



LAND SOUTH OF CHARFIELD

Amended Design and Access Statement

July 2020

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EXECUTIVE SUMMARY

CEG and the Charfield Landowners Consortium ('the applicant') has submitted an outline planning application (application ref P19/2452/O) for mixed use residential-led development on land to the south of Charfield ('the current application').

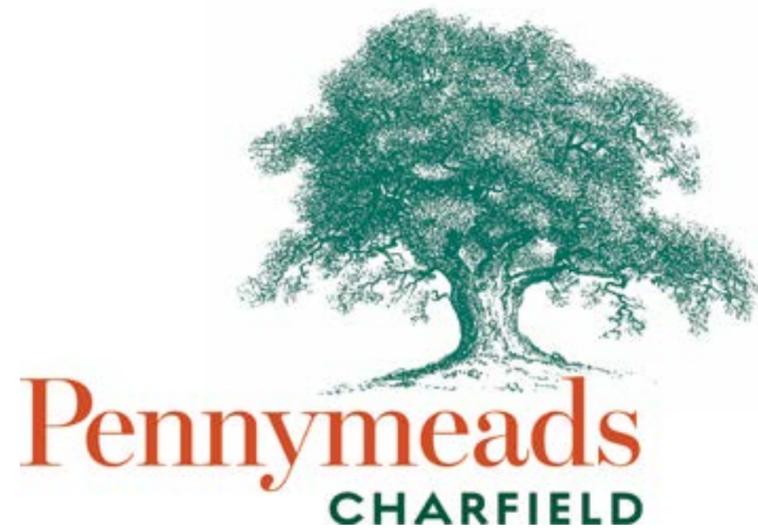
The current application was submitted in March 2019 to coincide with the start of the emerging West of England Joint Spatial Plan (eJSP) Examination in Public (EIP) and to assist in demonstrating to the Inspectors that major housing development at the site would be deliverable.

Following the withdrawal of the eJSP, and in response to comments raised during the consultation on the current application, the applicant is now proposing to amend the current application.

The applicant remains of the view that development of a scale commensurate with the original application is suitable and deliverable. As such CEG and the Charfield Landowners Consortium will be promoting land to the south of the application site for housing development through the new SDS and the new Local Plan.

This Design and Access Statement addresses these amendments and supersedes the original DAS dated February 2019.

The amended site area extends to approximately 41.23ha. Development of the site represents a major opportunity to deliver sustainable growth. It will bring forward a wide range of social, economic, and environmental benefits including a new primary school, community uses and employment opportunities, biodiversity enhancement and funding towards improved public transport and sustainable transport infrastructure.



1.0 INTRODUCTION

- 1.1 CEG and the Charfield Landowners Consortium ('the applicant') has submitted an outline planning application (application ref P19/2452/O) for mixed use residential-led development on land to the south of Charfield - Pennymeads ('the current application').
- 1.2 Following the withdrawal of the emerging West of England Joint Spatial Plan (JSP), and in response to comments from statutory consultees, the applicant is now proposing several amendments. This Amended Design and Access Statement explains the scope of the proposed amendments. It should be read alongside the suite of documents that accompany the application.
- 1.3 The site presents a major opportunity to deliver sustainable growth which will assist in meeting the very pressing need for housing in the West of England. It will also assist in the delivery of a wide range of social, economic and environmental benefits including, if required, a site for a new primary school, employment opportunities, biodiversity enhancement and community facilities.
- 1.4 The emerging JSP identified Charfield as a Strategic Development Location (SDL) for around 1,200 new homes. The proposals have been informed by a range of detailed technical assessments which are submitted with the planning application and Environmental Statement. These demonstrate that the proposed development is deliverable with no unacceptable adverse impacts and that it complies with relevant policies.
- 1.5 The scheme has been informed by engagement and consultation with officers at South Gloucestershire Council (SGC), statutory consultees, stakeholders and local residents. Further information on this extensive dialogue is included within this amended DAS (section 9) and within the accompanying Statement of Community Involvement.



Key

B4058 Wotton Road		Public house		Post office		Employment	
Railway line		St. James' Church		Convenience store		Green space	
Public footpath		Community facility		Petrol station		Bus stop	
Primary school							

Purpose

1.6 This amended DAS has been prepared in accordance with the requirement of the Development Management Procedure Order (DMPO) as amended April 2015, which explains that the purpose and scope of a DAS is to describe:

“...the design principles and concepts that have been applied to the development; and how issues relating to access to the development have been dealt with” (9(3)).

1.7 Accordingly, this DAS describes the context for the proposal and the way in which the masterplan for the scheme has been approached through an understanding of the site’s setting, its scale, the relationship to the surroundings, access and movement and feedback from consultation.

