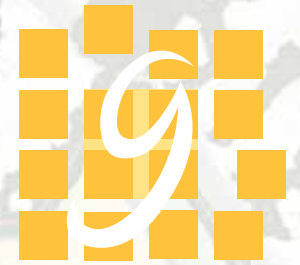


DESIGN AND ACCESS STATEMENT

LAND OFF HEMPSTED LANE GLOUCESTER



MAY 2022



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01. INTRODUCTION

1.1 Introduction

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Gladman Developments Ltd (Gladman) for a proposed residential development at Land off Hempsted Lane, Gloucester (the Site).

The city of Gloucester is situated in Gloucestershire in the south west of England. The Site is located immediately south of the village of Hempsted and lies approximately 1.5km to the south west of Gloucester city centre in Gloucester City Council's administrative area.

The Site is currently the subject of an undetermined planning application/ active planning appeal (Ref: 20/00315/OUT) which is seeking outline planning permission for up to 245 dwellings and associated public open space and infrastructure, with vehicular access from Hempsted Lane applied for in detail. During the consideration of this application by Gloucester City Council, the authority's Landscape Officer has provided comments on the submitted proposals, including the accompanying Development Framework Plan, DAS and the findings of the supporting Landscape and Visual Appraisal.

This revised DAS seeks to directly respond these comments and describes how the proposals for the Hempsted Lane site have been revisited to address the Landscape Officer's concerns. In doing so, it demonstrates how the updated proposals will result in the delivery of a high-quality sustainable development, comprising of the following:

- Residential development of up to 215 new homes, including a proportion of affordable housing.
- Green infrastructure including new informal parkland, new children's play areas, habitat creation, retained hedges and trees, and new sustainable drainage features.
- Full approval is sought for the vehicular access point taken off Hempsted Lane.

A more detailed description of the updated proposals and how these respond to the Landscape Officer's feedback is provided with Section 5 of this document.

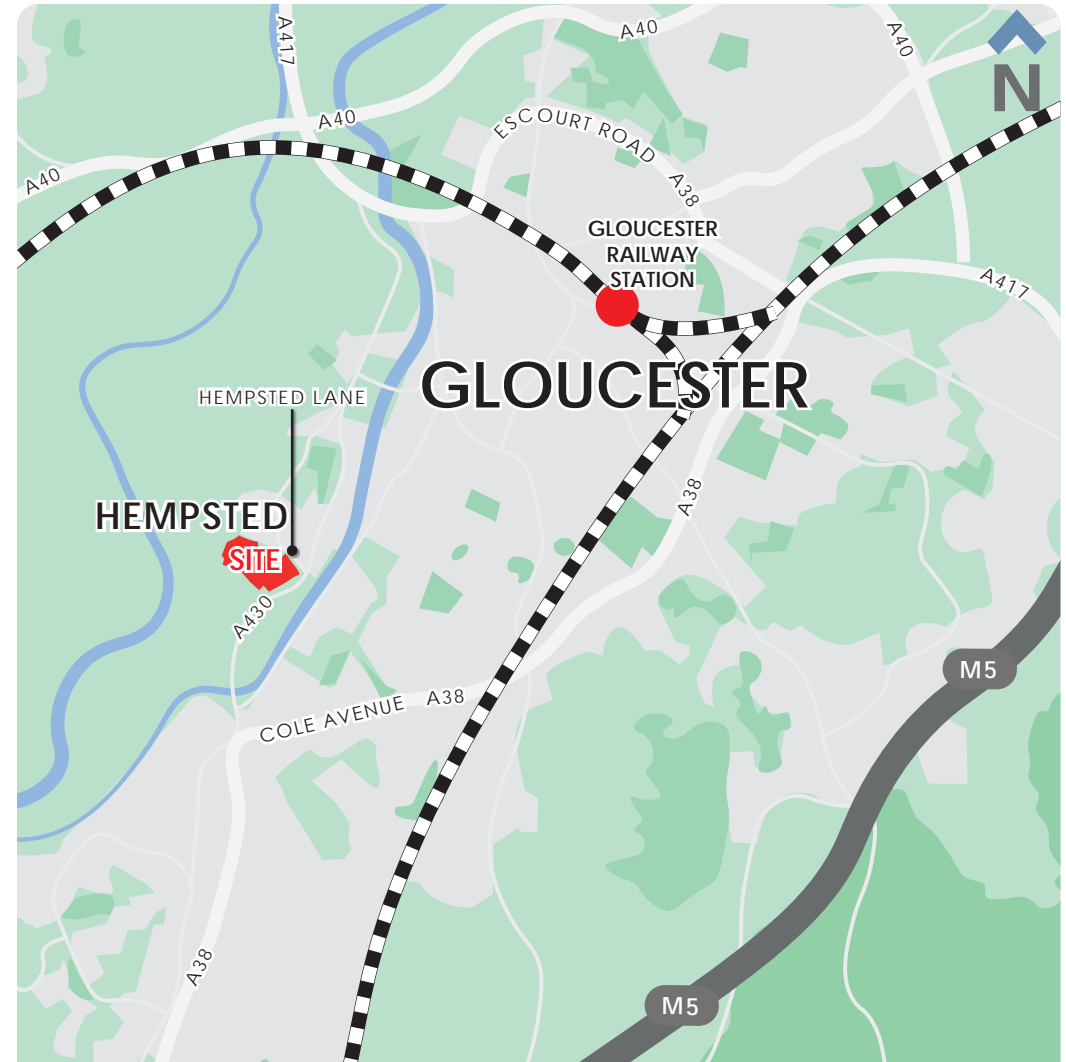


Figure: 1.1: Site Location Plan.

1.2 Purpose of the Design and Access Statement

The DAS explains the design rationale for the proposed development and how the applicant has fully considered the proposals and understands what is appropriate and feasible within the context of the Site and its surroundings.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

This Design and Access Statement is comprised of the following sections:

01. Introduction: This section introduces the development proposal and purpose of the Design and Access Statement.

02. Planning Context and Design Guidance: This section sets out the relevant planning policy and design guidance that applies to the development of the Site.

03. Site Assessment: This section demonstrates the steps taken to appraise the Site and its surroundings.

04. Influences and Opportunities: This section identifies the influences and opportunities of the Site and its surroundings.

05. Development Proposals: This section describes and illustrates the design proposals and demonstrates how they respond to the influences and opportunities identified in Section 4.0 and local design guidance. This section also looks at how the proposals respond to the Council's Landscape Consultant's response.

06. Conclusion: This section summarises the design proposals applied at Land off Hempsted Lane, Gloucester.

02. PLANNING CONTEXT AND DESIGN GUIDANCE

2.1 Planning Policy Background

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies this planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework (NPPF)

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (NPPF) (July 2021). The NPPF sets out a presumption in favour of sustainable development and is a material consideration in the making of planning decisions, setting out the parameters by which planning applications are to be assessed in relation to:

- **The presumption in favour of sustainable development.**
- **Decision-making.**
- **Delivering a sufficient supply of homes.**
- **Promoting healthy and safe communities.**
- **Promoting sustainable transport.**
- **Making effective use of land.**
- **Achieving well-designed places.**
- **Conserving and enhancing the natural environment.**

Paragraph 126 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

Paragraph 130 provides a set of design criteria which new development should seek to achieve:

- **Function well and add to the overall quality of the area over the lifetime of the development.**
- **Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.**
- **Be sympathetic to local character and history, while not preventing or discouraging innovation.**
- **Establish or maintain a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit.**
- **Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).**
- **Create places that are safe, inclusive and accessible and which promote health and well-being.**

Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) explains how the NPPF policy should be implemented and should be read alongside the National Design Guide. Paragraph 001 (ID 26-001-20191001) of the PPG provides further information on design in the planning process. It states:

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides

in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Good design is set out in the National Design Guide under the following 10 characteristics:

- **Context**
- **Identity**
- **Built form**
- **Movement**
- **Nature**
- **Public spaces**
- **Uses**
- **Homes and buildings**
- **Resources**
- **Lifespan**

National Design Guidance

Whilst the NPPF replaced Planning Policy Statements, the following documents are still relevant and aim to inspire well designed schemes that will create attractive places and inclusive new communities. The following principal documents have informed the design proposals:

- **Manual for Streets 2: Wider Application of the Principles, 2010.**
- **Urban Design Compendium 1 and 2, English Partnerships - Housing Corporation, 2000-2007.**
- **Building for a Healthy Life, Design Council, 2020.**
- **Secured By Design Homes 2019, Official Police Security Initiative, 2019.**
- **National Model Design Code, 2021.**

2.2 Local Planning Policy

Local Policy Context

The adopted development plan for Gloucester City is the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (The JCS). The JCS was adopted by all three councils in December 2017 and is currently undergoing a review. The policies relevant to the Site are summarised as follows:

Policy SD3: Sustainable Design and Construction

states that development proposals must be designed and constructed in a way as to maximise the principles of sustainability both as they relate to individual buildings and to the integration of new development with new and existing communities.

"2. All development will be expected to be adaptable to climate change in respect of the design, layout, siting, orientation and function of both buildings and associated external spaces. Proposals must demonstrate that development is designed to use water efficiently, will not adversely affect water quality, and will not hinder the ability of a water body to meet the requirements of the Water Framework Directive"

Policy SD4: Design Requirements identifies that high quality and well thought out design, tailored to meet the needs of people and location, is a key element in producing attractive, sustainable places in which people will want to live, work, learn, play and relax.

"Where appropriate, proposals for development - which may be required to be accompanied by a masterplan and design brief - will need to clearly demonstrate how the following principles have been incorporated:

i. Context, Character and Sense of Place;

New development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting. Design should establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, and having appropriate regard to the historic environment.

ii. Legibility and Identity;

New development should create clear and logical layouts that create and contribute to a strong and distinctive identity and which are easy to understand and navigate.

This should be achieved through a well-structured and defined public realm, with a clear relationship between uses, buildings, routes and spaces, and through the appropriate use of vistas, landmarks and focal points.

iii. Amenity and space;

New development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution.

iv. Public realm and landscape;

New development should ensure that the design of landscaped areas, open space and public realm are of high quality, provide a clear structure and constitute an integral and cohesive element within the design. The contribution of public realm designs, at all scales, to facilitate the preferential use of sustainable transport modes should be maximised.

v. Safety and security;

New development should be designed to contribute to safe communities including reducing the risk of fire, conflicts between traffic and cyclists or pedestrians, and the likelihood and fear of crime.

vi. Inclusiveness and adaptability;

New development should provide access for all potential users, including people with disabilities, to buildings, spaces and the transport network, to ensure the highest standards of inclusive design. Development should also be designed to be adaptable to changing economic, social and environmental requirements.

vii. *Movement and connectivity;*

New development should be designed to integrate, where appropriate, with existing development, and prioritise movement by sustainable transport modes, both through the application of legible connections to the wider movement network, and assessment of the hierarchy of transport modes set out in Table SD4a. It should:

- *Be well integrated with the movement network within and beyond the development itself;*
- *Provide safe and legible connections to the existing walking, cycling and public transport networks;*
- *Ensure accessibility to local services for pedestrians and cyclists and those using public transport;*
- *Ensure links to green infrastructure;*
- *Incorporate, where feasible, facilities for charging plug-in and other ultra-low emission vehicles;*
- *Be fully consistent with guidance, including that relating to parking provision, set out in the Manual for Gloucestershire Streets and other relevant guidance documents in force at the time.*

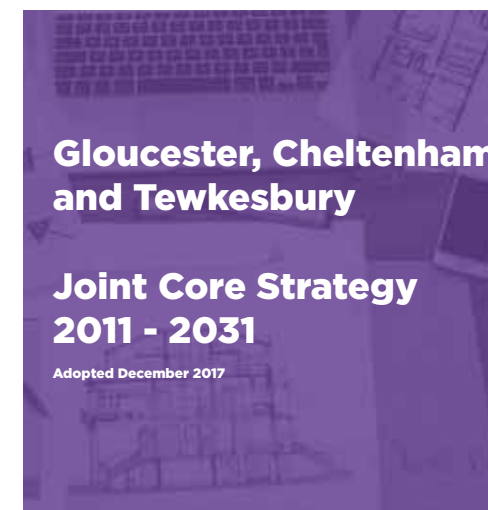
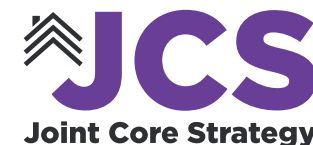
2. Detailed requirements of masterplans and design briefs, should the Local Planning Authority consider they are required to accompany proposals, are set out in Table SD4d. These requirements are not exhaustive."

Within Policy SD4, the JCS sets out a hierarchy of transport modes (Table SD4a) and the principles of Urban Design (Table SD4b), which relate to character, continuity and enclosure, public realm, ease of movement, legibility, durability, and diversity. It also notes in Table SD4c that architectural design should pay particular attention to function, character, layout, scale, appearance and landscaping of, and associated with, new built form.

Policy SD10 Residential Development. The JCS provides a guide to new housing development to sustainable and accessible locations as set out in Policy SP2. Policy SD10 Residential development accompanies policies JCS Policies SP1 and SP2 and provides further guidance on locating and delivering new residential development in the JCS area.

In doing so, criterion 6 of Policy SD10 states the following:

"Residential development should seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network."



