invertebrates but also does not create a hazard for terrestrial species such as reptiles and hedgehog.

APPENDIX I: SURVEY METHODS

Extended Phase 1 Habitat Survey

- 6.8 A field survey was undertaken on 19/07/2023.
- 6.9 All habitats present within the site with the suitability to support rare, protected, or otherwise notable species of flora or fauna (together with direct signs) were noted.
- 6.10 In the context of this report, rare, protected, or otherwise notable species of flora or fauna were those considered to meet any of the following criteria:
- o species protected by UK or European legislation (see Appendix VII);
 - o UK Post 2010 UK Biodiversity Framework priority species or Local Biodiversity Action Plan (LBAP) species;
 - o nationally rare or nationally scarce species; and
 - o Species of Conservation Concern (e.g. JNCC Red List, RSPB/BTO Red Lists).
- 6.11 The Wildlife and Countryside Act (1981) as amended, makes it an offence to release or allow to escape into the wild any animal, plant or micro-organism not ordinarily resident in the UK (as listed in Schedule 9 of the Act). Plant species listed in Schedule 9 were searched for during the survey. However, many invasive species can be cryptic and therefore this survey does not provide a guarantee that an invasive species is not present and shouldn't be relied upon to rule out absence of an invasive species.
- 6.12 An extended Phase 1 Habitat Plan was produced in QGIS, incorporating Target Notes used to highlight features of ecological interest (see Appendix II).

APPENDIX II: EXTENDED PHASE I HABITAT PLAN



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APPENDIX IV: SURVEY PHOTOGRAPHS

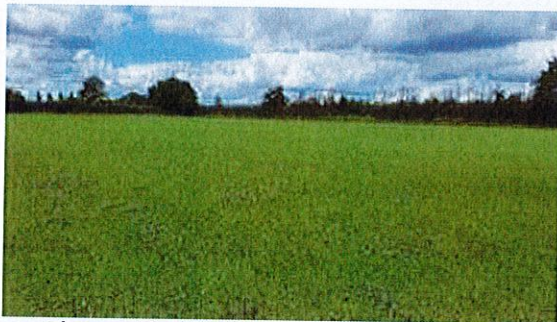


Figure 3 – Well managed modified grassland

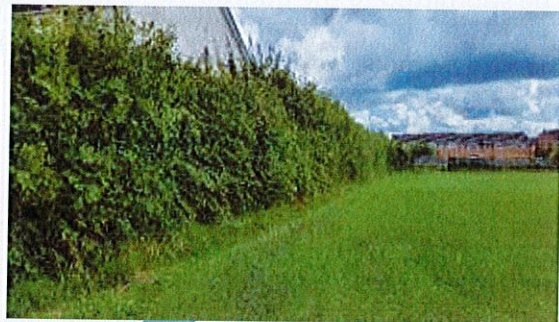


Figure 4 – Eastern site boundary: species-rich hedgerow



Figure 5 – Northern site boundary: species-poor hedgerow with trees with area of unmanaged grassland

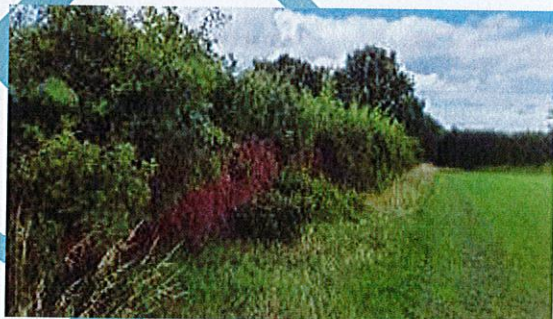


Figure 6 – Western site boundary: native hedgerow, unmanaged

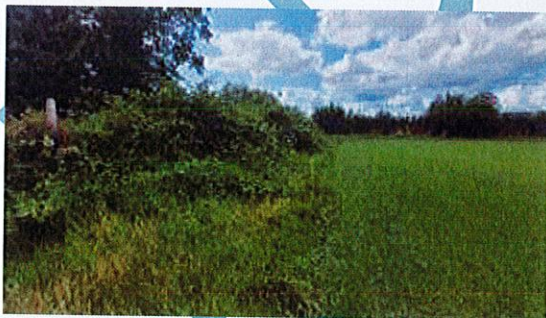


Figure 7 – Small area of bramble scrub on southern boundary

APPENDIX V: SPECIES LIST

To be submitted to the appropriate Local Records Centre

The Site Name: land adjacent to Stagholt Lane, Stonehouse **Provided by:** Wildwood Ecology

Grid reference: SO 80496 06469 **Verified by:** David Withington

Common name	Scientific name
Birds	
Carrion crow	<i>Corvus corone</i>
Dunnock	<i>Prunella modularis</i>
House martin	<i>Delichon urbicum</i>
House sparrow	<i>Passer domesticus</i>
Starling	<i>Sturnus vulgaris</i>
Wood pigeon	<i>Columba palumbus</i>
Butterflies	
Gatekeeper	<i>Pyronia tithonus</i>
Meadow brown	<i>Maniola jurtina</i>
Red admiral	<i>Vanessa atalanta</i>
Small white	<i>Pieris rapae</i>
Trees	
Apple	<i>Malus</i> sp.
Ash	<i>Fraxinus excelsior</i>
Blackthorn	<i>Prunus spinosa</i>
Bramble	<i>Rubus fruticosus</i> agg.
Elm	<i>Ulmus procera</i>
Hazel	<i>Corylus avellana</i>
Hornbeam	<i>Carpinus betulus</i>
Hawthorn	<i>Crataegus monogyna</i>
Field maple	<i>Acer campestre</i>
Norway maple	<i>Acer platanoides</i>
Pedunculate oak	<i>Quercus robur</i>
Red oak	<i>Q. rubra</i>
Sycamore	<i>Acer pseudoplatanus</i>
White willow	<i>Salix alba</i>
Grasses	
Bent species	<i>Agrostis</i> spp.
Cock's-foot	<i>Dactylis glomerata</i>
Couch	<i>Elymus repens</i>
False oatgrass	<i>Arrhenatherum elatius</i>
Meadow barley	<i>Hordeum brachyantherum</i>
Meadow-grass species	<i>Poa</i> spp.
Perennial rye	<i>Lolium perenne</i>
Timothy	<i>Phleum pratense</i>
Yorkshire fog	<i>Holcus lanatus</i>
Forbs	
White clover	<i>Trifolium repens</i>
Bittersweet	<i>Solanum dulcamara</i>
Creeping thistle	<i>Cirsium arvense</i>
Spear thistle	<i>C. vulgare</i>
Dandelion	<i>Taraxacum officinale</i>