1.8 The application is submitted in outline with all matters reserved except for access junctions. It seeks permission for:

1. preparatory works;
2. up to 525 residential units (Use Class C2 and C3, including affordable homes and housing suitable for the elderly) with provision of a site for a new 3FE primary school with playing fields (Use Class D1);
3. up to 1ha of land for a neighbourhood centre, comprising 0.7ha with provision for 1,800 sq.m of commercial floorspace (up to 500 sq. m A1, 500sq. m A1/A2/A3/A5 B1 and 800 sq. m D1 community uses), C3 residential, and up to 0.3 ha employment provision;
4. provision of green infrastructure including: open space, parks, natural and semi natural green space, amenity green spaces and facilities for children and young people;

5. provision of associated infrastructure including footpaths/cycleways and vehicular accesses;
 6. provision of associated engineering and landscaping works including SuDS; and
 7. provision for sports pitches (Use Class D2).
- 1.9 All details pursuant to the outline element are reserved for subsequent approval except for the detailed design of the access junctions.

Project Team

1. Lichfields: Planning, Masterplanning, Urban Design, EIA Co-ordination, Economics, Graphics
2. Tyler Grange: Ecology, Landscape and Arboriculture
3. Montagu Evans: Heritage
4. Orion Heritage: Archaeology
5. Weetwood: Flooding and Drainage
6. Evoke Transport: Highways
7. Wardell Armstrong: Health
8. Syntegra Group: Air Quality
9. Envision: Energy and Sustainability
10. Sharps Gaylor: Noise
11. Kernon Countryside Consultants: Agricultural Land Classification

Report structure

1.0 Introduction - establishes the context for this document

2.0 Vision - the aspirations for this new addition to Charfield

3.0 Design and Policy Guidance - identifies the key planning policies that informed the design process

4.0 Context Appraisal - summarises the features and characteristics of the site and surroundings

5.0 Constraints and Opportunities - describes site specific design influences

6.0 Character Appraisal - summarises the features and characteristics of the surrounding urban context

7.0 Design Principles - identifies the key principles that have influenced the scheme

8.0 Development Concept - describes the underpinning concept for the design

9.0 Design Evolution - describes the design process and how engagement has shaped the illustrative proposals

10.0 Illustrative Masterplan - describes how the site could be developed

11.0 Parameter Plans - provide a framework within which the detailed design of the reserved matters for the outline part of this development will be prepared

12.0 Conclusion

2.0 OUR VISION

Pennymeads will be an attractive and distinctive thriving new community. It will be well integrated with the existing village and help to create a more sustainable settlement.

Development will be set within a strong landscape framework that respects the character and setting of listed buildings, and strengthens and enhances the existing landscape structure.

It will provide a balanced housing mix including affordable housing. There will be opportunities for young people to access the housing market and for new and existing residents to address changing circumstances without having to leave the community.

Design will be locally distinctive and create an attractive development that meets high environmental standards and is resilient to climate change.

There will be a vibrant, easily accessible neighbourhood centre next to the primary school, providing a focus for community, shopping and business facilities.

The development will provide new areas of open space of various types, enhancing the existing provision with the village and linking to the wider landscape via a series of green corridors and existing SNCIs.

The proposals will deliver a well-connected new neighbourhood, supplementing the existing network with new pedestrian and cycle routes and bus route, optimising opportunities for sustainable transport choice.

Pennymeads will deliver a place that is well connected, safe and attractive and that provides opportunities and benefits to the existing community and stimulates investment by new residents, visitors and businesses.



3.0 DESIGN AND POLICY GUIDANCE

- 3.1. This section provides an overview of the criteria established by national, regional and local planning policy that has informed the design and needs to be taken into account when the planning application is determined.

National Policy

National Planning Policy Framework (NPPF) 2019

- 3.2. Good quality design is an integral part of sustainable development that should contribute positively to making places better for people.
- 3.3. Paragraph 122 states that planning policies and decisions should support development that makes efficient use of land, taking into account: the desirability of maintaining an area's prevailing character and setting (including residential gardens); and the importance of securing well-designed, attractive and healthy places.
- 3.4. Paragraph 124 states that: the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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 127 states that: "Planning policies and decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The National Planning Practice Guidance (NPPG)

- 3.5. The PPG emphasises the importance and value of good design. Well-designed places successfully integrate new development with the surrounding context, are easy to move through and have a distinctive identity.

National Design Guide, 2019

- 3.6. The National Design Guide highlights that well designed places have individual characteristics which, when combined, form the character of the place. The following 10 characteristics are identified:
- Context - enhances the surroundings;
 - Identity - attractive and distinctive;
 - Built form - a coherent pattern of development;
 - Movement - accessible and easy to move around;
 - Nature - enhanced and optimised;
 - Public spaces - safe, social and inclusive;
 - Uses - mixed and integrated;
 - Homes and buildings - functional, healthy and sustainable;
 - Resources - efficient and resilient; and
 - Life span - made to last.
- 3.7. These characteristics help to create and support a sense of community and should positively address environmental issues affecting the climate.