Policy SD12 Affordable Housing states that:
"Outside of the Strategic Allocation sites, on sites of 11 dwellings or more, or sites with a maximum combined gross floor space of greater than 1000 sqm; a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area."

Pre-submission Gloucester City Plan (September 2019)

Alongside the adopted Development Plan, Gloucester City Council in the process of preparing the Gloucester City Plan (GCP) which is currently undergoing Examination in Public.

Once adopted, the GCP will supplement the policies of the JCS by identifying site allocations and development management policies that are specific to the Gloucester City Council area.

In relation to design and other matters considered in this DAS, these emerging policies include:

- Policy A1: Effective and efficient use of land and buildings
- Policy A2: Affordable housing
- Policy C1: Active design and accessibility
- Policy C3: Public open space, play fields and sports facilities
- Policy E1: Landscape character and sensitivity
- Policy E2: Biodiversity and geodiversity
- Policy E4: Trees, woodlands and hedgerows
- Policy E5: Green infrastructure: Building with nature
- Policy E6: Flooding, sustainable drainage, and wastewater
- Policy F2: Landscape and planting
- Policy F3: Community safety
- Policy G1: Sustainable transport
- Policy G4: Walking

Second Stage Deposit City of Gloucester Local Plan (2002).

The Second Stage Deposit City of Gloucester Local Plan is a draft plan that was published and approved by the Council for the purposes of development management decision-making in 2002. Although not formally adopted, a number of the Second Stage Deposit's Local Plan continue to be applied to the assessment of planning applications in the Gloucester City Council area.

The Second Stage Deposit Local Plan policies that are deemed to be of relevance to this DAS include:

- Policy OS.2 Public Open Space Standard for New Residential Development
- Policy OS.3 New Housing and Public Open Space
- Policy OS.7 New Areas of Public Open Space
- Policy OS.4 Design of Public Open Space

Supplementary Planning Documents (SPD)

Alongside the adopted Development Plan, Gloucester City have also prepared a number of Supplementary Planning Documents that seek to provide further guidance to developers for the purposes of development management and assessing application proposals.

The following SPDs should be considered when preparing development proposals for the application site:

- Gloucester Local Plan 'New Housing and Open Space' Draft SPG (June 2001)
- Designing Safer Places SPD (Interim adoption; August 2008)
- Sustainable Drainage: A Design and Adoption Guide (July 2013)

03. SITE ASSESSMENT

3.1 Site Location and Context

The Site lies approximately 1.5km to the south west of Gloucester city centre and is located immediately south of the village of Hempsted. It extends to 12.22ha and comprises three arable fields on the southern edge of Hempsted.

The Site is bound to the north east by Hempsted Lane, with the houses north of the road fronting towards the Site. Nine detached dwellings, accessed off Hempsted Lane, and backing onto the Site, are indented in the central, northern part of the Site. To the north west, the Site is bound by a bridleway, with the rear gardens of the houses to the north on High View backing onto this bridleway.

To the north west of the Site is a residential development which is currently under construction, located west of Rea Lane.

Rea Lane bounds the Site to the west, with an open field located beyond. Pastoral fields within the floodplain of the River Severn are located further west. The River Severn lies approximately 370m west of the Site at its closest point. A residential property with a dilapidated house, Oak Cottage, lies west of the central part of the Site, between the Site and Rea Lane.

Two chalet bungalows are indented into the Site's south western corner, Lowlands and Coppins, which

are accessed off Rea Lane, with their rear gardens adjoining the Site.

To the south, the Site is bound by a series of grassland and scrub fields, with a Barn Owl sanctuary/visitor centre at Netheridge Farm located within this area. Further south is an existing sewage treatment works (Netheridge Sewage Treatment Works), surrounded by wooded areas.

The Site is bound to the east by Secunda Way (the A430), with industrial/commercial/workshop areas located east of the road. The Gloucester and Sharpness Canal is located within this industrial area, around 110m from the Site at its closest.



View from Rea Lane, looking east towards the Site.

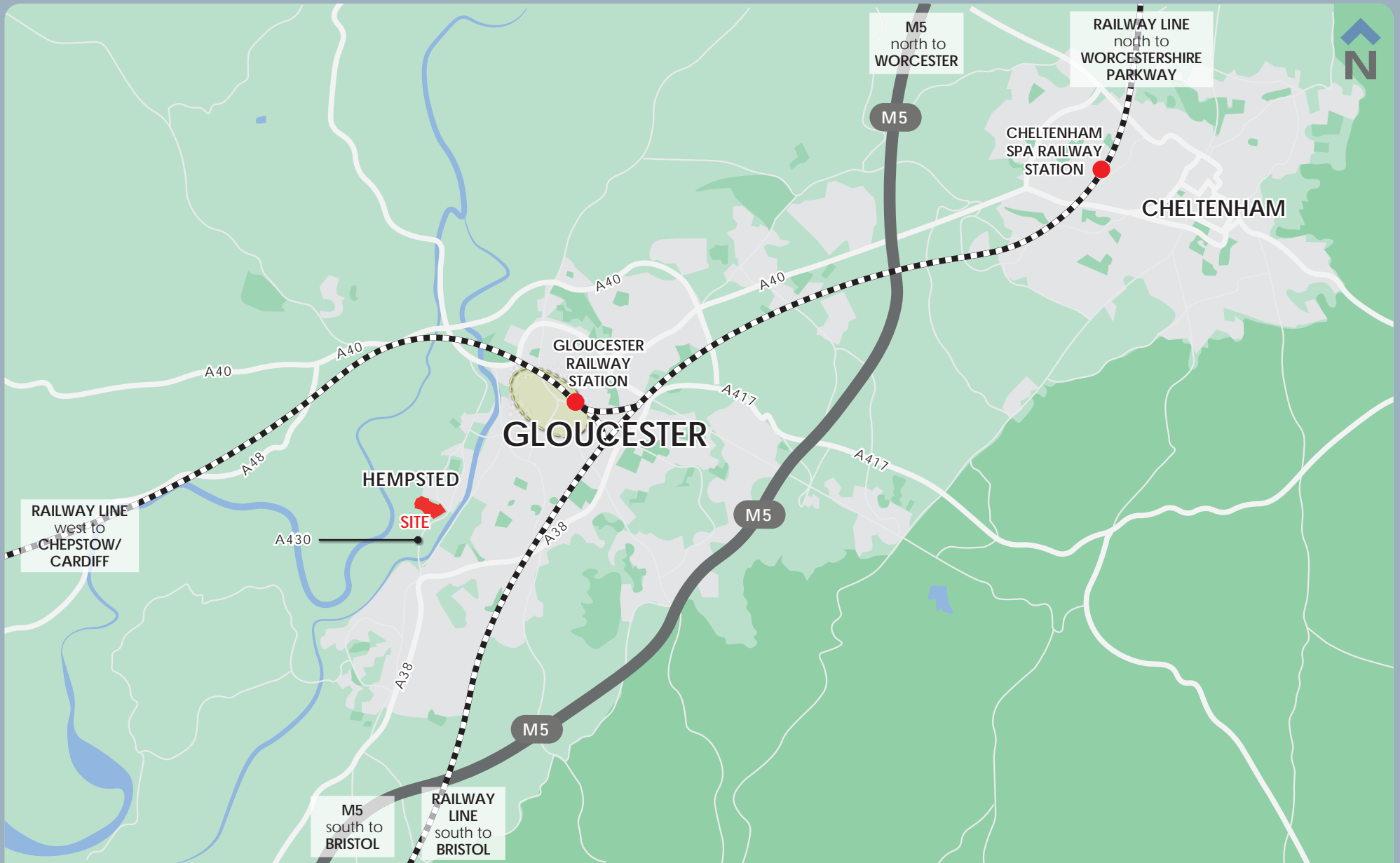


Figure: 3.1: Site Context Plan.

3.2 Surrounding Designations

The Multi Agency Geographic Information for the Countryside Map (MAGIC) and the Gloucestershire Policies (Proposals) map indicate that the Site is not covered by any statutory or non-statutory designations. Figure 3.2 identifies the designations that lie within the wider context of the Site.

Landscape

The Site is not covered by any statutory or non-statutory designations for landscape character or quality.

Listed Buildings and Scheduled Monuments

Figure 3.2 identifies the location of the Listed Buildings in relation to the Site. There are no designated heritage assets within or immediately adjacent to the Site, and the development is not considered to affect the setting of any Listed Buildings.

There are a small number of Listed Buildings within the core of the village of Hempsted to the north, along Rectory Lane and Swithuns Road. The scheduled monument, Hempsted Village Cross, is also located along St Swithuns Road. The majority of the village's heritage assets are typically located within the Hempsted Conservation Area (which is focused around St Swithuns Road and Hempsted Lane where it passes through the core of the village). These are separated from the Site by existing 20th Century residential development. There are also a few Listed Buildings and another Scheduled Monument located further north of the village centre.

Ecology

The Site is not covered by any national statutory or non-statutory designations for ecology.

Two statutory and two non-statutory conservation designations were identified within 2km of the Site; Alney Island LNR & LWS (1.7km north), Green Farm Orchard LNR (1km south), Sud Meadow LWS (1.7km north) and Robinswood Hill Country Park LWS (1.8km east).

There are also eight 'unconfirmed sites' which are proposed for designation as Local Wildlife Sites.

Public rights of way and Cycle way

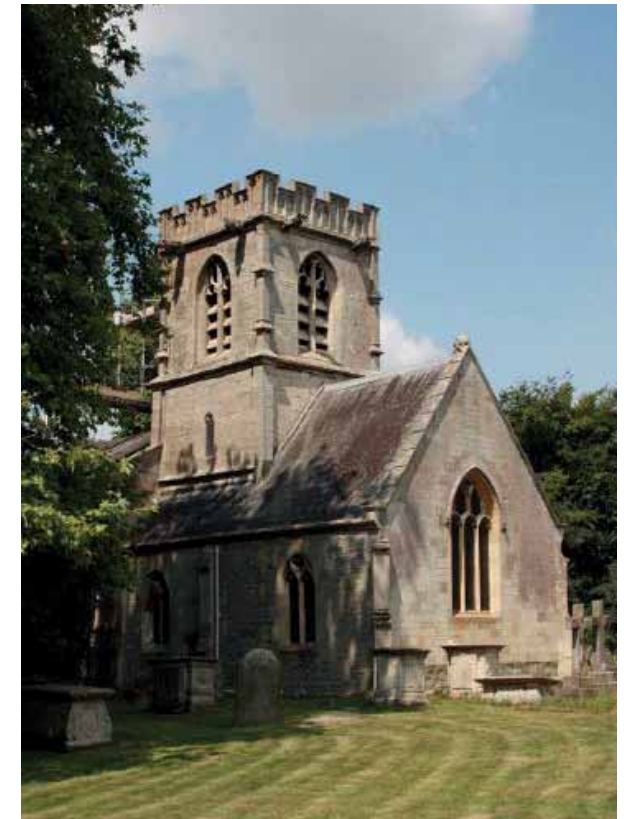
There are two public rights of way within the immediate vicinity of the Site. Bridleway 148 runs along the north western Site boundary, linking Rea Lane to Hempsted Lane. Public footpath 71 is identified as crossing north-south along the eastern part of the Site, although there is currently little trace of this footpath on the ground, with walkers instead continuing up to the A430 and then joining the footway.

Further public rights of way are shown on the adjacent map. These include the Severn Way long distance walking route, the Glevum Way local marked trail (although this is marked on the ground, it is not readily available to find in map form), and the Geopark Way long distance walking route.