Nettle	<i>Urtica dioica</i>
Plantain	<i>Plantago</i> spp.
Traveller's joy	<i>Clematis vitalba</i>
Cut leaf cranesbill	<i>Geranium solanderi</i>
Ragwort	<i>Jacobaea vulgaris</i>
Creeping buttercup	<i>Ranunculus repens</i>
Hogweed	<i>Heracleum sphondylium</i>
Lesser bindweed	<i>Convolvulus arvensis</i>
Comfrey	<i>Symphytum officinale</i>
Ragwort	<i>Jacobaea vulgaris</i>

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APPENDIX VI: FULL METHODOLOGY

Field Surveys

All surveys followed good practice guidelines, with a detailed method for each survey presented within Appendix I.

Where the survey followed good practice guidelines, the detailed method is presented within Appendix I. Where a survey deviated from good practice guidelines, the survey method and associated deviations are set out below.

The surveys undertaken at the site can be seen in Table 7.

Table 9 - Surveys undertaken

Survey undertaken	Surveyor(s)	Date
Extended Phase 1 Habitat Survey	David Withington	19/07/2023

Assessing ecological importance

The assessment of the importance of sites, habitats and species are made with reference to CIEEMs guidelines for EclA, where possible. These guidelines provide consistency in the approach to evaluating the importance of the ecological features within a site and the effects or impacts a proposed development will have on them.

Firstly, the sites, habitats and species are assessed using a framework which assigns a level of geographical importance to ecological features. This framework incorporates a wide range of legislation and governmental guidance in assessing each feature's importance.

Next, the effects/likely effects of the proposed development are predicted, considering different stages and activities within the development process. These effects/likely effects are then assessed for their significance, based upon the importance of the site, habitat or species being assessed. The assessment of effects/likely effects significance is considered before and after the proposed mitigation to give an overall indication of significance.

The importance of specific ecological receptors (sites, habitats or species) is assigned according to their level of importance using the following terms:

- International Importance;
- UK Importance;
- National Importance (i.e. England/Northern Ireland/Scotland/Wales);
- Regional Importance;
- County Importance;
- District Importance (or Unitary Authority, City, or Borough);
- Local or Parish Importance; and
- Of Importance within the site (the zone of influence or a larger defined area).

Contributor information

The PEA was undertaken by David Withington and the report was written by Josie Waller and David Withington. The report was reviewed and approved by Misho Baxendale. Table 8 outlines the relevant experience of each of the assessment contributors.

Table 10 – Contributor licences, skills, and experience.

Contributor	Licences	Skills and Experience
David Withington BSc (Hons) Ecologist	Bat Great crested newt	Holds a PGDip in Environmental Management and Policy. Gained professional experience working with ecological consultancies since 2016. Practised in undertaking a range of protected species surveys including great crested newt, reptiles, hazel dormouse, water vole, and bats.
Josie Waller Assistant Ecologist	-	Holds a first-class honours degree in Zoology. Gained professional experience in field work through previous ecological roles. Experience of surveying protected species including bats, birds, small mammals, and reptiles.
Misho Baxendale B.Sc. (Hons) TechArborA Senior Ecologist and Arboriculturist	Bat Class 2 GCN	Holds a 2:1 Honours degree in Ecology and Environmental Science. Has experience in ecological and arboricultural consultancy, as well as voluntary work with the Wildlife Trust and various Bat Groups. Has worked on a wide range of projects and surveys for protected species across the UK. Practised in undertaking Biodiversity Net Gain (BNG) assessments and Habitats Regulations Assessments (HRA). Qualifications achieved include Intermediate Tree Inspection (ITI) and CS38 Tree Climbing & Aerial Rescue.

Assumptions

No assumptions have been made within this assessment.

Limitations and assumptions

The desk study and field survey do not produce a comprehensive list of plants and animals as this is limited by factors that influence their presence (e.g. activity and dormancy periods). An assessment can however be made of the habitats within the survey area, their nature conservation importance and suitability to support protected or priority species.

No other limitations were encountered, or assumptions made during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site's ecological importance has been made.

APPENDIX VII: BIBLIOGRAPHY

CIEEM, 2015. Guidelines on Ecological Report Writing. Chartered Institute for Ecology and Environmental Management, Winchester.

CIEEM, 2017. Guidelines for Preliminary Ecological Appraisal. 2nd Edition. Chartered Institute for Ecology and Environmental Management, Winchester.

CIEEM, 2018. Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal and Marine. Chartered Institute for Ecology and Environmental Management, Winchester.

MAGIC England and Wales online at: <https://magic.defra.gov.uk/home.htm>.

UKHAB, 2023. UK Habitat Classification Version.2 (at <https://www.ukhab.org>).

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APPENDIX VIII: PLANNING POLICY AND LEGISLATION

The following local and national planning policy and both primary and European legislation relating to nature conservation and biodiversity status are considered of relevance to the current proposal.

Planning and biodiversity

Local Authorities have a requirement to consider biodiversity and geological conservation issues when determining planning applications under the following planning policies.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) was updated on the 20th of July 2021 and sets out the Government's planning policies for England and how these should be applied. It replaces the National Planning Policy Framework published in July 2019.

Paragraph 11 states that: "Plans and decisions should apply a presumption in favour of sustainable development. "Section 15 of the NPPF (paragraphs 174 to 182) considers the conservation and enhancement of the natural environment including habitats and biodiversity (paragraphs 179-182).

Paragraph 174 states that planning and decisions should contribute to and enhance the natural and local environment by: "Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

Paragraph 175 states that plans should distinguish between the hierarchy of international, national, and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Paragraph 179 states that in order to protect and enhance biodiversity and geodiversity, plans should: "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and

recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. "When determining planning applications, Paragraph 180 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: "If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists; and development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

As stated in paragraph 181 the following should be given the same protection as habitats sites: "Potential Special Protection Areas and possible Special Areas of Conservation; Listed or proposed Ramsar sites; and Sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

"Paragraph 182 states that the presumption in favour of sustainable development does not apply where the planned project is likely to have a significant effect on a habitat site (alone or in combination with other plans or projects) unless an appropriate assessment has concluded the plan or project will not adversely affect the integrity of the habitats site.