Development Plan

- 3.8. The Statutory Development Plan comprises:

- The South Gloucestershire Core Strategy (Adopted 2013)
- The Policies Sites and Places Plan (Adopted 2017)

South Gloucestershire Core Strategy

- 3.9. Reference to the relevant policies are listed below and included within Appendix 1 of this DAS:
- Policy CS1: High Quality Design
 - Policy CS2: Green Infrastructure
 - Policy CS9: Managing the Environment and Heritage
 - Policy CS16: Housing Density
 - Policy CS24: Green Infrastructure, Sport and Recreation Standards
 - Policy CS34: Rural Areas

Policies, Sites and Places Plan

- 3.10. Reference to the relevant policies are listed below::

- Policy PSP1 - Local Distinctiveness
- Policy PSP2 - Landscape
- Policy PSP3 - Trees and Woodland
- Policy PSP6 - Onsite Renewable and Low Carbon Energy
- Policy PSP8 - Residential Amenity
- Policy PSP9 - Health Impact Assessments
- Policy PSP10 - Active Travel Routes
- Policy PSP16 - Parking Standards
- Policy PSP17 - Heritage Assets and the Historic Environment
- Policy PSP42 - Self-Build and Custom Housebuilding
- Policy PSP43 - Private Amenity Space Standards
- Policy PSP44 - Open Space, Sport and Recreation

Other Policy Considerations

- 3.11. Key material policy considerations relevant to design and access issues include:
- The South Gloucestershire Design Checklist SPD (adopted August 2007)
 - Revised Landscape Character Assessment SPD
 - Residential Parking Standards SPD
 - Sustainable Drainage Systems SPG (adopted September 2002)
 - Trees on Development Sites SPG (adopted November 2005)
- 3.12. Further information on the planning policy context is included within the amended Planning Statement.

4.0 CONTEXT APPRAISAL

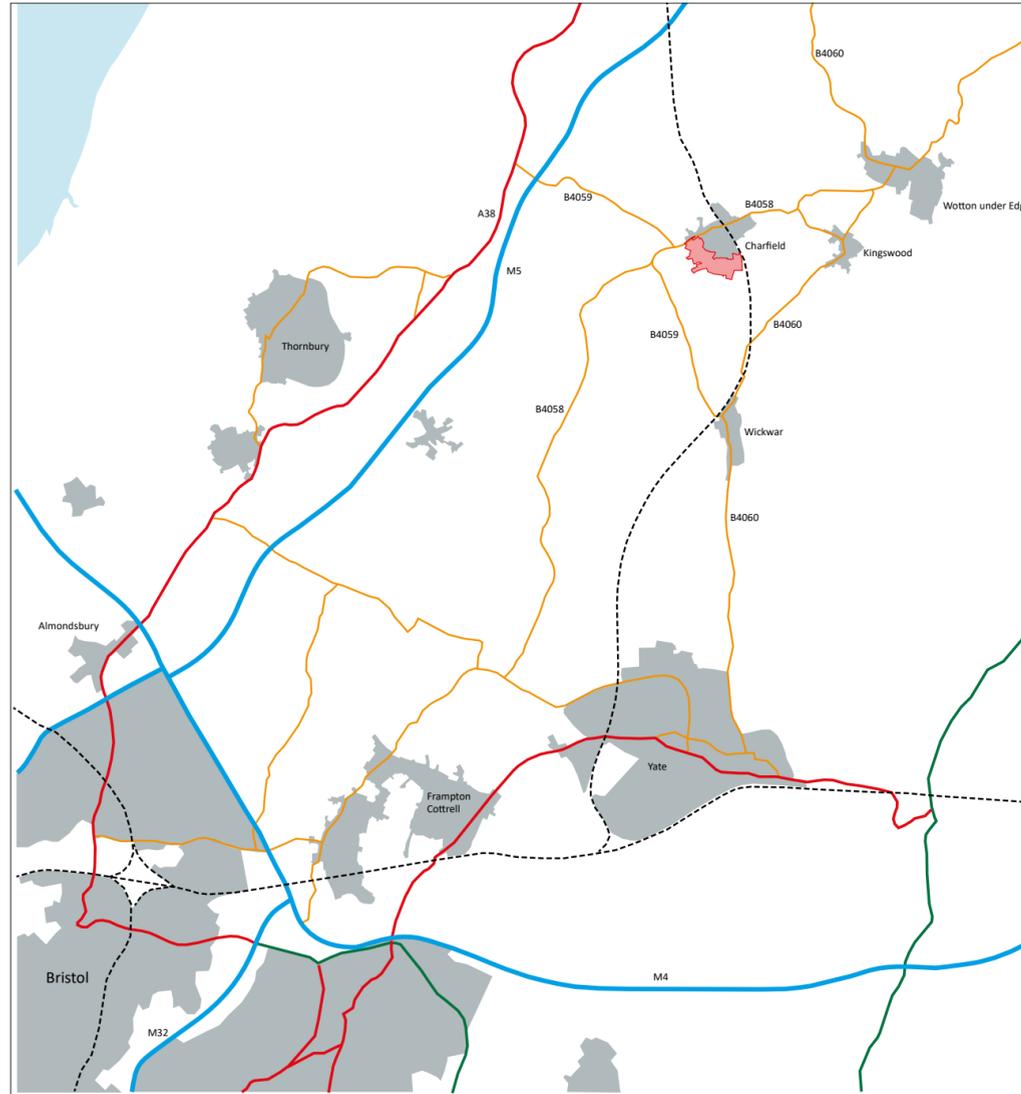
4.1 This section describes the site's key features and its surrounding context. The features and characteristics of the local area have influenced the design process, ensuring that the resultant illustrative masterplan responds to both the site conditions and local context.