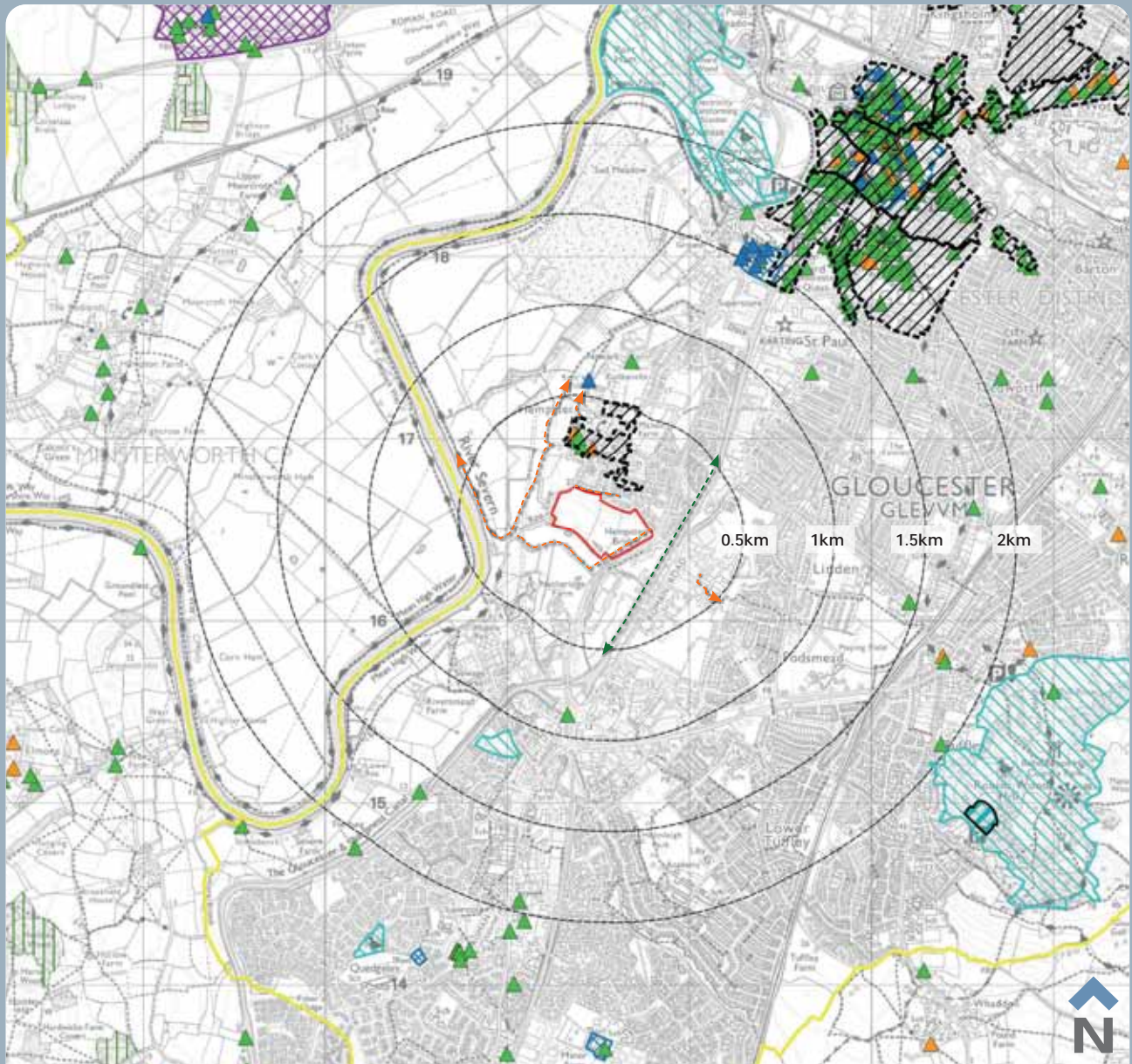
The National Cycle Route 41 runs along the canal towpath, a short distance east of the Site.

Tree Preservation Order

During the previous application, it was confirmed that no trees on the Site are covered by Tree Preservation Orders ('TPO'), and the landowner and applicant have not been made aware since then that the Council intend to serve a TPO.



Grade II* Church of St Swithun.



- Site Boundary
- District Boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monuments
- Registered Parks and Gardens
- Public rights of way (within 0.5km of the Site)
- National Cycle Route 41 (within 0.5km of the Site)
- Area of Outstanding Natural Beauty
- Sites of Special Scientific Interest
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Special Area of Conservation
- Natural Nature Reserve
- Local Natural Reserve

Figure: 3.2: Designations Plan.

3.3 Historical Development

Hempsted was a village that comprised farm workers' cottages set amidst orchards, with one or two larger houses for gentry, clergy and land-owning farmers. Historically it was known as a place of rich pasture and orchards, and was renowned for producing cider and cheese.

Today, it is a village of housing developments with many dating from the 1960's, when various large properties in the village were demolished and their gardens built over. Most of the orchards have gone, but some of the smaller farms and farm workers cottages have survived, along with mature trees that were originally planted in the grounds of the larger houses.

The village's historic linear form was located primarily along Hempsted Lane and St Swithuns Road. A number of buildings along these roads are Listed and form the heart of the Hempsted Conservation Area.

Following an increase in built density along these principal routes by the early 1900s, Hempsted began to expand in all directions from the inter-war period onwards. Much of this growth was primarily to the north and east of the settlement. As such, the village has a relatively modern character, with the present-day historic core focused relatively closely around a cluster of buildings including, and in close proximity to, St Swithun's Church.

The areas in the immediate vicinity of the Site comprise mainly inter-war and post-war development. Some new estates and infill development are located to the north of Hempsted Lane and the bridleway.

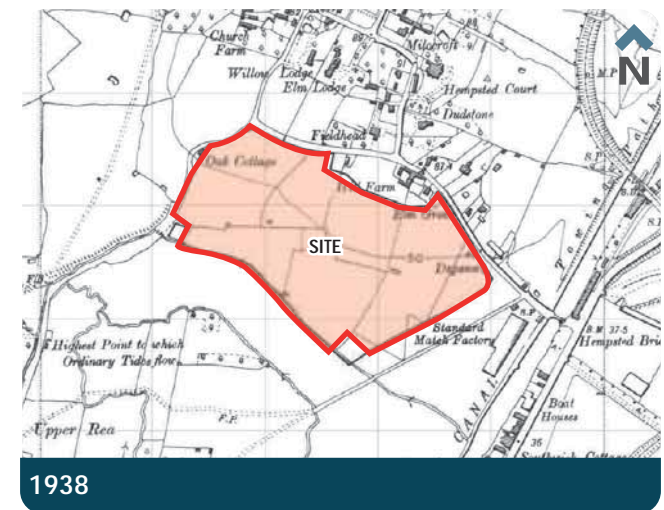
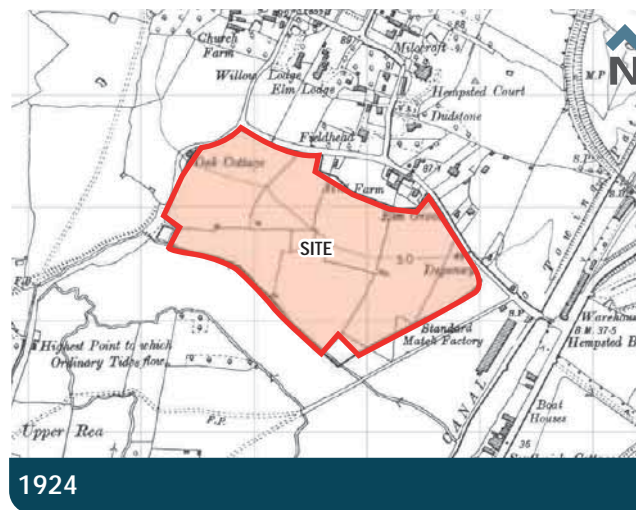
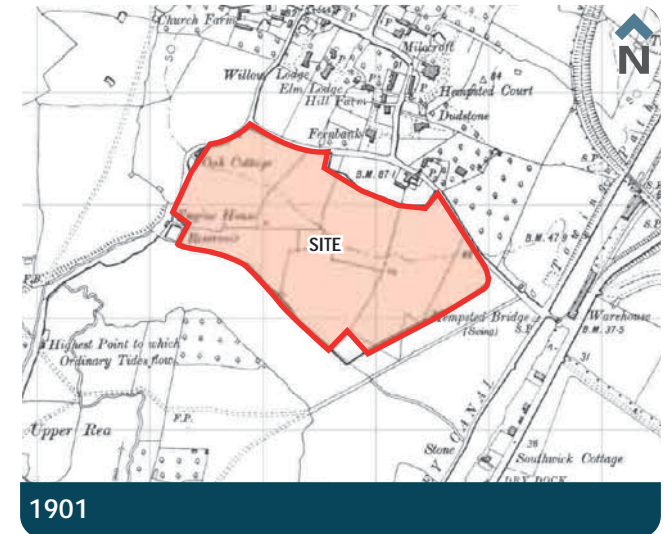
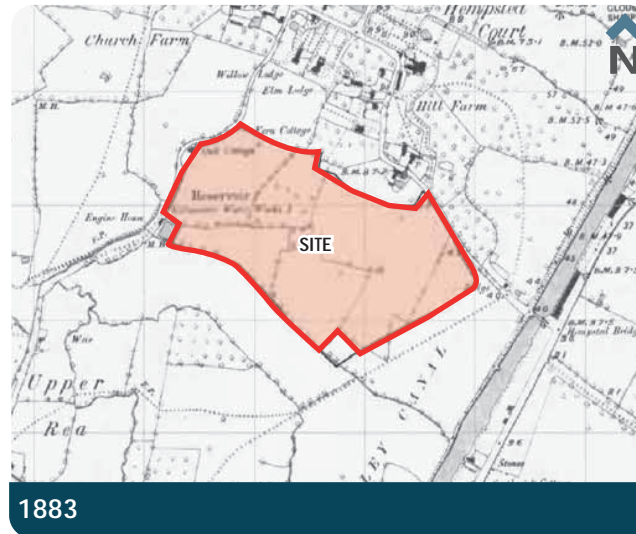
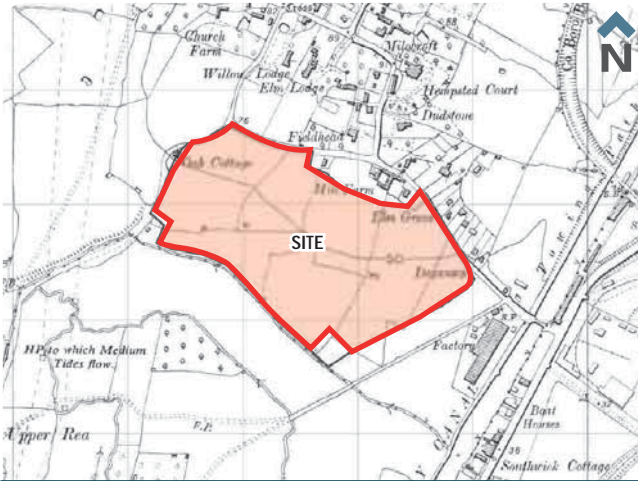
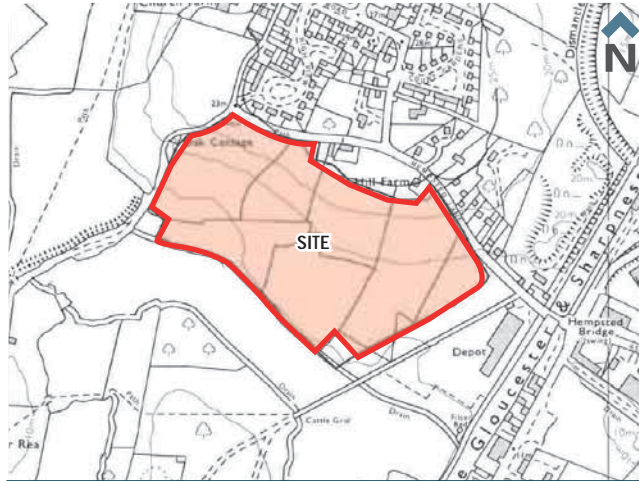


Figure 3.3: Historic maps illustrating the growth around the vicinity of the Site.



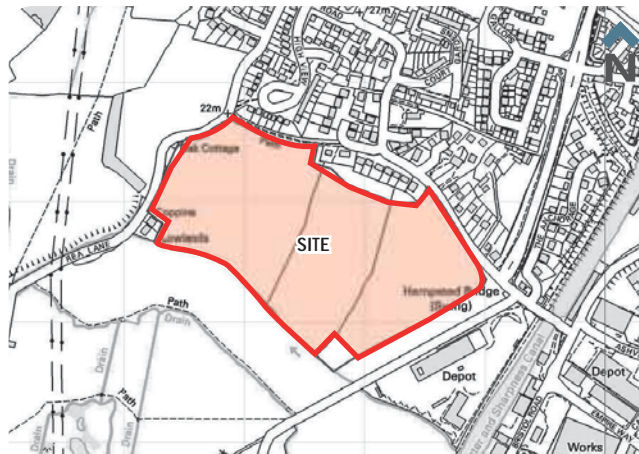
1961



1975



1994



2002

3.4 Settlement Form and Architectural Detail

Development in Hempsted as a whole possesses a range of architectural styles that differ in form, layout, materials, finish, building line and frontage treatments. These often occur in clusters of varying scales and reflect the growth of the village over time.

Housing in the village typically comprises detached or semi-detached properties, with a limited number of terraced properties. Terraced properties tend to be located within more modern developments and focused on the settlement fringes to the east near Secunda Way (A430) and to the north. The majority of the building stock is two storey, with pitched roofs. Generally, most properties are constructed of brick and are set back from the roads behind vegetated front gardens, with parking provided on-plot.

Although originally a discreet settlement, the expansion of Gloucester has led to Hempsted now having a notable contextual influence from the city's suburbs and peripheral industrial and commercial estates extending along the canal corridor and the A430 adjoining to the east.



Figure 3.4: Location of assessed character areas.



CHARACTER AREA A St Swithun's Road and Hempsted Lane

- Historic core of the settlement and forms the Hempsted Conservation Area.
- A looser urban grain with a varied building line. The dwelling plots vary in size and shape due to the mix of older properties, farm workers cottages and Victorian villas. The majority have gardens to the rear and some have small yards to the front.
- Predominantly 2 storey properties, materials include red and beige brick, with some render and vertical tile hanging to upper storeys.
- **Western end of St Swithun's Road has a verdant feel, and no through traffic in this part of the Character Area creates a tranquil ambience.**
- Mature trees standing along the verges or surviving within the grounds of demolished buildings, contribute to the leafy ambience.
- Buildings have varying set backs from road edge behind pavements and front gardens.
- Property boundaries are a mix of brick walls, timber fencing, hedgerows and railings. **Some boundaries are undefined.**
- Parking accommodated on-plot.



CHARACTER AREA B
High View and Hempsted Lane

- Predominantly 2 storey medium density semi-detached housing dating from the 1960s.
- Medium density development.
- The main building material is red brick. There are examples of beige coloured brick and render painted in white and cream shades.
- Red and grey plain tile roofs. Roofscape articulated with chimneys.
- Footways along roads through this character area. A verdant character is achieved with trees located in incidental green spaces and within front gardens.
- Properties are set back from the back edges of pavements, behind front gardens.
- Some incidental green spaces at road junctions.
- Parking is predominantly accommodated on-plot, with some on-street parking.