Legislation and biodiversity

Certain species of animals and plants found in the wild in the UK are legally protected from being harmed or disturbed. These species are listed in the Wildlife and Countryside Act 1981 (as amended) or are named as European Protected Species (EPS) in the Conservation of Habitats and Species Regulations 2017 (as amended). These two main pieces of legislation have been consulted when writing this report and are therefore described in detail within this section.

Other relevant legislation and policy documents that have been consulted include –The Countryside and Rights of Way Act 2000; The Hedgerow Regulations 1997; Biodiversity Action Plans, both UK-wide (UKBAP) and Local plans (LBAPs), and The National Planning Policy Framework (NPPF).

There is also legislation that legally protects certain animals - for example, the Protection of Badgers Act (1992) protects badgers and their setts, and the Deer Act (1991) places restrictions on actions that can be taken against deer species.

Wildlife & Countryside Act 1981 (as amended)

The Wildlife & Countryside Act 1981 (as amended) [WCA] is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act deals with the protection of wildlife.

Most European Protected Species offences are now covered under the Conservation of Habitats and Species Regulations (see below), but some 'intentional' acts are still covered under the WCA, such as obstructing access to a bat roost.

The WCA prohibits the release to the wild of non-native animal species listed on Schedule 9 (e.g. signal crayfish and American mink). It also prohibits planting in the wild of plants listed in Schedule 9 (e.g. Japanese Knotweed and *Rhododendron ponticum*) or otherwise deliberately causing them to grow in the wild. This is to prevent the release of invasive non-native species that could threaten our native wildlife.

The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity.

There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonably avoided, or actions within the living areas of a dwelling house.

Licensing: certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence – e.g. bat surveys.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (which are the principal means by which the EC Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994.

These regulations provide for the:

- protection of European Protected Species [EPS] (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) including bats, dormice, great crested newts, and otters;
- designation and protection of domestic and European Sites - e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]; and
- adaptation of planning controls for the protection of such sites and species.

Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function – i.e. when determining a planning application.

There is no defence that an act was the incidental and unavoidable result of a lawful activity.

Licensing: it is possible for actions which would otherwise be an offence under the Regulations to be undertaken under licence issued by the proper authority. For example, where a European Protected Species has been identified and the development risks deliberately affecting an EPS, then a 'development licence' may be required.

Species protection

The following protected species information is relevant to this report. Legislation is only discussed in relation to planning and development; other offences may exist.

Birds

In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended). All wild birds, their nests and eggs are protected it an offence to:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any such bird whilst it is in use or being built; or
- take or destroying an egg of any such wild bird.

The law covers all species of wild birds including common, pest or opportunistic species.

Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

Reptiles

Adders, slow worms, grass snakes and common lizards are protected against killing and injuring under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it illegal to intentionally kill or injure a common reptile. As a result, reptiles must be removed from areas of development and relocated onto suitable release sites before site works can commence.

Smooth snakes and sand lizards are European Protected Species under schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). This makes it illegal to carry out the following activities:

- Deliberately or recklessly disturb, capture or kill these animals;
- Deliberately or recklessly take or destroy eggs of these animals;
- Damage or destroy a breeding site or resting place of such a wild animal; or

Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead animal, or any part of, or anything derived from such a wild animal.

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Planning Statement



Land at Stagholt Lane
Stonehouse
Gloucestershire
GL10 2PX

Extension of existing community allotments, incorporating additional car parking and the re-purposing of an existing playing field to create a new community activity space, wildlife habitat and community orchard, together with associated works

Client: Stonehouse Town Council

Date: Draft 2023



COTSWOLD VALE PLANNING

Bespoke Planning Services

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SECTION 1:

1.0 Introduction.

This document has been prepared for the purpose of explaining the planning and design principles that have been adopted in relation to the proposed development and the reasons why the scheme is considered to be suitable in this location.

1.1 Description of the development

The scheme proposes the extension of an existing allotment area, incorporating additional car parking and the re-purposing of an existing playing field to create a new community activity space, wildlife habitat and community orchard, together with associated works.

1.2 Location of the site

The application site is located towards to the northern fringe of the town of Stonehouse:



SECTION 2:

2.0 The process

2.1 Assessment of the site

The site forms part of an existing area of protected outdoor play space, with existing community allotments to the west. The site covers an area of approximately 0.97ha, with the existing allotments covering around 1.17ha.

The site at present comprises an open playing field that is roughly rectangular in shape. The field itself is approximately 132m x 62m and is laid to grass. The field is bounded by mature hedging to the north, east and west, with a mix of mesh fencing and natural planting to the south.

The south of the site bounds a public right of way that follows the course of the adjacent Stagholt Brook. A number of residential dwellings are present on the opposite side of the Brook, which have an outlook onto the site. Several newer dwellings are also present to the east, orientated side-on to the site. Stagholt Brook passes under Gloucester Road to the south east of the site and is culverted at this point.

Vehicular access to the site is gained from Stagholt Lane, which runs along the northern boundary of the site and also serves the adjacent allotments. Stagholt Lane exits onto Gloucester Road to the north east. A small area of parking is present to the north east corner of the site, where a metal field gate provides direct access into the field. Pedestrian access can also be gained from the footpath along the southern boundary.

The site is generally level but suffers from poor drainage due to the heavy clay soil that is present. This means the site is unusable for large parts of the year, as the ground cannot sustain regular footfall before coming excessively muddy.

As mentioned above the site is designated as protected outdoor play space and this is confirmed within the Local Plan. The site is not within any other designated area but does sit immediately to the north of the development boundary.

Photographs of the site are included in **Appendix A**

2.2 Planning History

S.98/862 - Approval of reserved matters (S.16786/A) provision of recreational facilities, involving use of agricultural land as playing fields. (Additional details received 1418198). Approved 23/09/1998.

2.3 The Proposal

Planning permission is sought for the extension of the existing allotments into the existing playing field and the creation of a new community activity space, wildlife habitat and community orchard, together with associated works on the remainder of the site.

The additional allotment area will involve extending the existing provision approximately 30m to the east, across the width of the playing field, to provide around 22 new plots. The extension will also enable a further 4 - 6 parking spaces to be created by enlarging the existing allotment parking area.