Location

4.2 Charfield is a sustainable settlement, unconstrained by the Bristol and Bath Green Belt. It benefits from a number of facilities including three pubs, a petrol filling station (including small retail outlet), a convenience store, post office, two places of worship, a community hall, playing fields with equipped areas of play and a primary school with a preschool unit and out-of-school club.

4.3 Kingswood (3km) and Wickwar (3.5km) are the closest settlements of any size. Charfield lies 3km to the south west of Junction 14 of the M5, and 4km to the west of Wotton-under-Edge (Figure 2). Central Bristol is 23km to the south west. The Bristol to Gloucester railway line runs north/ south to the east of the site.

4.4 The site is located to the south and west of Charfield and extends to approximately 41.23 hectares. The site is bounded by residential properties to the east and agricultural fields to the west, with Wotton Road (B4058) forming a boundary to the north, Churchend Lane forming the boundary to the west and Little Bristol Lane to the east. Devil's Lane lies beyond agricultural land to the south of the site.



Wider Site Location Plan

Access and Accessibility

4.5 As the table below illustrates, there are a number of local services within a 1.2km walking and cycling distance of the site, with provision for schools, employment and healthcare also accessible via various sustainable modes of travel.

Facility	Distance from centre of site	Approximate walking time	Approximate cycling time
Post Office	500m	6 minutes	1 minute
Convenience Store	500m	6 minutes	1 minute
Hairdresser	500m	6 minutes	1 minute
Public House (Pear Tree)	700m	8 minutes	2 minutes
Petrol station (with small shop)	1.2km	15 minutes	4 minutes
Church	800m	10 minutes	2 minutes
Community hall and playing fields	1.0km	13 minutes	4 minutes
Charfield Primary School	800m	10 minutes	2 minutes
Nursery/ Pre-School	1.0km	13 minutes	4 minutes
Charfield Barns Business Park	1.7km	20 minutes	5 minutes
Charfield Mills	2.9km	25 minutes	6 minutes

Distance to local facilities | Source: Evoke Transport

4.6 There are a number of existing bus stops accessible to the site. The nearest being at Charfield Post Office (circa 570m) from the centre of the site, which are served by all services passing through the village. Additional 'request stops' are located on Little Bristol Lane (630m) and the western and eastern ends of Manor Lane (540m and 640m respectively).

4.7 Whilst the railway runs in close proximity to the site the station is no longer in use. The nearest rail station is at Yate, approximately 12.5km to the south, and at Cam and Dursley, 14km to the north.

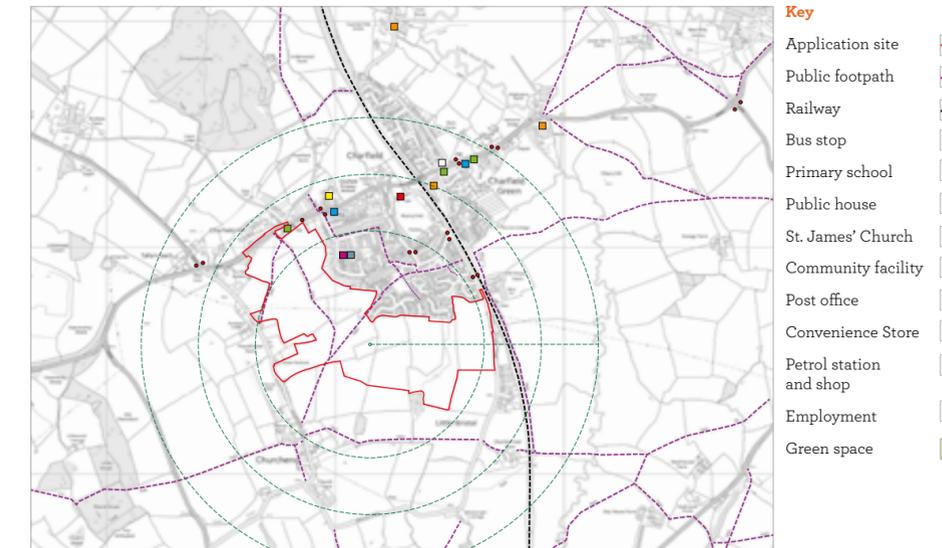
4.8 Plans for re-opening Charfield railway station have progressed since the current application was submitted. WECA supports SGC in the development of proposals for a new station and has pledged circa £1m to develop the full business case. The minutes of the 19 June WECA Committee and West of England Joint Committee confirm that a feasibility report is

due at the end of July 2020, with the outline business case to be presented in December 2020."