CHARACTER AREA C
Hempsted Lane - cul de sac

- Mix of detached and semi-detached dwellings dating from the 1990s.
- Properties constructed of red brick. Use of white/cream render to upper storeys of some buildings.
- Reconstituted stone lintels and cills highlight fenestration.
- Pitched with grey and red tile roofs. Dormer windows articulate some roofscapes.
- Different road surfacing to cul-de-sac, no footways.
- **Gardens defined with boundary treatments** consisting of low level shrubs and hedges.
- Grass verges lie between the road edge and property boundaries.
- Parking accommodated on plot, properties have large driveways and double garages.



CHARACTER AREA D
East of A430

- The Site is separated from this area by the A430.
- Industrial/commercial/workshop areas and large areas of car parking located between the A430 and the Gloucester and Sharpness Canal.
- Large areas of car parking used for car boot sales and flea market on certain days.
- National Cycle Way Route 41 is located along the western edge of the Gloucester and Sharpness Canal.
- Roadside vegetation lines both sides of the A430.

3.5 Existing Site Features

The Site occupies three arable fields on the southern edge of Hemspted, Gloucester.

The easternmost field is bound to the north east by a 7m high native hedgerow with standard trees, with Hempsted Lane beyond. There is a field access gate in the south eastern corner of this boundary. The south eastern boundary is marked by a 7m high tree/thicket belt, with a grass verge along an embankment leading to a footway and the A430 beyond. The Site boundary at its southernmost point, is unmarked on the ground where it indents into the easternmost field. The northern boundary of the eastern field is formed by an outgrown hedgerow, around 6m high, with some higher quality trees occurring within it towards the east, and the rear gardens of the adjoining properties beyond. The field boundary between the eastern and central field is formed by a 2m high hedgerow of relatively poor quality, with a central area that is marked by a fence.

The central field is bound to the north by a combination of a native field hedgerow and the adjoining residential boundary hedgerows, around 3.5m high, with many scattered trees within it. Within the western part of this northern boundary is a band of dense trees within the adjoining rear gardens, around 12m in height. Roughly the northern half of the boundary, between the central and western fields, is formed by a native hedgerow, around 2.5m in height, with the southern half formed by a fence. Within the south of the central field is an existing attenuation basin within an area of long grass. The southern boundary of the central and western fields is formed by a maintained native hedgerow, around 2m high, with the drainage ditch located beyond to the south.

There are two standard, higher quality trees within the southern boundary hedgerow along the western field, with the boundary along the indented houses in the south west of this field formed by a fence, with trees and shrubs occurring within the adjoining gardens. The western boundary of the Site contains a mature ash tree within the south adjacent to the indented properties, alongside a field access gate. A short section of this boundary in the south is formed by a fence with scrub/bramble, with the remainder formed by a maintained native hedgerow, around 2.5m in height, along Rea Lane and adjacent to the garden at Oak Cottage. The property at Oak Cottage is overgrown, with several trees occurring in the garden. The northern boundary of the western field is formed by a gappy hedgerow, around 3m in height, with gaps filled by scrub and bramble. The bridleway lies beyond to the north.

Although a public footpath is shown on maps to occur within the east of the Site, this does not currently appear to be present on the ground.



Figure 3.5: Aerial Photograph showing photograph location point.

3.6 Landscape and Visual Character

A Landscape and Visual Impact Assessment (LVIA) has been prepared as part of this planning application. The Site is not covered by any statutory or non-statutory designations for landscape character and quality, it does not contain any heritage assets, and is not publicly accessible. The findings and conclusions of the LVIA are summarised below:

- The Site lies within an area assessed as being of medium-low landscape sensitivity, as set out within the Council's Sensitivity Analysis (2013), however, the Council's Landscape Analysis of Potential Development Sites (also produced in 2013) recommends only the western part of the Site should be developed.
- The Site is most visible from the south, due to its location on a south-facing slope. There are also views from the east and west, with more limited views from the north.
- The Site is not covered by any statutory or non-statutory designations for landscape character or quality, nor for ecology or heritage conservation value. It comprises ordinary arable fields and a drainage basin, with gappy internal hedgerows of lower quality.
- The boundary hedgerows and vegetation are of higher landscape quality and value, and screen parts of the Site. There are few trees of value on the Site, and these are contained to the boundaries.

- **The Site's character is influenced by the adjoining main road (A430), as well as the adjoining housing to the north, which is clearly visible alongside the Site. Its character is also influenced by the grassed field and vegetation to the south west, and to a lesser extent, by Rea Lane and the vegetation along it.**
- The Site is assessed as being of medium landscape quality. The Site is assessed as being of medium landscape value, and medium landscape sensitivity.

The assessment concludes that, due to the Site's relationship to existing built edges of Hempsted, and with appropriate development design and landscape design, the proposed development would be well related to the existing surrounding development and could, therefore, be accommodated in a manner which would not result in any unacceptable material landscape and visual effects on views or on the character of the wider landscape.



View from public footpath 71, looking north east towards the Site.

3.7 Topography

The Site is located on a south-facing slope, and slopes down southwards from the northern boundary at around 25m Above Ordnance Datum ('AOD'), towards roughly the middle of the Site at around 15m AOD, before sloping down gently towards the southern boundary at around 10m AOD.

The housing to the north of the Site is at a similar level, and slightly higher than the northern boundary of the Site, with the village beyond located along the plateau of this hill. The land to the west of the Site slopes down towards the west and south west, with the flood plain of the River Severn occurring beyond. To the south, the land continues to slope down gently towards the stream and public footpath south of the Site, and remains relatively level around the sewage works area. The land to the east of the Site remains relatively level, although the A430 is slightly raised above the surrounding area in places.

The wider landscape is relatively level to the west and south west, with several higher hills evident in the surrounding landscape, including Robins Wood Hill within the south east of Gloucester.



Figure 3.6: Topography Plan.

3.8 Ecology

An ecological assessment is submitted as part of the application.

The identified habitats largely comprise arable fields and limited patches of scrub. There are intact species-rich and species-poor field hedgerows which include some semi-mature trees, most of which are considered to be of negligible potential for supporting bat roosts.

The south eastern boundary adjacent to Secunda Way (A430) comprises a line of trees.

A watercourse with vegetated banks approximately 1m wide and 10cm deep flows along the south western Site boundary. An on-site attenuation basin was dry at the time of the survey however the plants present are indicative of damp/wet conditions suggesting that the feature could hold water at other times of the year.

The habitats on the Site have the potential to support a range of wildlife, and the watercourse along the south western Site boundary has the potential to support water voles and white-clawed crayfish.

3.9 Heritage and Archeology

A historic environment statement was submitted as part of the application.

The report gathered baseline information from the Gloucestershire Historic Environment Record, Historic England data sets, Gloucestershire Archives and a Study Area walkover survey.

No designated heritage assets lie within the boundary of the Site.

The report concluded that there is no evidence to indicate the presence of archaeological remains within the boundary of the Site which would be of no greater than low importance. As such there is no evidence to reasonably indicate the potential for the presence of archaeological remains which would preclude development. Therefore, it is anticipated that no further works are required at this stage; consent could be granted on this basis.

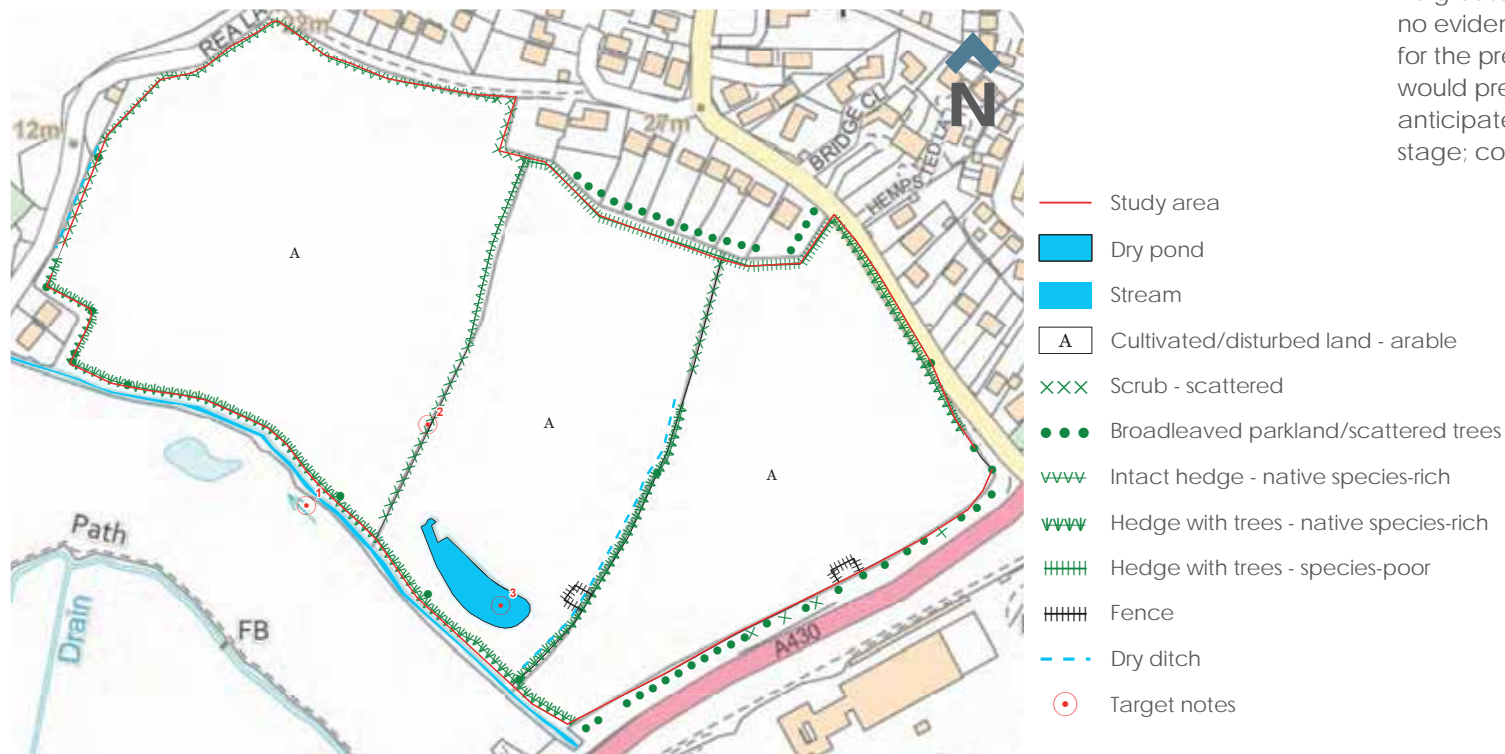


Figure 3.7: Habitats Plan.

3.10 Arboriculture

A tree survey and assessment of the existing trees and hedgerows has been conducted in accordance with the guidelines contained within British Standard BS5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Tree Cover recorded by the survey consists mainly of ash, with oak, birch and sycamore, and multiple dead elms. Hedgerows comprised predominantly of hawthorn, blackthorn, elder and bramble, with other species such as hazel, elder and field maple also present.



Figure 3.8: Tree Survey.

3.11 Utilities

There are a number of utilities within the Site and the immediate vicinity of the Site as shown on the adjacent plan. Within the Site, broadly to the south east there is a sewer, an oil pipeline and an abandoned MOD pipeline. A high pressure gas main lies just beyond the Site boundary to the south west, the 65m HSE outer zone extent lies within the westernmost corner of the Site.

Other utilities include water mains, and both overhead and underground telephone and power lines.

3.12 Water, Drainage and Hydrology

The Outline Planning Application is accompanied by a Flood Risk Assessment (FRA). This has been prepared to demonstrate that following construction of the development, the risk of flooding on the Site and potential risk of flooding elsewhere will not increase and that surface water drainage from the development will accord with Sustainable Drainage Systems (SuDS) principles in compliance with current national and local standards.

The adjacent plan shows that the northern and central extents of the Site are located outside the mapped extent of fluvial flooding, within Flood Zone 1, and is not at risk of fluvial or pluvial flooding. The southern extents of the Site lies within the extent of Flood Zone 2, however, no development will take place in this area.