The remainder of the existing playing field will then be re-purposed to provide the following:

- A central mown activity space with seating;
- A new wildlife pond and wild habitat area;
- A new community orchard;
- Natural play equipment;
- New habitat drainage ditches;
- Wild foraging areas;
- Wild flower planting;
- A new surfaced footpath through the site; and
- Additional planting

All of the facilities will remain for the use of the community.

The existing access into the field in the north eastern corner of the site will be maintained, with the addition of a new kissing gate to provide better pedestrian access. New pedestrian access points will also be created at the south east and north west corners of the site, to improve connectivity with the existing rights of way.

Initial enquiries were made to the Local Planning Authority with regard to the need for planning permission to create the allotments. Comments were received suggesting that planning permission is required to revert from the current 'leisure' use of the playing field to allotments.

While this is acknowledged, it is quite clear that the creation of allotments does not fall within the meaning of development described within Section 55 of the Town and Country Planning Act 1990, where they are used for the purposes of agriculture or forestry defined by Section 336 of the same Act. The test case for this being *Crowborough Parish Council v. Secretary of State for the Environment* November 1980, which still holds weight today.

Section 336 currently defines agriculture as:

includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly

Therefore, the matter is not that the change to allotments is permitted development, rather it is not development in the first place if they remain within the definition of Section 336 of the Act. However, in the interests of removing any ambiguity, they are included in the submission for completeness.

Similarly, the re-purposing of the existing playing field is also considered to remain within the provisions of Class F.2(c) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but is again included for completeness, should any operational work be considered to require permission.

Full details can be seen on the accompanying plans.

SECTION 3:

3.0 Evaluation and design objectives

3.1 Constraints and Opportunities

In order to assess the proposal the following will be taken into consideration:

Constraints:

- Minimising the impact of the development on the setting of the existing site;
- Sensitively integrating the proposed development into the context of the existing streetscene to ensure that it does not appear out of place;
- Safeguarding the amenity of dwellings in the vicinity;
- Designing the development so as to ensure that it is of a size, scale and design in keeping with the character and appearance of the existing site and local buildings in the surrounding area in general and;
- Ensuring the continued safe movement of vehicles and pedestrians in and out of the site, while maintaining suitable on-site parking and turning facilities and suitable visibility splays when leaving the site.

The Opportunities:

- To increase the functionality of the site for the wider community;
- To provide a suitable development which can be agreed and approved by the Council;
- To enhance levels of biodiversity on the site;
- To improve the sites drainage while minimising flood risk;
- Maintaining appropriate parking to facilitate traffic movements to and from the site.
- Creation of a well designed, yet sympathetic proposal that will merge into the site without appearing incongruous.

3.2 Design Objectives

In line with both national government guidance and local plan policies, a considerable level of importance has been afforded to achieving a high standard of design for the proposed development. The appliance of the design objectives will ensure that a high quality layout is achieved, whilst identification of constraints and opportunities will ensure that the proposal is sensitively incorporated into the surrounding landscape and streetscene, as well as the character of the wider area.

The design principles that are relevant to this development are:

- To be in keeping with the character and appearance of the existing site and other development in the wider area;
- Design to create a safe and secure development;
- To create a development that is of a scale that is characteristic of the surrounding area;

- To maintain adequate levels of privacy for nearby dwellings;
- To maintain a safe access and egress as an integral part of the site which will preserve highway safety;
- To provide suitable parking facilities;
- Promote a scheme which overall is a sympathetic form of development, is not overbearing and compliments the character and appearance of the immediate surroundings and the wider built form.

Constraints

- Minimising the impact of the development on the setting of the existing site;
- Sensitively integrating the proposed development into the context of the existing streetscene to ensure that it does not appear out of place;
- Respecting the amenity of dwellings in the vicinity;
- Designing the development as to ensure that it is of a size, scale and design in keeping with the character and appearance of the existing site and local buildings in the surrounding area in general and;
- Ensuring the continued safe movement of vehicles and pedestrians in and out of the site, while maintaining suitable on-site parking and turning facilities and suitable visibility splays when leaving the site.

The Opportunities

- To increase the functionality of the site for the wider community;
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- Design to create a safe and secure development;
- To create a development that is of a scale that is characteristic of the surrounding area;

SECTION 4:

4.0 Design Proposals

4.1 Scale

The massing and scale of the proposal will be contained within the confines of the site's existing boundaries and does not include the provision of any new structures. As such, the proposal is considered to remain proportionate to the plot, while remaining able to provide an enhanced function to the local community.

4.2 Design/Appearance

The proposal has been designed to appear as a minimal visual intrusion, when set against the existing streetscene and neighbouring dwellings to the south and east. At present, the playing field is seen from glimpses passing along the adjacent Gloucester Road, where it is clearly recognisable as a recreation space. The proposed reuse of the site will not alter this and if anything will enhance the site's appearance within the local street-scape.

The natural planting incorporated into the proposal will further soften its appearance, indicating that there will be no visual impact transitioning out towards the rural fringe of the town. No new structures are proposed, in-keeping with the current situation, with any new play equipment being constructed in natural materials.

4.3 Layout

The proposed layout will make use of all parts of the site, maximising the available space, while ensuring that there is no encroachment into the rural landscape to the north. The extended area of allotments will be seen in clear association with the existing provision and therefore will not appear out of place. The extension to the existing parking area will also result in a minimal increase on the current provision, suggesting any harm would be negligible.

The carefully thought out design of the new recreational space will provide a much more usable layout, with a central seating area acting as the main focal point. This will draw users into of the site, allowing quieter areas on the periphery that will provide enhanced ecological benefit.

An ample degree of separation will continue to remain between the site and neighbouring dwellings, so as to maintain current levels of amenity. In addition, the use of the land will not alter, indicating that there will be no greater increase in disturbance than at presence. The additional planting that is proposed should also act as a further natural barrier to any noise or disturbance.

4.4 Access

As mentioned above, vehicular access to the site will continue to be derived from Stagholt Lane, connecting onto the main highway via the access onto

Gloucester Road to the north east corner of the site. Pedestrian access will also be maintained to the south, will new foot-ways through the site connecting to Stagholt Lane.