4.9 There are four Public Rights of Way (PRoW) crossing the site:

1. Linking Churchend Lane (opposite Manor Farm) to the footpath on the northern side of the Woodlands Road development at Hawthorn Close (Public Footpath OCH16)
2. Linking the above footpath to Wotton Road (Public Footpath OCH14)
3. Linking Churchend Lane (adjacent Earl Barton Cottage) to Little Bristol Lane (Public Footpath OCH20)
4. Linking Churchend Lane (to the north of 'Wadsley') to Wotton Road

4.10 The PRoWs are identified on the Site Accessibility Plan and within the Site Constraints Plan.



Site Accessibility Plan | Source: Lichfields

Topography and Drainage

- 4.11 The site is located within a valley, with an extension of the Wickwar Ridge to the west, and a low ridge along Little Bristol Lane to the east. The western site boundary is approx. 81m AOD and the eastern boundary ranges from approx. 45-65m AOD. The elevation of the valley bottom ranges between 39 to 45m AOD. There are steeper slopes to the western boundary, parallel to Churchend Lane, and to the south eastern corner of the site.
- 4.12 A stream bisects the site in a north-south direction as it merges with Little Avon River near Elbury Hill to the east of Charfield. The stream connects with a series of ponds located within the site, and runs south to north. A number of ditches in the vicinity drain into the stream.
- 4.13 The EA Flood Map for Planning indicates that the site is located entirely within Flood Zone 1.
- 4.14 A site-specific Flood Risk Assessment (FRA) and Drainage Assessment has been prepared by Weetwood Services. A hydraulic modelling study was conducted and it was established that the majority of the site would not be expected to flood in up to 1 in 1000 annual probability event; however, some flooding of the site may be expected in both the south and north-east.
- 4.15 The Flood Risk from Surface Water map indicates a number of areas that may be at potential risk from this source. The most noticeable of these is an area of flood risk that coincides with the location of the unnamed watercourse both through the site and the residential area of Charfield to the north. The mapping also indicates a number of potential overland flow routes across the site in an easterly direction as a result of the site's topography.



Local Topography | Source: Lichfields



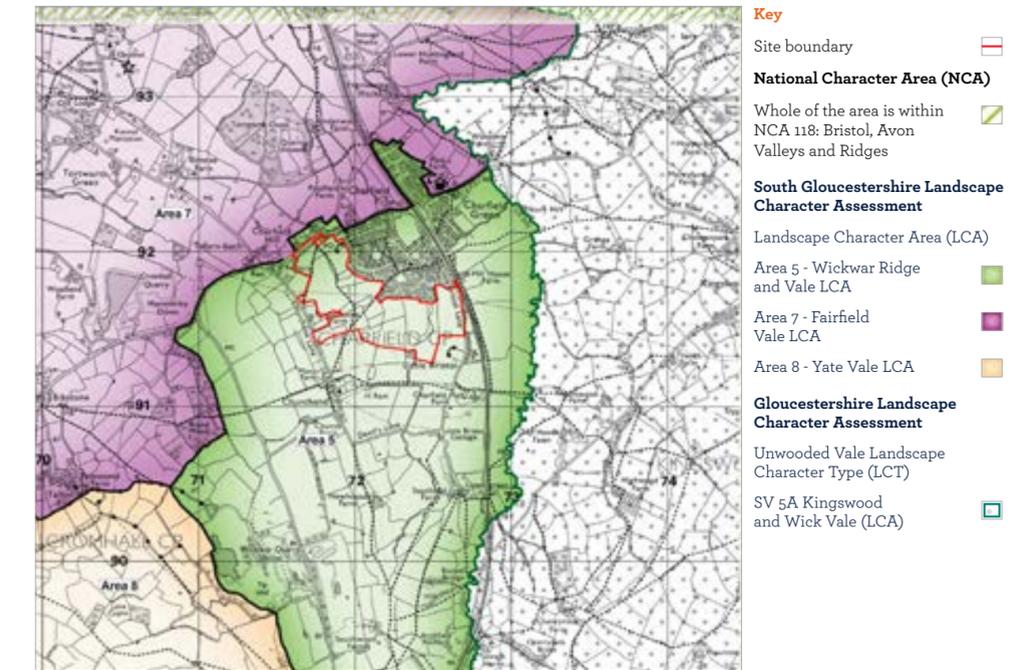
Mature trees within central area of site

