



Structural landscaping incorporated in the west of the Site, to filter views of the built form from the west

Recreational footways will link to the existing public rights of way within and adjoining the Site

Secondary streets to be tree-lined on at least one side, to break up the built form and create an attractive environment

Proposed swales will convey surface water run-off into the drainage basin

Existing hedgerows retained within green corridors within the proposed development

Spine street to be tree-lined on both sides, to break up the built form and create an attractive environment

Proposed access off Hempsted Lane. New native hedgerow and tree planting incorporated behind the access radii and visibility splays

A LEAP, NEAP and MUGA will be provided within the new parkland area, to provide play space for children and young people. In addition to these equipped play facilities, a more informal kickabout area will be provided and will include a single set of goalposts.

Lower density housing within the south of the development, to create an appropriate transition to the countryside to the south

Large new area of informal parkland created in the south of the Site, incorporating new thicket and woodland planting, as well as new areas of native trees and wildflower, and recreational footways. This parkland will create a transitional area between the built form to the north and the countryside to the south, and filter views of the new homes

Existing drainage basin retained, and seeded with long grass/meadow mix

Proposed location for community orchard

Proposed foul water pumping station

Potential pedestrian link between existing public footpath and existing footway along Secunda Way (A430)

- Site Boundary: **12.22ha**
- Residential development: **4.79ha**
(190 dwellings @ 40 dph)
- Low density residential development: **0.71ha**
(25 dwellings @ 35 dph)
- Green Infrastructure: **6.72ha**
- Existing trees and hedgerows retained
- Proposed thicket/woodland planting
- Street trees
- Native tree planting
- Community orchard
- Wildflower/long grass
- Existing drainage basin
- Existing watercourses
- Proposed swales
- Proposed drainage basin
- Proposed foul pump station (15m cordon sanitaire)
- Bridleway
- Public footpath
- Pedestrian connection
- Cycle way
- Spine street
- Secondary streets
- Private drives
- Recreational footways
- Circular jogging route
- Play areas
(LEAP: Locally Equipped Area of Play (400m²)
NEAP/MUGA: Neighbourhood Equipped Area of Play (1000m²)/Multi-Use Games Area (450m²))
- Informal kickabout area (including a single set of goalposts)
- Active fitness space along circular jogging route
- Contours

Rev	Date	By	Description
C	07.07.22	RC	Amended to reflect client's comments
B	05.07.22	RC	Amended to reflect client's comments

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Project	Land off Hempsted Lane, Gloucester		
Title	Development Framework Plan 2022		
Client	Gladman Developments Ltd		
Scale	1:2000 @ A3	Drawn	SG
Date	April 2022	Checked	RR
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