Parking for the allotments will be slightly increased but parking to the re-purposed playing field will be maintained at its current level. Given the position of the site at the edge of the settlement, with good existing pedestrian links; the level of parking provision is considered acceptable.

The site will also continue to be accessible by public transport and by bicycle.

4.5 Landscaping & Trees

The proposal includes comprehensive planting, incorporating a new community orchard, wild foraging opportunities, areas of wild flower meadow and other enhancements. This will significantly improve the existing situation. A new boundary fence will be erected at the edge of the extended allotment area, which will provide a base for further native hedge planting in the future if necessary.

4.6 Ecology

The site comprises an existing area of poorly drained playing field, which offers limited habitat potential in its own right. The proposal will significantly enhance opportunities for flora and fauna, while providing a valuable community asset. The proposal is accompanied by a full preliminary ecological appraisal, which confirms the benefits of the proposed scheme.

4.7 Flood Risk

The application site is identified as being within Flood Zone 1 and is not considered to be at limited risk of flooding. This is confirmed in the details included in **Appendix B**. However, the nature of the subsoil and the presence of the adjacent brook to the south, make the site prone to becoming water-logged during extended periods of wet weather. This is the primary reason why the site has been chosen to be re-purposed. With this in mind, the proposal incorporates a number of measures to improve drainage across the site, utilising a newly created wildlife pond and providing additional habitat ditches. This will help to improve drainage, while at the same time benefiting biodiversity and keeping the remainder of the site free from excess surface water.

SECTION 5:

5.0 Relevant Planning Policies

This proposal falls to be determined in accordance with the National Planning Policy Framework and the Stroud District Local Plan, adopted November 2015.

5.1 National Planning Policy

National Planning Policy Framework, March 2012

The National Planning Policy Framework (NPPF) was published in March 2012 and has recently been revised in July 2021. It represents the most up-to-date national guidance. The core principles of the Framework refer to a presumption in favour of sustainable development. The three objectives designed to achieve sustainable development are defined as economic, social and environmental. These three dimensions are interlinked.

A core principle is that planning should pro-actively drive and support sustainable economic development. Planning should be not just about scrutiny, but a creative exercise to find ways to enhance and improve the places where people live and work. It should take account of the roles and character of different areas and promote vitality, protect Green Belts and the intrinsic character of rural areas and support thriving communities.

The most relevant elements of the NPPF to this case are assessed below:

Paragraph 11 - Achieving Sustainable Development (relevant section)

"11. Plans and decisions should apply a presumption in favour of sustainable development..."

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Comment: The site remains adjacent to the defined limits of the Stonehouse and is set amongst a mix of land uses. The proposal is not for residential development, however it will be utilised by the community and therefore it is important to ensure that the site will remain readily accessible. Stonehouse is identified in the Local Plan as a Tier One settlement, being highly sustainable with ample services and facilities to support new development. With existing links to the site staying and actually being improved, the site will remain readily available. Furthermore, is not considered to be isolated, neither is it located in the open countryside and therefore the proposal will have no adverse impact on sustainability in accordance with this paragraph of the NPPF.

Paragraph 111 - Highway Safety

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

Comment: For the reasons listed above in this statement it is considered that the proposal will have no greater impact on highway safety than at present. Traffic is already generated from the site on a regular basis and will continue to be. Adequate parking will be maintained for the main part of the site, with additional parking be created for the extended allotment area. The absence of any real change of use in combination with the sustainable location of the site, indicates the impact of the proposed development on the surrounding road network will not be severe.

Paragraph 130 - Achieving Good Design

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Comment: The scale, design and layout of the proposed development has been carefully considered, so as to complement the existing character of the surrounding area, maintaining the appearance of the existing buildings in the vicinity and preserving the function of the site within the streetscene.

Paragraph 174 - Landscape and Biodiversity

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

Comment: The accompanying appraisal confirms that the proposal represents a opportunity to significantly improve and enhance biodiversity on site, which will also be of benefit to the adjacent allotments and the wider area in general, in full compliance with this section of the NPPF.

5.2 Local Planning Policies

Core Policy CP1 - Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- 2. Specific policies in that Framework indicate that development should be restricted.*

Comment: For the reasons outlined above, the proposal is considered to comply with the merits of this policy. The proposal will maintain current levels of sustainability. Being located at the edge of a Tier 1 settlement, the site will remain readily accessible, reducing the need to travel by private motor vehicles.

Delivery Policy ES13 - Protection of existing open space

Development proposals shall not involve the whole or partial loss of open space within settlements, or of outdoor recreation facilities, playing fields or allotments within or relating to settlements, unless:

- 1. a robust assessment of open space provision has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space can perform*
- 2. any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities.*

There should be no harm to spaces which:

- A. contribute to the distinctive form, character and setting of a settlement*

B. create focal points within the built up area

C. provide the setting for important buildings or scheduled ancient monuments

D. form part of an area of value for wildlife, sport or recreation, including areas forming part of a 'green corridor'.

Local communities through Neighbourhood Plans shall designate Local Green Spaces which are of importance to them and are of particular local significance..

Comment: The proposal will involve the provision of further allotments and the improvement and re-purposing of the the remaining playing field. In this respect, the proposal will not actually result in the loss of open space provision. The site is currently under used given it's unfavourable ground conditions and is therefore of limited use to the local community in it's current state. The whole purpose of the application is to bring the site back into regular use as a valuable community asset but one that will also be beneficial in improving biodiversity.

Other recreational provision will remain available elsewhere in the Town (as evidenced in **Appendix C**), which will cater for the negligible displacement caused by the re-purposing of the playing field. However, the current space is so under used that any improvement would represent a significant gain to the local community.

The nature of the proposal is such that it will have no impact on the distinctiveness of the existing settlement and will act as a positive transition from the existing built form the south to the open rural fields to the north. It will also create a community focal point at the northern end of the town.

There are no buildings of significance in the immediate vicinity but the scheme will provide other significant enhancements for wildlife, sport and recreation. It will also assist in helping to form a green corridor from the built form of the town to the south to the open farmland to the north, in full compliance with this policy.

Delivery Policy EI12 - Promoting transport choice and accessibility

Delivering Transport Infrastructure

Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking, cycling and rail facilities within the District and the provision of an integrated public transport network across the District. Developers must take account of the proposals included within Stroud Infrastructure Delivery Plan and the Gloucestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes.