Landscape and Ecology

- 4.16 There are no nationally designated sites of biodiversity importance within the site (e.g. Ramsar Sites, Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) and Special Protection Areas (SPA)).
- 4.17 There are two non-statutory Sites of Nature Conservation Interest (SNCI) located within the proposed development site:
1. Marshy Field Near Charfield is 0.6ha of marshy grassland and species rich hedgerows.
 2. Meadows Near Charfield comprises 4.93ha of neutral grassland, small area of semi natural woodland, flowing open water, and bank side vegetation.
- 4.18 Both SNCIs are deteriorating due to lack of management.
- 4.19 The site is undeveloped and comprises fields, both arable and pastoral, which are separated by hedgerows, woodland and mature trees. The site mainly comprises Grade 4 land (classified as "poor quality") and Grade 3b land (classified as "moderate quality"), with a limited area of Grade 3a land (classified as "best and most versatile") in the north east. The fields are irregular in shape and vary from small to medium agricultural fields. The asymmetrical shapes of the fields are characteristic of the surrounding areas. The hedgerows with mature hedgerow trees which define the field boundaries are of varying quality from well-managed arable field boundaries to overgrown hedgerows associated with pasture. The overgrown hedgerows and the hedgerow trees provide screening, ecological connections and landscape structure within the site.

- 4.20 A preliminary Arboricultural Impact Assessment has been prepared by Tyler Grange LLP. Mature hedgerows are present around most of the field boundaries. A total of 124 No. individual trees, 63 No. groups of trees and 33 No. hedgerows were identified during the tree survey of the site. Several larger oaks and a section of mixed woodland to the south of the site were surveyed as high quality and value (Category A). There are also groups of trees within the site, predominantly cohesive tree lines which define the field boundaries which are considered to be of moderate arboricultural quality and value (Category B). The remaining trees are classified as Category C or Category U trees, which offer limited

- or transient benefits or which are in such a condition that they cannot realistically be retained as living trees in the existing context.
- 4.21 Within the central portion of the site, the historic loss of the field boundaries creates an open and attractive pasture with mature 'parkland' trees, contrasting with the more intensively farmed landscape typical of this area. Retained occasional mature trees are remnants of the historic boundaries.
- 4.22 Tyler Grange undertook a desk study and an extended Phase I Habitat Survey of the site



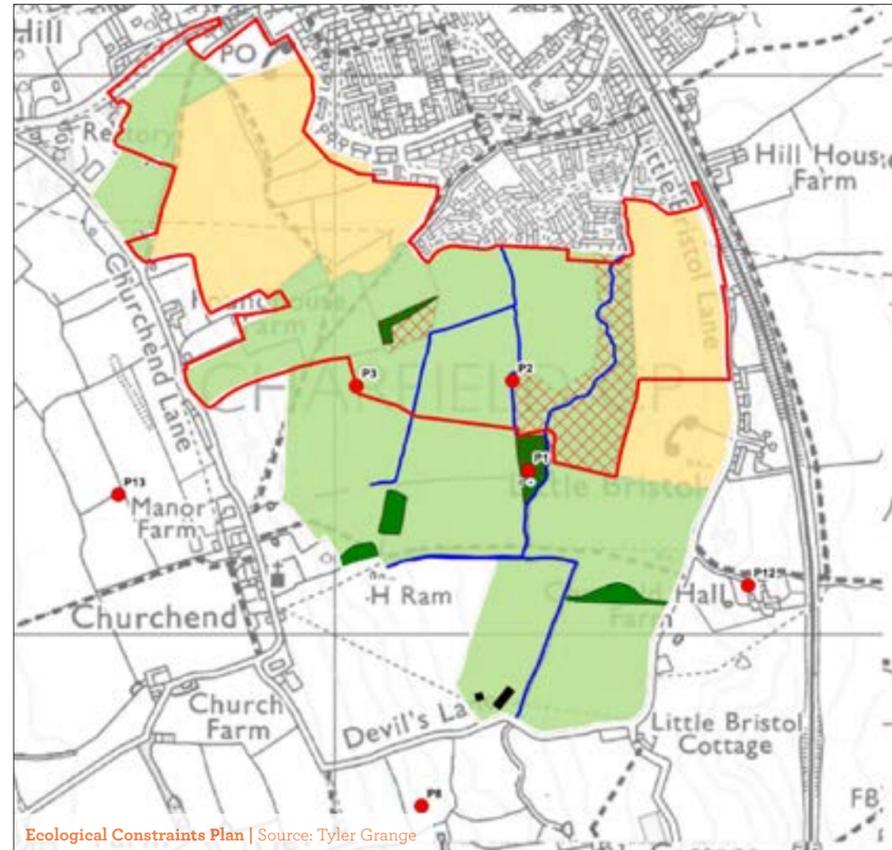
Landscape Character Context | Source: Tyler Grange

in 2015; Phase II surveys in 2016, 2017 and 2018, including a botanical survey, badger survey, two seasons of bat activity and static surveys, tree climbing, dusk emergence and dawn return surveys, dormouse surveys and great crested newt surveys have been undertaken (for full survey schedule see ES Chapter E: Ecology).