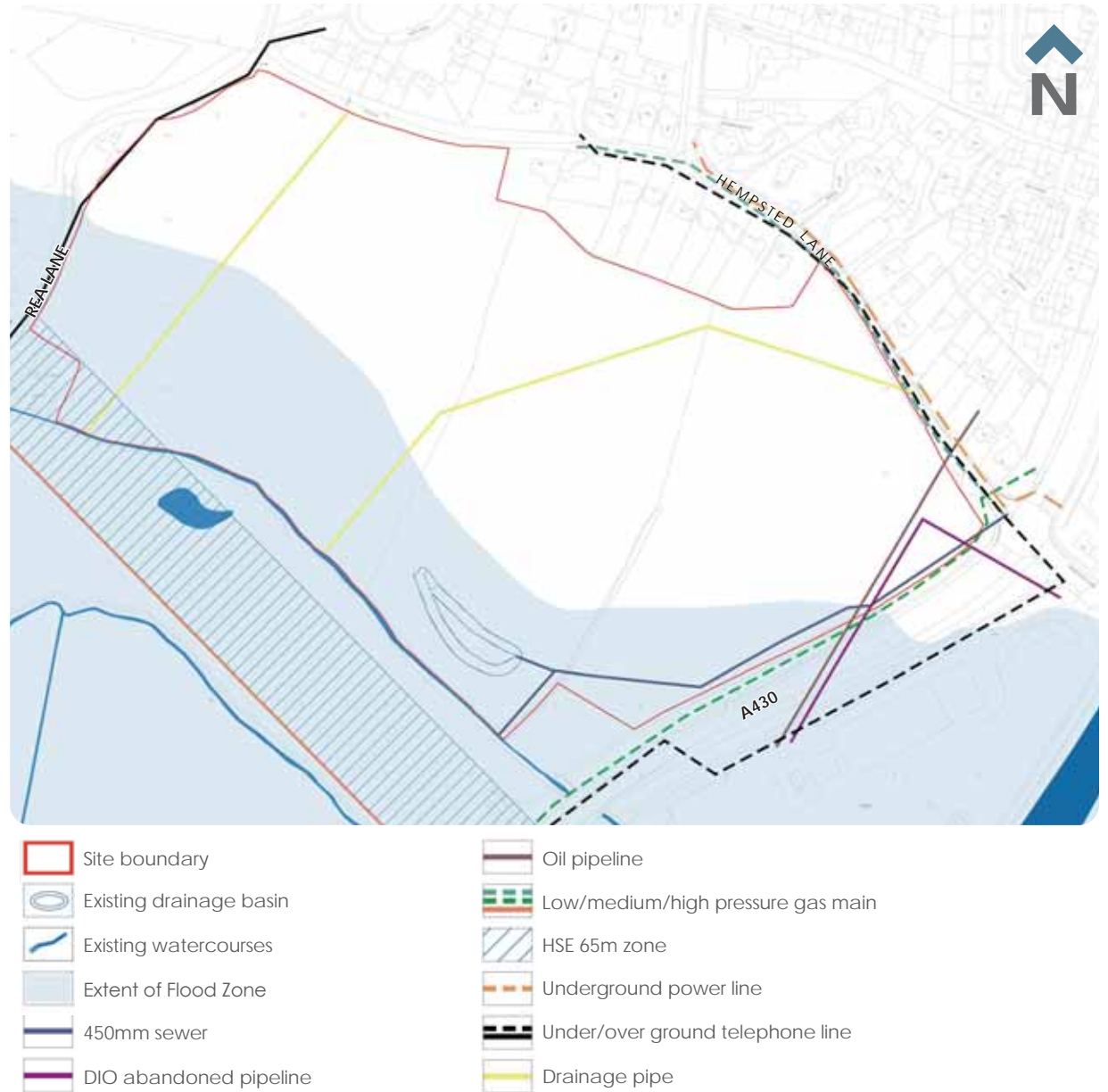


Figure 3.9: Utility and Flood Risk Plan.

3.13 Access, Movement and Facilities

Hempsted Lane is the primary route which passes roughly north to south centrally through Hempsted village. Due to the settlement's proximity to Gloucester, the Site is well connected, and there are a number of main vehicular routes in the local area. The A430 (Secunda Way) passes both directly to the east of Hempsted and the Site itself. The A430 extends southwards connecting to the A38, which extends further south to Junction 12 of the M5. To the north, the A430 connects with the A417 and A40.

Other routes, particularly to the west, are constrained by the River Severn and (with the exception of the A40 and A48) are typically local roads and rural lanes serving small villages and hamlets.

The village of Hempsted is served by a number of facilities within a 10 minute walking distance (800 metres) of the Site. Facilities within a 5 minute (400 metres) walk of the Site include a general store and Post Office, a primary school, and St Swithun's Church. Further facilities can be found within 2km to the north east around the St Pauls and Gloucester Docks areas, including secondary schools, supermarkets, convenience stores, banks, restaurants and a variety of shops.

Gloucester city centre has a good range of facilities and services, and is accessible by bus from the stops located along Secunda Way and within Hempsted Village, with a regular bus service providing links into Quedgeley and Gloucester.



Bridleway 148 runs along the north western Site boundary, linking Rea Lane to Hempsted Lane.

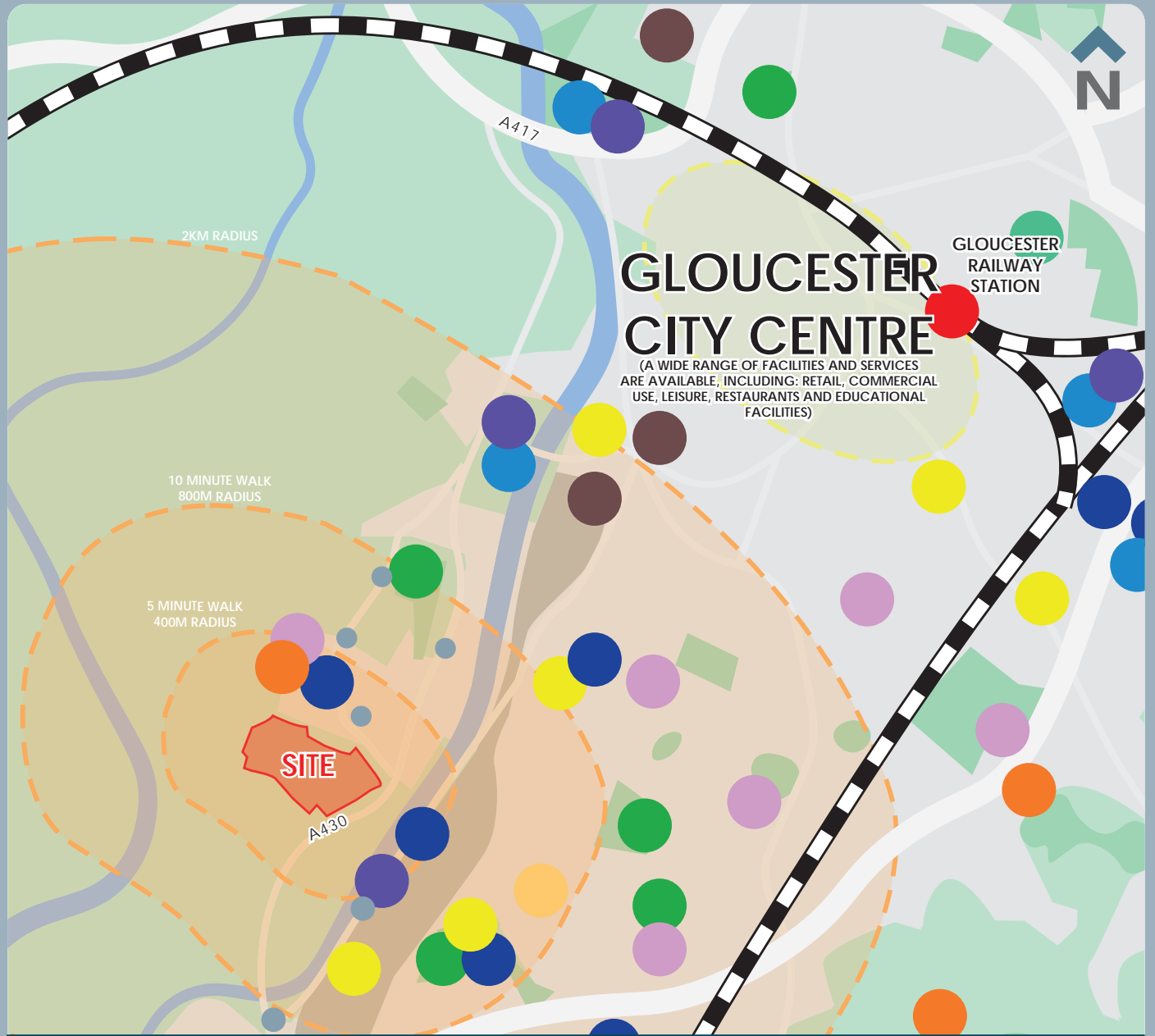
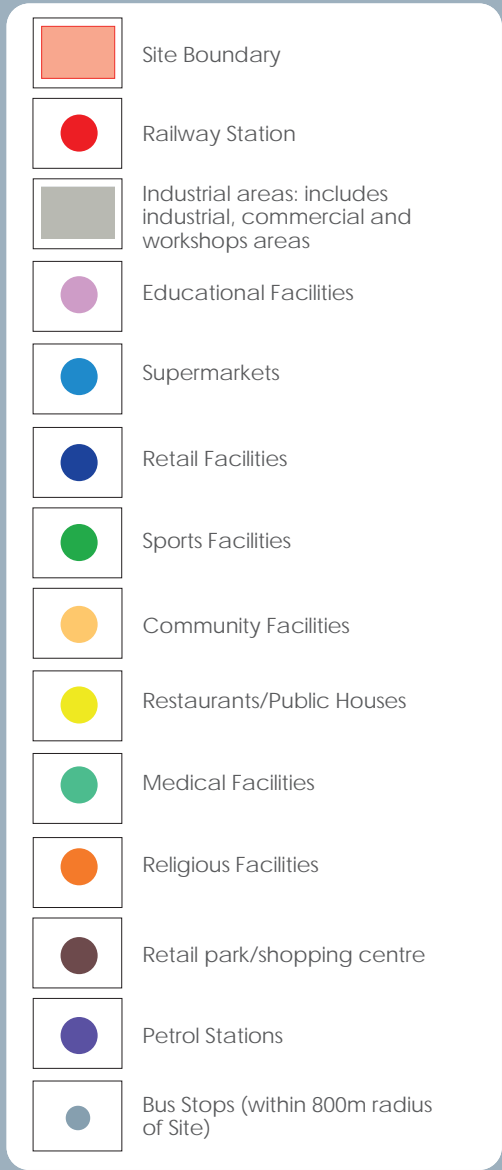


Figure 3.10: Facilities Plan.

04. INFLUENCES AND OPPORTUNITIES

INFLUENCES

There are natural and man made features within the Site, and around its immediate vicinity, that need to be considered and accommodated where necessary in the proposals.

Existing landscape features: Retention of the vast majority of the existing trees, woodland and hedgerows on the boundaries, as well as the potential to provide large amounts of new hedgerow, tree, thicket and wildflower planting. This will create a landscaped edge to the development, help filter views of the new homes from the surrounding area, and integrate it with the surrounding landscape. The existing seasonally wet attenuation basin situated in the south of the central field will be retained within the proposals.

Flood Zone: The southern parts of the Site area, adjacent to the Site's south western boundary, lie within Flood Zone 2. The new homes should be located outside the extent of Flood Zone 2, within in the northern and central parts of the Site. The areas of Flood Zone 2 will be integrated into the Site's green infrastructure proposals.

Utilities: There are a number of utilities crossing the Site, with associated easements. Most of which are located in the south eastern parts of the Site. The majority of drainage pipes within the Site can be removed. Development should adhere to the stipulated easements for those pipelines to be retained, and accommodated as part of the proposals.

Earthworks: There are restrictions on earthworks operations along the western boundary of the Site. This area will need to remain undeveloped.

OPPORTUNITIES

Many of the Site's features provide opportunities to shape the new proposals, giving the new development a distinct character with strong connections to its context and setting.

New homes: Provision of high quality sustainable housing, with the Site able to accommodate up to 215 new homes, with a portion of lower density housing in the southern parts to create an appropriate edge to the adjoining countryside and associated green infrastructure.

Proposed landscaping: There is potential for new landscaping in the southern parts of the Site. The new homes should be set back from the extent of Flood Zone 2 and the areas kept free from development should be utilised for open space uses to provide recreational benefits within a well-landscaped setting for new and existing residents.

Community Facilities: The areas of open space in the southern and western parts of the Site have the potential to contain two children's play areas in the form of a Locally Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP), conveniently located adjacent to new recreational routes to ensure it is accessible to both the residents of the development and the surrounding community of Hempsted.

SuDS: Potential to locate a drainage basin and swales which will form an integral part of the development's green infrastructure and be designed to maximise landscape and biodiversity benefits.





Site boundary: 12.22ha

CONTEXT

- Conservation Area

CONSTRAINTS

- Bridleway
- Public footpath
- National Cycle Route 41
- Existing trees and hedgerows
- Existing attenuation basin
- Existing watercourses
- Extent of Flood Zone
- Existing contours
- 450mm sewer (5m easement to either side)
- DIO abandoned pipeline
- Oil pipeline (3m easement to either side)
- Low/medium/high pressure gas main
- HSE 65m zone
- Underground power line
- Under/over ground telephone line
- Drainage pipe
- Earthworks restrictions

OPPORTUNITIES

- Potential developable area
- Potential area for low density development
- Potential public open space
- Potential vehicular access point
- Indicative streets through the development
- Potential street trees
- Potential location for drainage basin
- Potential location for swales
- Potential locations for children's play areas
- Opportunity to strengthen existing boundary vegetation/create new boundary vegetation

Figure: 4.1: Influences and Opportunities Plan.

05. DEVELOPMENT PROPOSALS

5.1 The Previous Scheme

A previous outline application was submitted on the Site in 2020 for up to 245 dwellings (application reference: 20/00315/OUT). While this submission remains undetermined, the Council's Landscape Consultant has provided comments on that application. This section of the DAS explains how the proposals that are now being presented respond to those comments.