Contributions, where reasonable and viable, will be sought towards these strategic transport infrastructure schemes from major development proposals throughout the plan period. Proposals which are likely to prejudice the future development of strategic transport infrastructure will not be permitted.

Enhancing Accessibility

All development proposals should have full regard to the traffic impact on the local highway network. Major development proposals, or those that are likely to have a significant impact on the local transport network, will be required to submit a Transport Assessment as well as a Travel Plan, to demonstrate that they have fully considered access by all modes of transport. The Travel Plan shall set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures which minimise the distance people have to travel. Any planning permission will require full implementation of the Travel Plan.

Parking Standards Vehicular parking standards for new development should be provided in accordance with adopted standards, as set out in Appendix 2 of this Local Plan, or where the developer can adequately justify their own parking provision with evidence accompanying any planning application. Evidence will need to demonstrate that the level would not have a detrimental impact on the local road network.

Comment: The site layout includes suitable parking provision for the existing and proposed dwelling. The development will have no detrimental impact on the surrounding road network, with ample services and facilities accessible within easy walking distance. Pedestrian accessibility will also be improved and with this in mind, the proposal is considered to be acceptable.

Delivery Policy ES3 - Maintaining Quality of Life within our Environmental Limits

Permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of:

- 1. Noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect*
- 2. Environmental pollution to water, land or air and an unacceptable risk to the quality and quantity of a water body or water bodies*
- 3. Noise sensitive development in locations where it would be subject to unacceptable noise levels*
- 4. Increased risk of flooding on or off the site, and no inclusion of measures to reduce the causes and impacts of flooding*

5. A detrimental impact on highway safety

6. An adverse effect on contaminated land where there is a risk to human health or the environment.

Comment: The proposed development will continue to provide ample levels of amenity space, while ensuring that the privacy and amenity of others is also maintained. The site is already in community use and therefore any disturbance is unlikely to be any different from that which could already be generated from the site at present. Drainage on site will also be significantly improved, which will also ensure better management of surface water, reducing any potential flood risk. Contaminated land is not present on site and as such this poses no risk to the surrounding area.

SECTION 6:

6.0 Sustainability

It is the intention of the application to design the proposed development to achieve the mandatory national requirements.

The proposed works will be carried out in accordance with current CDM guidelines. Any new works will also include standardised components, fixtures and fittings and the re-use of suitable excavated materials for the levelling and filling of the site, where necessary.

SECTION 7:

7.0 Developer Contributions

No contributions are considered necessary in connection with this application.

SECTION 8:

8.0 Community Involvement

SUMMARY OF COMMUNITY INVOLVEMENT TO BE INSERTED

SECTION 9:

9.0 Summary and Conclusions

It is considered that the development will fully accord with the relevant policies of the Local Plan as well as the National Planning Policy Framework. The proposal will have no significant adverse effects on the character and appearance of the existing site, the surrounding area or the privacy and amenity of neighbouring residents.

The site will continue to provide for the local community, while being significantly enhanced in order to maximise its potential. Safe access will remain and the proposal will also include suitable parking provision, in accordance with the Council's adopted standards.

The design, layout and scale of the proposed works will be in-keeping with this part of the settlement and will take into account the constraints of the site, which will result in the provision of improved community facilities that will remain in-keeping with the character and appearance of the surrounding area.

Appendix A

Site Photographs

To be inserted

Appendix B

Flood Risk Details



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
380492/206469

Created
12 Jun 2023 17:26

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

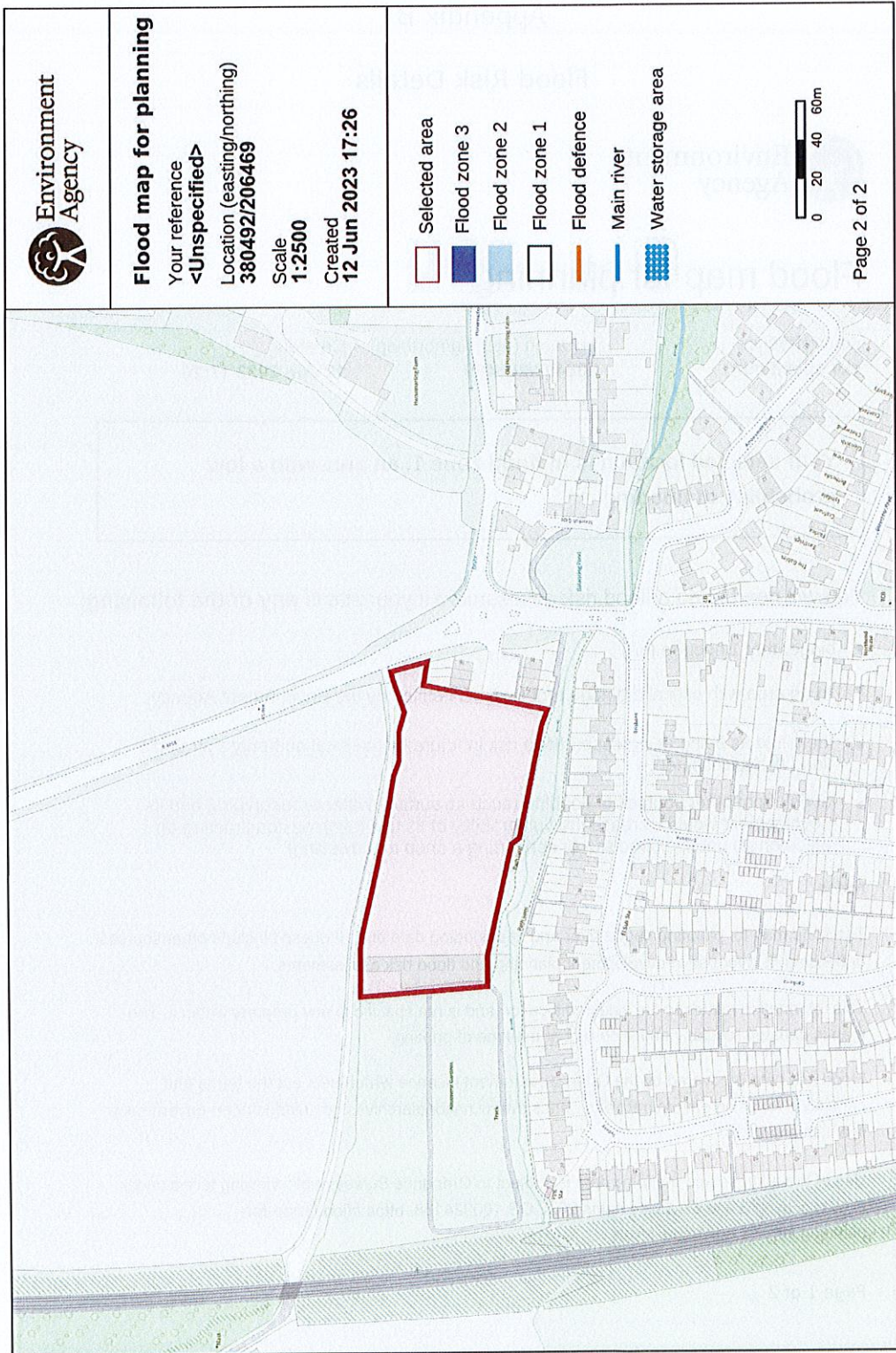
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