4.23 The various studies and surveys confirm that the site supports a range of protected and notable species. In summary:

1. There are no statutory wildlife sites within the site or within a 5km radius
2. There is a non-statutory designation (Site of Nature Conservation Interest) on 2 parcels of land, but both are suffering from degradation as a result of current management and are not completely reflective of their reasons for designation
3. Some mature trees and hedgerows have value and are desirable to retain
4. The stream corridor through the site forms the most valuable habitat
5. Badgers, a small population of great crested newts, an assemblage of bat species including barbastelle, greater horseshoe and lesser horseshoe and trees with high potential to support roosting bats (although no roosts have been confirmed) have all been recorded on the Site

4.24 Studies concluded that, with implementation of mitigation measures, there are no ecological constraints that would prevent the site coming forward for development.



Key

Site boundary	Grassland	SNCI	Badger
Arable	Woodland	Stream	
Building			

Archaeology

4.25 An archaeological study was conducted by Orion Heritage Ltd. The assessment established that there was a moderate to high potential for evidence of a Roman road surviving within the north western tip of the site and a moderate potential for the remainder of the site to contain further artefactual evidence dating to the Roman period.

4.26 During the Medieval period, the site lay within an agricultural landscape, punctuated by nucleated farmstead settlements. There is no suggestion of such settlement extending into the site and a moderate potential solely relating to artefactual and agricultural evidence is identified.

4.27 An archaeological evaluation was undertaken by Cotswold Archaeology between February and March 2018 on land at Churchend Lane, Charfield, South Gloucestershire. Sixty-six trenches were excavated.

4.28 The evaluation identified a limited number of archaeological features within the proposed development area, predominately within the northwest of the site. This principally comprised evidence for a Roman road, with evidence for remodelling and flanking ditches, which correlated closely with both documentary and cartographic evidence for the Roman road between Bitton and Berkeley and equally with the results from recent geophysical and aerial imagery assessments. The recovery, albeit a limited number, of medieval and post medieval artefacts from the fill of the associated flanking ditches hints that the road may have been long-lived and subject to various stages of remodelling possibly into the later medieval and/or post-medieval period.



Possible Roman Road, Trench 10 | Source: Cotswold Archaeology



View across site of possible Roman Road

Utilities

- 4.29 A Utilities Statement has been prepared by Weetwood Services Ltd. in order to provide an overview of the existing utility assets located within/adjacent to the site, the service demand of the proposed development and the works required to meet the future demands of the development.
- 4.30 Asset records have been obtained from regional DNOs for the site and surrounding area in order to identify any potential constraints in respect of the proposed development and, where necessary, inform the masterplan.
- 4.31 The site may be serviced by electricity, gas, telecommunications, water and foul water infrastructure. The outcome of initial discussions with all regional DNOs, IDNOs and IGTs clearly demonstrate the viability of delivering all traditional utility services.
- 4.32 Electrical overhead power lines run from the electrical substation in the north west, across the north of the site, connecting to the houses adjacent to the north eastern boundary. These existing lines are subject to wayleave agreements but can be undergrounded to accommodate the development.
- 4.33 Wessex Water has advised that there is sufficient capacity within Charfield waste water treatment works to accept and treat foul flows from the proposed development. Reinforcement of the public sewer would be required to provide the additional capacity. We understand that Wessex Water is undertaking further assessments, expected to be completed in March 2019, and we will continue working with stakeholders as this application progresses.

Noise

- 4.34 A noise assessment has been completed by Sharps Gayler LLP. The survey recorded noise levels from Wotton Road and from the existing railway line. It was established that the noise levels across the site are low, and therefore no special design considerations for the proposed development are required in relation to noise at this stage.



Heritage

- 4.35 There are no scheduled monuments, listed buildings or conservation areas, registered battlefields or registered parks and gardens within the site. There are a number of designated heritage assets and locally listed buildings within 1km of the site. St James Church, which is a Grade 1 Listed building, is located to the east of Churchend Lane. Other heritage assets in the vicinity of the site include:
1. Various tombs and other features associated with St James Church (Grade 2)
 2. Manor Cottages, Churchend Lane (Grade 2)
 3. The Old Rectory, Wotton Road (Grade 2)
 4. Southend House, Devils Lane (Grade 2)
 5. Non-designated heritage assets at Churchend, including Manor Farm, Churchend Cottages and the Pound at Churchend Farm
- 4.36 The assessment highlights the sensitivity of St. James' Church, recommending that any development should be lower in scale and massing, be of high design quality and be appropriately screened to protect the setting of the heritage asset.
- 4.37 The importance of views and vistas of the listed buildings, as experienced by those using public footpaths within the site, has been highlighted within the HIA. It recommends the retention of a view corridor from Charfield to Churchend, along the alignment of the existing path. It also suggests limiting development to the west of the footpath which runs from Churchend Lane to Wotton Road, to retain separation between the new development and the setting of the Old Rectory.