Figure: 5.1: Formerly submitted Development Framework Plan.

COMMENTS MADE BY THE COUNCIL'S LANDSCAPE CONSULTANT

The consultant commented on how the previously submitted scheme and DAS suggested that there was an opportunity to create a new settlement edge to Hempsted, which could provide a sympathetic response to address to the Severn Vales: *"The Development Framework Plan and Illustrative Masterplan suggest that the opportunity has not been taken. Should the site be developed as shown, with little effective screening along the southern edge of the housing estate, then the new, clearly visible edge would comprise rear garden fences, parked cars and building facades with limited screening from a new hedge and a limited number of trees. This could not be considered a sympathetic address to the Severn Vale."*

The consultant felt that the previous proposal's areas of open space lacked informal structural planting: *"What is shown (a short stretch of hedge and 30 trees) falls well short of what would be appropriate should the site be developed in the way proposed"*.

The consultant commented on the previously submitted DAS that: *"Page 22 proposes that development is set within extensive swathes of Green Infrastructure to form a successful and sympathetic transition between the built development and wider countryside. There is little evidence of an adequate or properly considered Green Infrastructure plan shown on the Development Framework Plan or Illustrative Masterplan."*

The consultant also commented that: *"Page 22 suggests that a new hedge and trees would filter views towards the housing estate. The filtering effect of the hedge and the very small number of trees proposed would be minimal especially given the topography of the site."*

The Council commented that the existing hedgerows on the Site should be retained. While the previous DFP erroneously showed them to be removed, the text within the previously submitted DAS stated that the hedgerows were proposed to be retained. *"They should be retained and enhanced by laying and by planting gaps and should be extended to link with the existing hedgerow network and other elements of green infrastructure."*

The consultant also stated that the location of the NEAP less than 15m from the very busy A430 is ill judged, given the potential impact of pollution on children and the ease with which the play area could be relocated to be much further away within what is an extensive area of public open space.

DESIGN RESPONSE

Respect the existing landscape features – The Council commented that the existing hedgerows on the Site should be retained. The updated DFP now shows these north-south hedgerows retained. They are retained within green infrastructure corridors, which will also incorporate drainage swales and recreational footways. The retained hedgerows are proposed to be strengthened and gapped up where necessary, and new native trees are proposed to be planted alongside these.

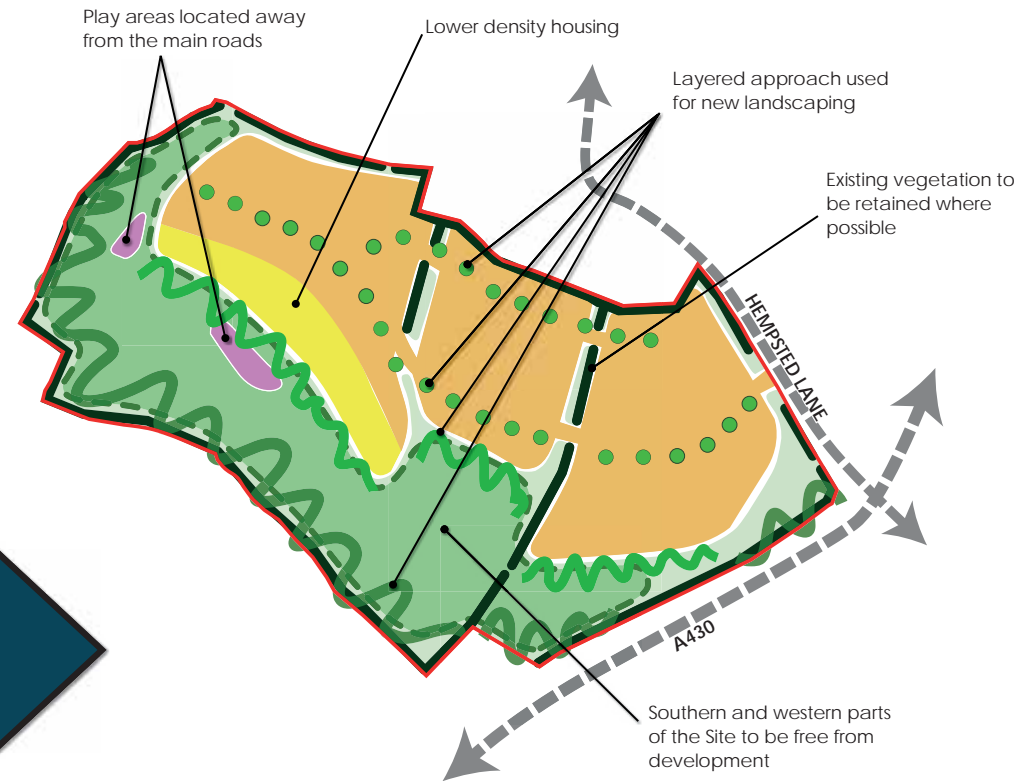
Provide a development that responds to its setting – The updated proposal shows an increased area of green open space within the western parts of the development, with the new houses set back from Rea Lane behind a deep green infrastructure corridor, incorporating new native thicket and woodland planting, trees, and wildflower planting, as well as a recreational footway, drainage swales and children’s play areas.

The changes to the DFP, following the consideration of the comments from the Council’s Landscape Consultant, has resulted in a reduced development area. An area of lower density residential development within the south western part of the Site has also been shown.

The Council commented that the proposed NEAP was too close to the A430. The updated DFP has relocated this play area to the new area of parkland within the south of the Site, where there will be opportunities for overlooking from the adjoining houses to the north.

Create an appropriate edge to the development – The Council commented that the proposed landscape buffer, illustrated within the south of the development on the previous DFP, was insufficient to provide an appropriate edge to the Severn Vale. The proposed planting is located both along the southern boundary of the Site, and also along the southern edge of the proposed housing area, thereby creating layers of vegetation when viewed from the public footpath south of the Site. These layers of vegetation will maximise filtering of views of the proposed development from the south, and visually break up the built form in these views.

Provide additional tree planting – As suggested within the Council’s landscape comments, new tree planting can be incorporated along the boundaries between rear gardens, to further break up the development. The exact location of these trees can be agreed with the Council at the Reserved Matters stage. The proposed new landscaping will soften the built form, and help to assimilate the houses into the vegetated surroundings, in a similar manner to the houses which occur to the north east of the Site.



- Existing hedgerows retained where possible.
- Reduced development area, with new homes set back from the southern and western parts of the Site.
- Lower density housing located in the peripheral areas.
- Play area moved to a more appropriate location.
- A 'layered' approach used for the new landscaping to visually soften the built form from views to the south.

Figure: 5.2: The design response.

5.2 The Development Framework Plan

The Development Framework Plan (DFP) shows the treatment of the Site boundary, the means of access into the Site, the areas of retained and new landscaping, and the location and extent of the proposed residential land.

The DFP submitted with the Outline Planning Application has been revised in light of the Landscape Consultant's comments and addresses the concerns in relation to the landscape and visual effects, to show how development can be accommodated on the Site in a sensitive and appropriate manner.

VISION

1. Provide a development that responds to the Site's location and that of the neighbouring area. For example, setting the new homes within the northern to central parts of the Site. Lower density housing is proposed within the south west, to create an appropriate edge to the settlement, and a sensitively designed transition between the settlement and the countryside beyond.
2. Retain existing hedgerows and trees within the Site wherever possible, with sections removed to facilitate access and movement. The DFP shows how large new areas of tree, thicket and woodland planting can be incorporated within the areas of open space, in order to mitigate for the losses due to the proposed vehicular access point, as well as to filter views of the new homes from the surrounding area. The new parkland will also include areas of long grass and meadows, and the scheme is capable of achieving a net gain in biodiversity.
3. Provide new areas of thicket and woodland planting, as well as tree planting within the parkland areas in the south and west of the Site. Combined with 'layers' of vegetation within the development area, the new proposed landscaping will maximise the filtration of views of the proposed development from the south, and visually break up the built form in these views.
4. Set the development within an attractive green infrastructure network which will allow for appropriate landscape and ecological enhancement measures to be applied.
5. Provide new recreational facilities and pedestrian connections to integrate the new homes into their context. New play facilities to be located in suitable locations that are well overlooked and easy to access.





- Site boundary: 12.22ha
- Residential development: 5ha (190 dwellings @ 38dph)
- Low density residential development: 0.71ha (23 dwellings @ 32dph)
- Green infrastructure: 6.51ha
- Existing trees and hedgerows retained
- Proposed thicket/woodland planting
- Street trees
- Native tree planting
- Wildflower/long grass
- Existing attenuation basin
- Existing watercourses
- Proposed swales
- Proposed drainage basin
- Bridleway
- Public footpath
- National Cycle Route 41
- Spine street
- Secondary streets
- Private drives
- Recreational footways
- Play areas (LEAP: Locally Equipped Area of Play NEAP: Neighbourhood Equipped Area of Play)
- Contours

Figure: 5.3: The revised Development Framework Plan.

5.3 The Design Principles

A: Development that responds to the Site's location and that of the neighbouring area

The amended proposals show an increased area of green open space within the west of the Site. The new homes have been set back from Rea Lane behind a wider green infrastructure corridor. This area of open space will form an informal parkland and will incorporate new native thicket and woodland planting, trees, and wildflower planting, as well as a recreational footway, drainage swales and a children's play area.

The DFP has also been revised to show an area of lower density homes within the south western parts of the proposed development area. This area will include more detached homes on larger plots, with larger spaces between the new buildings, in order to create an appropriate transition between the settlement and the countryside beyond, and to create an attractive and soft settlement edge.



Figure 5.4: The proposals will respond to the Site's location to form an appropriate edge to the settlement.

B: Retain existing landscape features

The updated DFP seeks to reflect the surrounding landscape character by retaining the north-south hedgerows along the internal field boundaries within green infrastructure corridors, which will also incorporate drainage swales and recreational footways. The retained hedgerows are proposed to be strengthened and gapped up where necessary, and new native trees are to be planted alongside these.

The proposed access off Hempsted Lane, and the associated visibility splays, will require the removal of around 86m of hedgerow. The DFP shows how a new native hedgerow and native trees are proposed to be planted behind the visibility splays and road radii. A gap of around 12m will remain within the boundary hedgerow to accommodate the access and footways.

Further sections of internal hedgerows will require removal to facilitate access and movement through the Site. However, the vast majority of existing vegetation on the Site's boundaries and within the body of the Site are proposed to be retained and managed.

The Landscape Character Assessment notes that the LCA within which the Site is located has limited tree cover. However, this is not the case in the vicinity of the Site, with dense hedgerows and tree belts, as well as many woodland areas occurring nearby. Therefore, there is opportunity to utilise the southern parts of the Site (that fall within the extents of the Flood Zone) as a parkland with new woodland and thicket planting.



Existing trees and hedgerows along the Site boundaries and internal field boundaries will be retained where possible.

C: Provide new landscaping

The updated DFP shows new areas of thicket and woodland planting, as well as new tree planting within the parkland areas in the south and west of the Site. The proposed planting is located both along the southern boundary of the Site (the lowest parts of the Site), and also along the southern edge of the proposed housing area, which creates layers of vegetation when viewed from the public footpath south of the Site.

These layers of vegetation will maximise the filtration of views of the proposed development from the south, and visually break up the built form of the new homes in these views.

The proposed spine street will be tree-lined on both sides, and the secondary streets are to be tree-lined on at least one side. These street trees, combined with the east-west orientation of the spine street and majority of secondary streets, will further break up the built form of the new homes, and also

partially filter views of the new homes on the rising ground.

Also, as suggested within the Council's landscape comments, new tree planting can be incorporated along the boundaries between rear gardens to further break up the roofscape of the new homes. The exact location of these trees can be agreed with the Council at the Reserved Matters stage.

The proposed new landscaping will soften the built form, and help to assimilate the houses into the vegetated surroundings, in a similar manner to the houses which occur to the north east of the Site. However, the existing settlement edge north of the Site is already visible, and while there will be more houses visible with the development in place, the proposed development will not be introducing built form into views where there are not already houses visible.

D: Set the development within an attractive green infrastructure network

The new homes will be set within an attractive green infrastructure network, which will allow for appropriate landscape and ecological enhancement measures to be applied.

The existing vegetation will be retained where possible and enhanced by new planting of native and appropriate tree and hedgerow species.

The layout of the proposed neighbourhood has been designed to include linear green spaces within the heart of the development, which will incorporate existing hedgerows and swales.

A drainage basin is to be provided within the southern parts of the central field. It will include large areas of wildflower planting. The existing attenuation basin within the southern extents of the Site will be retained and seeded with a long grass/meadow mix.



E: Provide new recreational facilities and pedestrian connections to integrate the new development into its context

The proposals will provide a series of open spaces offering a variety of recreational opportunities, including parkland, new footways, children's play areas, and areas for informal recreation, to serve both the new residents and the existing local community.

The proposals include two equipped children's play areas: a LEAP and a NEAP. The Council commented that the proposed NEAP was located too close to the A430. The updated DFP has relocated this play area to the proposed area of parkland within the south of the Site, where there will be opportunities for overlooking from the adjoining houses to the north. The play area can be designed to incorporate natural materials where possible, and to form an attractive part of the new parkland.

The proposals will also include new connections onto the existing public right of way network. The opportunity exists to reinstate the route of the public footpath which is shown to run within the east of the Site on the OS map and on the Gloucestershire County Council's online public rights of way maps.