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Appendix C
Existing Recreation Provision
To be inserted





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Head office: 57 Springfields, Dursley, Gloucestershire GL11 6PL

www.cotswoldvaleplanning.co.uk | info@cotswoldvaleplanning.co.uk | 07871643075

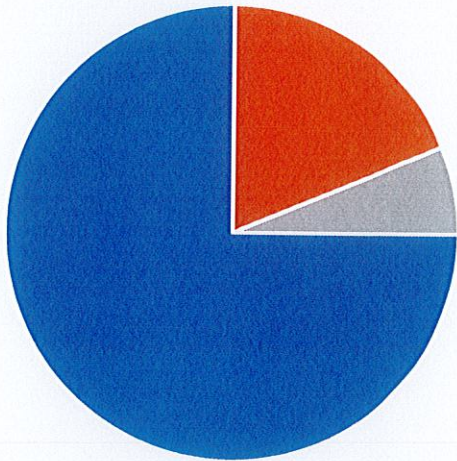
64 responses

	good	reservations	maybe
30 online posts	18	11	1
34 drop returns	30	1	3

48 12 4

Good (75%)	Reservations (18%)	Maybe (7%)
48	12	4

Total Stagholt returns



■ Good (75%) ■ Reservations (18%) ■ Maybe (7%)

	postal returns	good	bad	Maybe
GL10 2PS	1			
GL10 2PU	2			
GL10 3HR	3			
GL10 2QR	4			
GL10 2QS	5			
GL10 2NU	6a/b			
GL10 2PR	7			
GL10 2QR	8			
GL10 2EU	9			
GL10 2PU	10			
GL10 2PX	11			
GL10 2PX	12			
GL10 2QR	13			
GL10 2QS	14			
GL10 2IR	15			
GL10 2IR	16			
GL10 2AP	17			
GL10 2PT	18			
GL10 2PT	19			
GL10 2PU	20			
GL10 2QU	21			
GL10 2PS	22			
GL10 2QR	23			
GL10 2QP	24			
GL10 2QP	25			
GL10 2PR	26			
GL10 2PR	27			
GL10 2QS	28			
GL10 2PX	29			
GL10 2PX	30			
GL10 2PJ	31			
GL10 2PJ	32			
GL10 2PU	33			
GL10 2PU	34			

	dog leads on walking / dog-cloth	hissing gate access	seating	Bins	bird box	hedgehogs	insect houses	A/S behaviour	Orchard	Bugnet	upkeep	Alignment	Rugby	Leave it alone	Wildflowers, play areas	eco structure 5	Trees	car park
GL10 2PS																		
GL10 2PU																		
GL10 3HR																		
GL10 2QR																		
GL10 2QS																		
GL10 2NU																		
GL10 2PR																		
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GL10 2PJ																		
GL10 2PJ																		
GL10 2PU																		

POINTS OF NOTE

	online	good	bad	Maybe
GL10 2PX	1			
GL10 2PU	2			
GL10 2PX	3			
GL10 2PZ	4			
GL10 2PR	5			
GL10 2HQ	6			
GL10 2HQ	7			
GL10 2QW	8			
GL10 2PL	9			
GL10 2QC	10			
GL10 2PL	11			
GL10 2PL	12			
GL10 2PU	13			
GL10 2QD	14			
GL10 2QS	15			
GL10 2PG	16			
GL10 2PP	17			
GL10 2PP	18			
GL10 3VH	19			
GL10 2PG	20			
GL10 2PA	21			
GL10 2ES	22			
GL10 2PS	23			
GL10 2QS	24			
GL10 2NX	25			
GL10 2GS	26			
GL10 2QS	27			
GL10 2QV	28			
GL10 2PX	29			
GL10 2PX	30			
GL10 2PX	31			
GL10 2PX	32			
GL10 2PX	33			
GL10 2PU	34			

	dog leads on walking / dog-cloth	hissing gate access	seating	Bins	bird box	hedgehogs	insect houses	A/S behaviour	Orchard	Bugnet	upkeep	Alignment	Rugby	Leave it alone	Wildflowers, play areas	eco structure 5	Trees	car park	Drainage
GL10 2PS																			
GL10 2PU																			
GL10 3HR																			
GL10 2QR																			
GL10 2QS																			
GL10 2NU																			
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GL10 2PJ																			
GL10 2PU																			



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Stonehouse Town Council
Town Hall
1 Queens Road
Stonehouse
Gloucestershire
GL10 2JW

REF: TPO/0590

Contact: Francesca Ind
Telephone: 01453 766321
E-mail: planning@stroud.gov.uk

15/08/2023

Dear Owner/Occupier

New Tree Preservation Order: TPO/0590

A new Tree Preservation Order (TPO) has been made affecting a tree at Land adjacent to 162 Arrowsmith Drive, Gloucestershire and under the relevant regulations, Stroud District Council must inform the owner and any persons interested in the land affected by the Order.

The Council considers that the tree is important to the local environment and its enjoyment by the public.

The enclosed documents contain full details of this new TPO. Please read the formal Notice for a more detailed explanation of why the order has been served and how expressions of support/objection can be made.

Further details on TPO's can be found on the Councils website:

<https://www.stroud.gov.uk/environment/planning-and-building-control/conservation-biodiversity-listed-buildings-trees-and-hedgerows/trees>

Please contact the Councils Tree Officer (francesca.ind@stroud.gov.uk) if you require any additional information.

