



## Design of the Development Framework Plan

Land off Hempsted Lane, Gloucester

April 2022

*This note has been prepared by CSA Environmental on behalf of Gladman Developments Ltd in relation to land off Hempsted Lane, Gloucester (hereafter referred to as 'the Site').*

### 1.0 Introduction

- 1.1 CSA have considered the Council's Landscape Consultant's response in relation to the outline application for the Site (application reference: 20/00315/OUT; Landscape Consultant response dated 3 June 2020). In response to the Consultant's comments, the Development Framework Plan ('DFP') which illustrates the proposed development at the Site, has been amended, as attached in **Appendix A**.
- 1.2 This note sets out the main areas of change between the updated DFP (**Appendix A**), and the previous illustrative DFP which was submitted with the Application (drawing number: GM10710-012 Rev H).

### 2.0 Design response

#### Existing hedgerows

- 2.1 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 Design and Access Statement ('DAS'), as well as the Landscape and Visual Impact Assessment ('LVIA') and the Arboricultural Impact Assessment ('AIA') stated that the hedgerows were proposed to be retained. The updated DFP now shows these north-south hedgerows retained, and 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.
- 2.2 The proposed access off Hempsted Lane has also been considered in relation to the existing hedgerow. While a section of the hedgerow here will require removal to facilitate the access, a replacement native hedgerow with tree planting is proposed to be incorporated behind the visibility splays and radii associated with the new road. This will mitigate for the loss, and filter views of the new development as the planting matures.

### Layout of new housing

- 2.3 The amended DFP shows an increased area of green open space within the west of the development, with the proposed housing 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 swale and children's play area.
- 2.4 The DFP has also been updated to show an area of lower density residential development within the south west of the Site. This area will include more detached properties on larger plots, and with larger spaces between the built elements, in order to create an appropriate transition to between the settlement and the countryside beyond, and to create an attractive and soft settlement edge.

### Proposed landscaping

- 2.5 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.
- 2.6 The updated DFP has considered the proposed landscaping of the southern and western areas of parkland. Although the Landscape Character Assessment notes that the LCA within which the Site is located has limited tree cover, this is not the case in the vicinity of the Site, with dense hedgerows and tree belts, as well as many woodland areas occurring within the immediate vicinity of the Site. As such, woodland and thicket planting within the proposed parkland area in the south of the Site would not appear discordant within the landscape setting of the Site.
- 2.7 Therefore, the DFP shows new areas of thicket and woodland planting, as well as 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 (i.e. the valley floor), 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 the filtration of views of the proposed development from the south, and visually break up the built form in these views.
- 2.8 In addition, the proposed landscaping includes new areas of wildflower meadow/long grassland, as well as recreational footways. The new landscaping will create an attractive parkland which will provide recreational benefits within a well-landscaped setting to new and existing residents, while also ensuring that a net gain in biodiversity is achieved on the Site.

### Street tree planting

- 2.9 The updated DFP proposes a spine street which is tree-lined on both sides, and secondary streets which are 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 mass of the houses, and also partially filter views of the houses on the rising ground.
- 2.10 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.
- 2.11 While the new landscaping will not screen the proposed homes, they 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.

### Play areas

- 2.12 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. The play area can be designed to incorporate natural materials where possible, and to form an attractive part of the new parkland.

## **3.0 Conclusion**

- 3.1 The changes to the DFP following the consideration of the comments from the Council's Landscape Consultant, has resulted in a reduced development area.
- 3.2 The updated DFP shows a developable area of 5.71ha, with 0.71ha of this proposed to be lower density housing development. The DFP proposes up to 215 dwellings, and 6.51ha of green infrastructure.
- 3.3 The design of the DFP has specifically responded to the Council's comments in relation to the landscape and visual effects, to show how development can be accommodated on the Site in a sensitive and appropriate manner.

## **APPENDIX A**

### Development Framework Plan



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

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

Existing hedgerows retained within green corridors within the proposed development

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

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

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


A LEAP and NEAP will be provided within the new parkland area, to provide play space for children


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





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

A	04.04.22	JC	Minor updates
Rev	Date	By	Description

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<b>Project</b>	Land off Hempsted Lane, Gloucester		
<b>Title</b>	Development Framework Plan 2022		
<b>Client</b>	Gladman Developments Ltd		
<b>Scale</b>	1:2000 @ A3	<b>Drawn</b>	SG
<b>Date</b>	April 2022	<b>Checked</b>	RR
<b>Drawing No.</b>	CSA/6036/103	<b>Rev</b>	A