New recreational footways are proposed to connect to the adjoining bridleway to the north west of the Site, as well as to Rea Lane (thereby providing connections to the footpaths within the floodplain located west of the Site). These new footways will run within the proposed parkland, and will provide connections to the new homes, and also to Hempsted Lane, and the wider area of Gloucester beyond.



Figure 5.5: Create an attractive entrance and set the development within an attractive green infrastructure network.

5.4 Use and Amount

The Outline Planning Application covers a total area of 12.22 hectares. The proposals encompass the following:

Residential Development Area – up to 215 homes (5.71 hectares)

The development accommodates a residential development area measuring 5.71 hectares in total, providing for up to 215 homes, with 0.71ha of this proposed to be for lower density homes. The average net density for the majority of the residential development area is 38 dwellings per hectare (dph) and the lower density area will be 32dph. This density range respects the character and form of the surrounding area.

The housing mix will be determined at the Reserved Matters stage, but it is expected to include a broad range of house types, sizes and tenures. A minimum of 20% of the new homes will be affordable and these will be fully integrated within the market housing and be of a type and size that meets local need.

Green Infrastructure – 6.51 hectares

The proposals have been designed to accommodate new areas of open space that offer social, leisure, and recreational opportunities within easy reach of the new homes and the existing homes of Hempsted. The range of open spaces will create places where people can meet each other to provide opportunities for social interaction. This will help to improve public health and well-being by encouraging physical activity, and helping to tackle those affected by loneliness and isolation.

Public Open Space: The retention and enhancement of the existing landscape framework, and the provision of public open space, will integrate the proposals into the landscape fabric of Hempsted and the wider area. A substantial area of open space within the southern parts of the Site will form an informal parkland, which will complement the edge of settlement character of the Site. The new areas of public open space will include equipped play areas, areas for informal recreation, and new recreational routes to encourage active and passive recreation.

These open spaces will form an attractive landscaped edge to the development and will incorporate new tree, thicket, and grass and wildflower meadow planting.

Recreation and Play: New recreational footways will be included within the new areas of public open space, connecting the new homes to this area, as well as the existing Public Right of Way and footway network. The development will provide new children's play areas in the form of a LEAP and NEAP conveniently located in the proposed wildflower meadow near the new recreational routes.

Amenity Areas: Part of a network of public open spaces designed to create a sense of place. These areas will have a more 'cared-for' appearance.

Ecology: The retention of the majority of existing vegetation will maintain wildlife connectivity and foraging opportunities. Enhancements to the existing habitats will be provided through new planting.

SuDS features: A drainage basin will be located within the lower part of the Site. This feature will manage excess surface water run-off during periods of heavy or persistent rainfall, and will also be designed to create new habitats for wildlife and contribute to the setting of the new homes. The proposed swales in the areas of public open space will not only convey stormwater, but also help to treat runoff to reduce pollutants.

The requirement to provide public open space within new residential development is set out in the New Housing Open Space Draft SPD (2001). The document states that new housing developments should provide public open space for sport, active recreation and children's play in line with the Council Standard of 2.8 hectares per 1,000 people. As the exact mix of housing at this stage in the design is not definitive, an average of 2.4 persons per dwelling has been used to calculate the open space requirements for the Site. For a development of 215 homes, 1.44 hectares is required. The provision of 6.51 hectares of green infrastructure far exceeds the Council's minimum requirement.

All new residential development will be expected to provide the appropriate level of equipped children's play, sport and recreational facilities that are necessary and reasonable for the development to meet the needs of its residents. Figure 2 of the SPD shows the types of open space provision required within the different threshold bands. For a development size of 215 new homes, there is a general expectation that formal sport (in the form of a full size playing pitch and changing rooms, a multi-use games area and a tennis court) and children's play (in the form of a NEAP and LEAP) will be provided on-site.

However, it is recognised that not all the typologies are suitable to be accommodated within the Site. A financial contribution will be made in lieu of on-site provision for these typologies.



Figure: 5.6: Land Use Plan.

5.5 Access

Vehicular Access

The Site's vehicular access point will be via a new access off Hempsted Lane, in the form of a single priority junction. The access will comprise a 5.5 metre wide carriageway with a 2 metre footway to either side.

A section of the hedgerow along the Hempsted Lane frontage will require removal to facilitate the access point. A replacement native hedgerow with tree planting is proposed to be incorporated behind the visibility splays and radii associated with the new road.

Emergency Vehicles

The detailed design of the layout will be in accordance with Part B of the Building Regulations, 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

Pedestrian and Cycle Access

The vehicular access point off Hempsted Lane will incorporate a 2 metre wide footway to either side of the carriageway to allow safe access for pedestrians into the Site. Uncontrolled crossing points along the footway on the other side of Hempsted Lane can be provided, as shown on the adjacent plan.

As shown on the updated DFP, there is opportunity to reinstate the public footpath that crosses through the eastern parts of the Site and incorporate it into the proposal's new public open space. The DFP also shows how new recreational routes will link with the existing public right of way and footway network,

Public Transport

A number of bus services operate in the village providing connections to Quedgeley, Brockworth and Gloucester. The Site benefits from convenient access to the local public transport network, with the closest bus stop to the Site located to the north, along Hempsted Lane where a regular service operates, providing connections to Gloucester.

The nearest railway station is located on the north eastern edge of Gloucester city centre. The station is easily accessible by bus from the Site and has car and cycle parking available. It is served by several train operators and offers direct services to a range of centres including Cardiff, Cheltenham Spa, Nottingham, Birmingham, Swindon, Bristol and regular services to London Paddington.

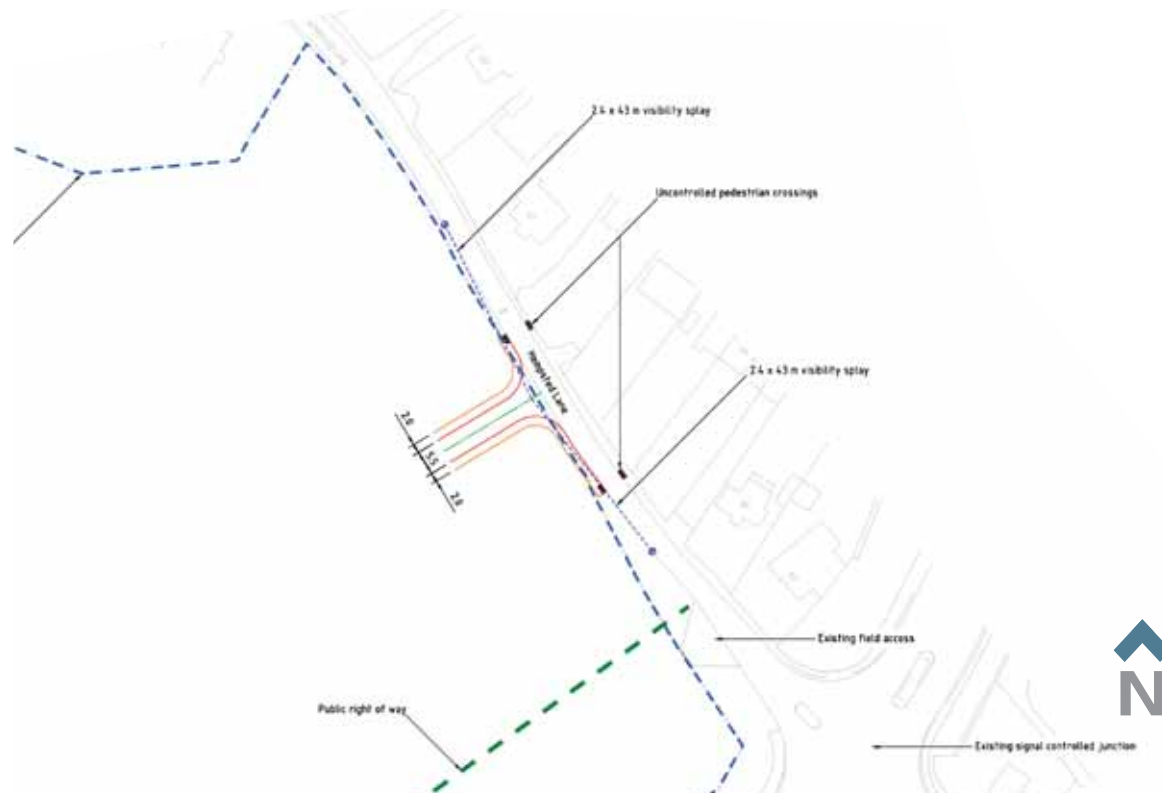


Figure 5.7: Proposed Site access arrangement.

5.6 Street hierarchy and car parking

Street Hierarchy and Legibility

The Development Framework Plan has been designed to show how a clear hierarchy of streets and spaces should be created so that it will be clear for residents and visitors alike to know where the principal routes are and how to navigate their way around the development. The design proposals provide for a layout where each street and route within the hierarchy will be an identifiable type as follows:

- **Spine street:** A tree-lined formal street leading from the access point off Hempsted Lane. The Spine street will provide direct connections to the Secondary Streets which lead to the development's peripheral residential areas.
- **Secondary Streets:** Less formal character than the spine street, with density thresholds that are clearly subservient to the principal movement route. Secondary streets will be tree-lined on at least one side of the road. These routes have an important role in creating a permeable layout, particularly for pedestrians, as they assist in providing a choice of routes to the proposed parkland area and existing public right of way network.
- **Lanes and Private Drives:** Typically lower density areas at the transition between the built environment and the open spaces. Being located away from the main movement routes, these form more intimate areas, yet still benefit from good levels of natural surveillance from the dwellings and adjacent recreational footways.
- **Recreational footways:** A series of traffic-free routes running through the new areas of public open space that will connect into the existing Public Right of Way network.

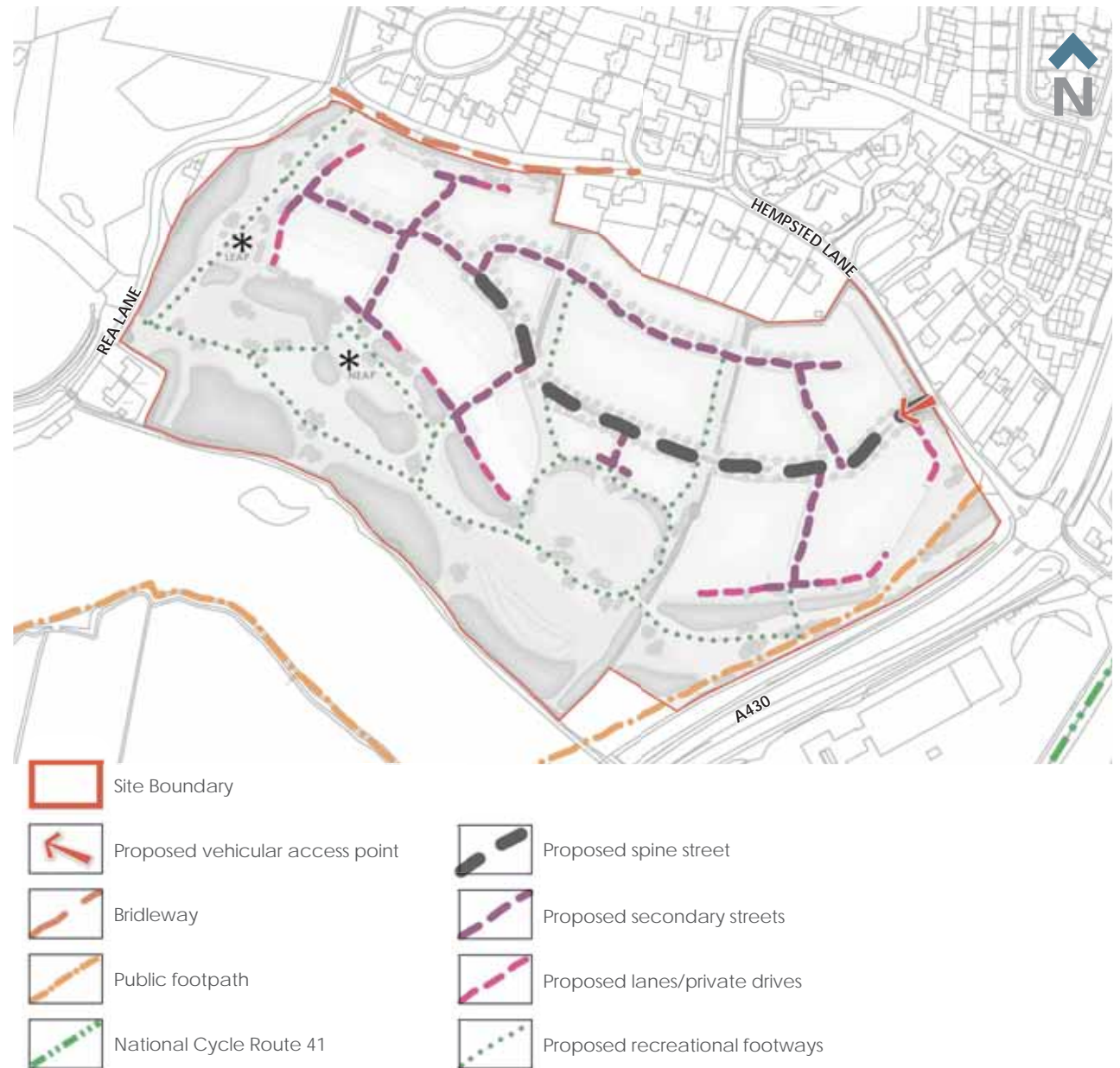


Figure: 5.8: Movement Strategy Plan.