Yours faithfully,

Geraldine LeCointe
Head of Development Management
On behalf of Stroud District Council

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Chief Executive: Kathy O'Leary



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IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

NEW TREE PRESERVATION ORDER

Stroud District Council Tree Preservation Order TPO/0590

Land adjacent 162 Arrowsmith Drive, Gloucestershire, 2023

Deadline for comments: 12/09/2023

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012**

THIS IS A FORMAL NOTICE to let you know that on 15/08/2023 Stroud District Council made the above Tree Preservation Order.

A copy of the order is enclosed. In simple terms, no one is allowed to cut down, top, lop, uproot, wilfully damage or wilfully destroy any of the trees described in the Schedule and shown on the map in the order, without the Council's permission.

General information about tree preservation orders is available in "Planning Practice Guidance – Tree Preservation Orders and Trees in Conservation Areas"
<http://planningguidance.planningportal.gov.uk/blog/guidance/tree-preservation-orders/>
or on the Council's web-site - <https://www.stroud.gov.uk/environment/planning-and-building-control/conservation-biodiversity-listed-buildings-trees-and-hedgerows/trees>

The reason for serving the Order is –

The tree is worthy of a Tree Preservation Order (TPO) by virtue of its public amenity value. The Oak tree is prominent being located along a public right of way and within close proximity to a school. It has no significant defects and appears in good health. There has been correspondence received from a credible source regarding the potential felling of this tree hence a TPO is considered expedient. The removal of this tree would greatly reduce public amenity within the area.

The Order took effect, on a temporary basis, on 15/08/2023 and will remain in force for six months. During this time the Council will decide whether the Order should be given permanent status (confirmed).

People affected by the Order have a right to object to, support or make other comments about any of the trees, groups of trees or woodlands covered by the Order before the Council decides whether the Order should be made permanent.

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If you would like to object, support or make comments, please make sure they are received in writing by the Council by 12/09/2023. Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. (A copy is provided at the end of this Notice). Comments should make clear any reasons for objection, if relevant, and the trees to which you are referring. (Comments received may be available for public inspection and should not contain remarks which might be regarded as offensive or libellous. If you require any specific information to be excluded, please advise us when making your comments. It is this Council's policy not to accept anonymous comments.)

Please send your objections or comments to –

Tree Officer, Stroud District Council planning@stroud.gov.uk

All valid objections or representations are carefully considered before a decision on whether or not to confirm the order is made. The Council will write to you again when that decision has been made.

In the meantime, if you would like any further information or have any questions about this letter, please view the information provided on the Council's website or contact:

Ebley Mill, Ebley Wharf, Stroud, Gloucestershire. GL5 4UB www.stroud.gov.uk

Dated: 15/08/2023

Signed

Geraldine LeCointe
Head of Development Management
On behalf of Stroud District Council

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6 (1) Subject to paragraph (2), objections and representations:

(a) shall be made in writing and:

(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

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- (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Full copy of the Regulations is available at -
<http://www.legislation.gov.uk/ukSI/2012/605/made>



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Dated 15/08/2023

STROUD DISTRICT COUNCIL TREE PRESERVATION ORDER

**Land adjacent 162 Arrowsmith Drive, Stonehouse, Gloucestershire, 2023
TPO/0590**

Town and Country Planning Act 1990

**The Town and Country Planning (Tree Preservation) (England) Regulations
2012**

TREE PRESERVATION ORDER

relating to

Land adjacent 162 Arrowsmith Drive, Stonehouse, Gloucestershire 2023

TOWN AND COUNTRY PLANNING ACT 1990

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THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

STROUD DISTRICT COUNCIL TREE PRESERVATION ORDER NO TPO/0590

Land adjacent 162 Arrowsmith Drive, Stonehouse, Gloucestershire 2023

The Stroud District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order-

Citation

1. This Order may be cited as TPO Number TPO/0590 Land adjacent to 162 Arrowsmith Drive, Gloucestershire, 2023

Interpretation

2. (1) In this Order "the authority" means Stroud District Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall-
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

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Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 15/08/2023

.....
Geraldine LeCointe
Head of Development Management
Authorised by The Council to sign in that behalf

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CONFIRMATION OF ORDER

This Order was confirmed by the Stroud District Council without modification on the
day of 20

OR

This Order was confirmed by the Stroud District Council, subject to the modifications indicated by

on the day of 20

Signed on behalf of The Stroud District Council

.....
Geraldine LeCointe
Head of Development Management
Authorised by The Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Stroud District Council
on the day of 20

Signed on behalf of the Stroud District Council

.....
Geraldine LeCointe
Head of Development Management
Authorised by The Council to sign in that behalf

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VARIATION OF ORDER

This Order was varied by the Stroud District Council on the
day of 20

by a variation order under reference number a copy of which is attached

Signed on behalf of The Stroud District Council

.....
Geraldine LeCointe
Head of Development Management

REVOCATION OF ORDER

This Order was revoked by the Stroud District Council on the
day of 20

under the reference number

Signed on behalf of The Stroud District Council

.....
Geraldine LeCointe
Head of Development Management
Authorised by The Council to sign in that behalf

Leading a community that is making Stroud district a better place to live, work and visit for everyone

Chief Executive: Kathy O'Leary



STROUD DISTRICT COUNCIL

Ebley Mill • Ebley Wharf • Stroud • Gloucestershire • GL5 4UB
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www.stroud.gov.uk

SCHEDULE

SPECIFICATIONS OF TREES

TPO Reference and location: TPO/0590 Land adjacent to 162 Arrowsmith Drive

TREES SPECIFIED INDIVIDUALLY (encircled in black on the map)

Reference on map	Description	Situation
T1	Oak, Quercus	Land adjacent to 162 Arrowsmith Drive

TREES SPECIFIED BY REFERENCE TO AN AREA (within a dotted black line on the map)

Reference on map	Description	Situation
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GROUPS OF TREES (within a broken black line on the map)

Reference on map	Description	Situation
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WOODLANDS (within a continuous black line on the map)

Reference on map	Description	Situation
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Stroud District Council

TPO/0590 Land adjacent 162 Arrowsmith Drive

Scale 1:500
printed at A4 portrait

Date: 15/08/2023