5.7 Street design

The Council recognises that calming and slowing traffic is an important part of delivering streets for people and that new developments should encourage walking and cycling. To slow vehicles and to encourage users to drive with caution, it is expected that some, or all of the following methods will be used:

- The introduction of features that act as visual 'incidents' along the street.
- Changes in the carriageway surface.
- Locating buildings so that they are close to the street edge or carriageway.
- The use of well designed 'shared surfaces' to create streets for all.

Car and Cycle Parking

The Manual for Gloucestershire Streets (2020) provides guidance on the provision of parking. The guiding principle that will be applied by the Council towards parking provision is that sufficient parking should be available within a development to ensure that environmental and safety problems do not occur in the surrounding area as a result of overflow parking generated from the development. Car parking should be integrated within the overall design of the development so that it is easy, safe and attractive to use, and so that parking in inappropriate locations is deterred.

Recommendations for the Gloucester area

Number of bedrooms proposed	Spaces
1 bedroom dwelling	1
2 bedroom dwelling	1
3 bedroom dwelling	2
4 bedroom dwelling	3
5 bedroom dwelling	3

Cycle Parking (minimum)

A minimum of 1 space is needed per 1 bedroom units, 2 spaces thereafter.

Visitor parking is permitted to be counted within the street due to their short term duration and infrequent occurrence. Where existing on street demand or parking restriction prevents this or for communal parking areas off road provision should be made at a ratio of 1 space per 5 residential units.



5.8 Creating a safe and secure environment

The Council recognises that good places are safe and secure. It also establishes that safety and security stem from good site planning and the careful design of buildings and spaces. Such developments are inherently safer and have a sense of public ownership and civic pride. The design proposals for the Site proposes a framework for development where the public realm will be overlooked, be open in aspect and well-used in order to reduce the fear of crime.

The proposals for the Site have been prepared to design out opportunities for crime by:

- **Access and movement:** places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- **Structure:** places that are structured so that different uses do not cause conflict.
- **Surveillance:** places where all publically and semi-publically accessible spaces are overlooked. Buildings should be orientated to front onto and overlook streets.
- **Ownership:** places that promote a sense of ownership, respect, territorial responsibility and community.
- **Physical protection:** places that include necessary, well-designed security features.
- **Activity:** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- **Management and maintenance:** places that are designed with management and maintenance in mind, to discourage crime in the present and the future.



5.9 Green Infrastructure and Design

Green Infrastructure Strategy

As set out earlier in the DAS, the development comprises 6.51 hectares of public open space. Therefore, approximately 53% of the Site will comprise new areas of landscaped public open space. These areas will retain important wildlife connections through the Site and include additional areas for ecological mitigation and enhancement, such as strengthening existing vegetation within the Site, as well as SuDS features in the form of swales and a drainage basin. Together, these green infrastructure features will deliver an exciting new open space asset for Hempsted for the benefit of new and existing residents.



KEY LANDSCAPE OBJECTIVES:

- To retain the existing landscape features, and supplement them with new native tree and thicket planting. Green corridors will retain the wildlife connections, and will enhance the Site and the surrounding area's habitat and biodiversity value, while also providing informal recreation space.
- Incidental green spaces within the development in the form of linear green open spaces will be centred along the existing hedgerows, and will also incorporate drainage swales and new recreational footways.
- Extensive area of public open space within the southern and western parts of the Site will form an informal parkland. This area will incorporate new areas of thicket, woodland, tree and wildflower planting. This new planting is located both along the southern boundary of the Site and along the southern edge of the proposed housing area, creating layers of vegetation when viewed from the public footpath south of the Site, maximising the filtering of views of the proposed homes from the south, and visually breaking up the built form in these views.
- New street trees planting along the spine streets and secondary streets will further break up the built mass of the houses, and also partially filter views of the houses on the rising ground. The street trees will soften the built form, and help to assimilate the houses into the vegetated surroundings, in a similar manner to the houses which occur to the north east of the Site.
- Two new children's play area (a NEAP and a LEAP) will be located in accessible locations within the parkland, close to new recreational routes. This will ensure that the play areas are highly accessible and can be enjoyed by new and existing residents.
- The proposed drainage basin and swales will be designed to maximise their wildlife value and create attractive new landscape features. The existing attenuation feature in the southern part of the Site will be retained and incorporated within the new areas of public open space.
- The new areas of public open space present opportunities for ecological enhancements, incorporating areas of new landscaping and wildflower meadow.
- The large new areas of proposed woodland, thicket, tree and wildflower planting will mitigate against the loss of a section of existing hedgerow at the Site's road frontage. This new planting will create a net increase in both tree and hedgerows, as well as helping to filter views of the development from the surrounding landscape.



A NEAP and a LEAP will be located within the parkland, close to new recreational routes to ensure that the play areas are highly accessible and can be enjoyed by new and existing residents. The children's play areas will incorporate natural materials and play elements to complement the parkland setting.

Existing hedgerows will be retained and incorporated within new green corridors. These linear green spaces will also include swales and new recreational routes.

A drainage basin and swales, will be designed to maximise their wildlife value and create attractive new landscape features. The existing attenuation feature in the southern part of the Site will be retained and incorporated within the new areas of public open space.

Opportunity exists to reinstate the route of the public footpath. New recreational routes will connect into the existing public right of way network.

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 attenuation basin to be retained and seeded with long grass/meadow mix.

New planting to be located both along the southern boundary of the Site and along the southern edge of the proposed housing area, creating layers of vegetation when viewed from the public footpath south of the Site. This will help filter the views of the proposed development from the south, and visually break up the built form in these views.



Figure: 5.9: Green Infrastructure Plan.

06. CONCLUSION

This Design and Access Statement has been prepared in the context of a proposal for residential development at Land off Hempsted Lane, Gloucester. The Site is currently the subject of an undetermined planning application/active planning appeal (Ref: 20/00315/OUT) which is seeking outline planning permission for up to 245 dwellings and associated public open space and infrastructure, with vehicular access from Hempsted Lane applied for in detail.



The DAS seeks to explain how the proposals for the Hempsted Lane site have been revisited to directly respond to comments from Gloucester City Council's Landscape Officer on the original planning application submission. In doing so, it demonstrates how the Site has the ability to accommodate a high-quality sustainable development, that can be successfully integrated into its landscape setting, in accordance with the Development Framework Plan presented in this document.





KEY BENEFITS




- ✓ The provision of up to 215 high-quality new homes
- ✓ The delivery of a minimum of 20% affordable homes
- ✓ Helping the Council to meet its housing targets
- ✓ Creating substantial areas of public open green space for all to enjoy
- ✓ Protecting existing habitats and creating new ones, including the retention and extensive enhancement of the existing landscape features on-site
- ✓ Provide a development that responds to its setting in line with the comments made by the Council
- ✓ Create a sensitive and appropriate edge to the existing settlement edge
- ✓ Creating local jobs during the construction phase
- ✓ Investing in the local economy, aiding the recovery from the COVID-19 pandemic
- ✓ Financial contributions towards the improvement infrastructure






The updated proposal has been designed to reflect the principles outlined the Building for a Healthy Life publication and what these mean for achieving best practice design.

INTEGRATED NEIGHBOURHOODS		SCORE
Natural connections	<ul style="list-style-type: none"> ✓ The planning application allows for 'edge to edge connectivity' facilitated by the new streets running through the length of the Site. ✓ The proposals respond to pedestrian and cyclist desire lines, which includes pedestrian connections to areas of interest (such as the LEAP and NEAP) and the public footpath and nearby bridleway. ✓ A connected street network is achieved. ✓ The principles of 'filtered permeability' are achieved whereby the private drives and lanes create pleasant low traffic environments with pedestrian connections allowing pedestrian movement to the existing Public Right of Way network and the existing footway network. ✓ A connected network of green spaces connect existing and new habitats, safeguard existing wildlife corridors, and create new movement corridors for nature. ✓ The majority of the existing trees and hedgerows are retained within the public realm, safeguarding their future retention, management and improvement. The existing attenuation feature in the southern part of the Site is also retained within the proposal. 	
Walking, cycling and public transport	<ul style="list-style-type: none"> ✓ The Spine Street is designed to accommodate a pedestrian footway along both sides of the carriageway. ✓ The lanes are to form shared surface street spaces. ✓ Footways along the Spine Street and Secondary Streets will provide a connected pedestrian network. ✓ All of the homes are located within easy reach of the existing bus stops along Hempsted Lane. 	

Facilities and services	<ul style="list-style-type: none"> ✓ The new informal parkland creates a use that complements the Site's edge of settlement location. ✓ Areas of public open space will incorporate informal play, picnic areas, and new recreational routes that will connect into the Public Right of Way and existing footway network. ✓ The new children's play areas (LEAP and NEAP) will inherently create points of community activity. 	
Homes for everyone	<ul style="list-style-type: none"> ✓ At the detailed design stage, the homes and streets will be designed so it is difficult to determine the tenure of properties through architectural, landscape or other differences. ✓ A range of house types, sizes and tenures are to be provided to meet local needs and create a broad-based community. ✓ Affordable homes are to be distributed across the Site. 	
DISTINCTIVE PLACES		
Making the most of what's there	<ul style="list-style-type: none"> ✓ A thorough understanding of the Site has been gained by site visits and desktop research in order to appreciate the local area and how the Site's existing features can be incorporated into the design proposals. ✓ Existing features, such as the trees, hedgerows and attenuation feature, are used as "anchor features" to inform and shape the design proposals. ✓ The new drainage basin and swales will form a key and integral part of the site's green infrastructure, delivering both landscape and ecological enhancements. ✓ Existing habitats are to be protected and enhanced. New habitats are to be created. 	
A memorable character	<ul style="list-style-type: none"> ✓ At the detailed design stage, inspiration will be drawn from the local vernacular. ✓ New green spaces and the existing and new landscaping within them will create places with a memorable character. ✓ The proposals create a design framework within which memorable spaces and building groupings will be created at the detailed design stage. ✓ At the street naming stage, the opportunity exists to have names that have a connection to the locality. 	

Well defined streets and spaces	<ul style="list-style-type: none"> ✓ All streets will benefit from having active frontages. ✓ The streets and spaces are to be well-defined using buildings and landscaping to enclose and define spaces. ✓ At the detailed design stage, front doors will face streets and public spaces. Dual-aspect homes on street corners will have windows serving habitable rooms. ✓ The design proposals are based upon well-defined perimeter blocks. 	
Easy to find your way around	<ul style="list-style-type: none"> ✓ Legibility has been a key consideration from the outset of the design process. The streets have been designed to connect with one another and to be as direct as possible (noting topographical constraints). ✓ The DFP demonstrates how streets are to be used as the main way to help people find their way around a place. For instance, the spine street will be distinguishable from the more minor streets through the use of different spatial characteristics, building typologies, building to street relationships, landscape strategies, materials and boundary treatments. 	
STREETS FOR ALL		
Healthy streets	<ul style="list-style-type: none"> ✓ The design speed for the spine streets and secondary streets will be 20mph and 15mph for the private drives/lanes. ✓ Linear green spaces will be centred along existing hedgerows within the heart of the development which will contain swales and new recreational routes. Street trees will be planted along the spine streets and secondary streets. ✓ The shared surface nature and low design speeds of the lanes and private drives will create streets that encourage more social interaction and street life, bringing wider social benefits. ✓ At the detailed design stage, new and existing landscape will provide layers that add sensory richness to a place – visual, scent and sound. ✓ The new homes will front the streets with active edges that will provide natural surveillance to create the basis for a safe new neighbourhood. 	

Cycle and car parking	<ul style="list-style-type: none"> ✓ The DAS sets out both the car and cycle parking provision, which is to be provided in accordance with County Council's requirements. The emphasis is on incorporating adequate, safe and secure parking for vehicles and bicycles in a discreet and sensitive manner. ✓ Cycle parking is to be secure and overlooked. ✓ Where used, parking courtyards will have properties within courtyard spaces with habitable rooms providing natural surveillance. 	
Green and blue infrastructure	<ul style="list-style-type: none"> ✓ The connected network of green spaces will maintain movement and feeding corridors for wildlife. ✓ The recreational routes and footways within the development combined with linear green spaces and new informal parkland will encourage physical activity and social interaction. ✓ The drainage basin will capture and manage water close to where it falls. This feature will form an integral part of the development's green space to deliver a range of landscape, recreational and ecological benefits. ✓ The proposals create a habitat network providing residents with opportunities to interact with nature on a day-to-day basis. ✓ Natural surveillance opportunities are maximised from the adjacent dwellings and buildings and from the connected network of traffic-free routes. 	
Back of pavement, front of home	<ul style="list-style-type: none"> ✓ At the detailed design stage, defensible space and strong boundary treatments will be used, with an emphasis on boundary treatments that add ecological value. ✓ At the detailed design stage, waste storage and utility boxes will be well-integrated. ✓ In places, such as the lanes and where topography allows, deeper front garden spaces will create opportunities for social interaction. ✓ Where used and wherever possible, ground floor apartments with their own front doors and semi-private amenity spaces will be used to help to enliven the street whilst also reducing the amount of people using communal areas. 	

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