St. James' Church (Grade 1)
Ref 1. on Heritage Assets Plan



Manor Cottages (Grade II)
Ref 3. on Heritage Assets Plan



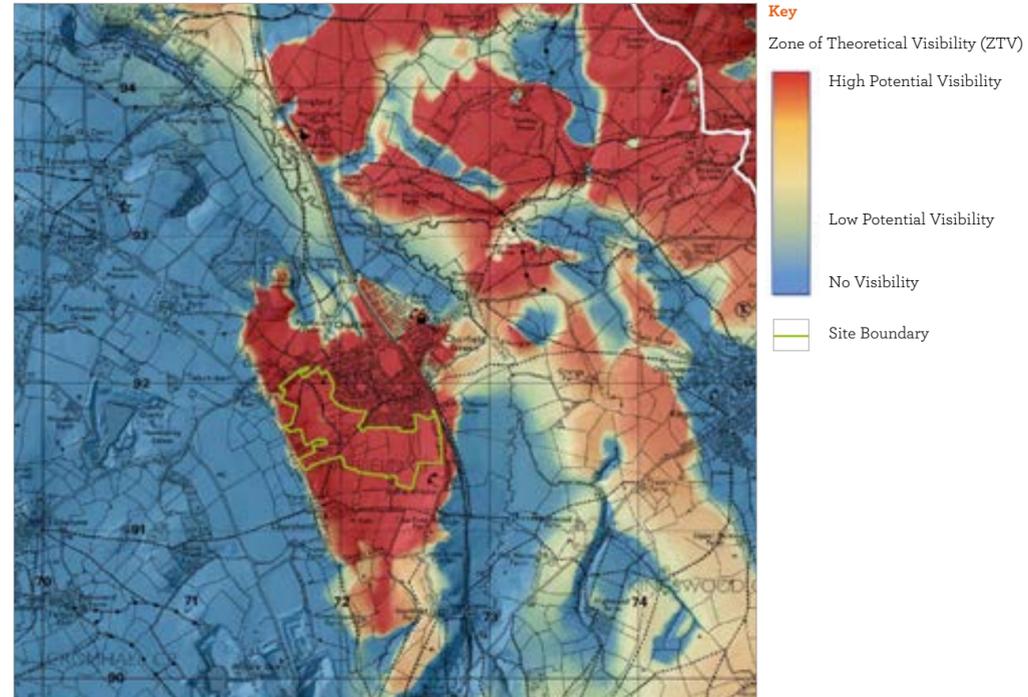
The Old Rectory (Grade II)
Ref 5. on Heritage Assets Plan



Parish Church of St. John (Grade II)
Ref 6. on Heritage Assets Plan

Views

- 4.38 Views from the west are limited to vantage points along Churchend Lane, which abuts much of the western boundary. From the west, there are expansive views across the site and the village of Charfield and towards the Cotswold Scarp. The Cotswold Scarp forms a backdrop in the views.
- 4.39 From the South, views of the site are restricted by vegetation, built form and landform. From locations where there are likely to be views of the site from, there is no public access. Parts of the eastern area of the site are identifiable by the row of properties along Little Bristol Lane.
- 4.40 Immediate views from the east are localised and consist of the rising agricultural fields to the west and the undulating low lying central area of the site. The skyline in the view is formed by the local ridgeline with the built form of St James' Church, residential properties and farm buildings; vegetation; and agricultural fields.
- 4.41 Views from the north are limited to a section of the B4058, the footpaths within the northern section of the site and from residential properties immediately abutting the boundary. From the pavement on Manor Lane, Hawthorn Close and Woodlands Road, the elevated western areas, and the fields located on the southern and eastern built edge of Charfield are seen from gaps between the buildings but, in general terms, from within these areas of housing development the housing obscures views of the site.
- 4.42 Following the preparation of a zone of theoretical visibility analysis (ZTV) eighteen representative views of the site taken from a variety of receptors were identified. These views were scoped and agreed with SGC and have been tested within the Landscape and Visual Effects chapter of the Environmental Statement which accompanies the application.



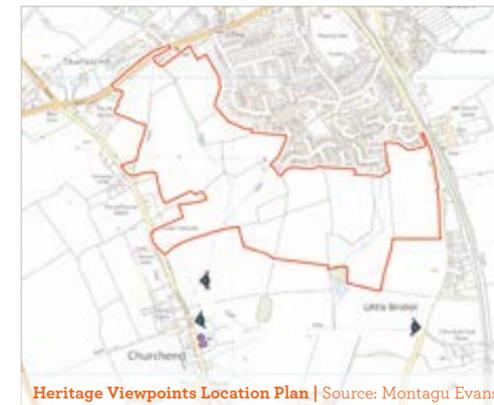
Zone of Theoretical Visibility | Source: Tyler Grange



Viewpoint 1: from Little Bristol Lane towards Churchend



Viewpoint 3: from PRoW Churchend Lane



Key

- Little Bristol Lane
- Church End Lane
- Footpath near Churchend Lane
- St James' Church

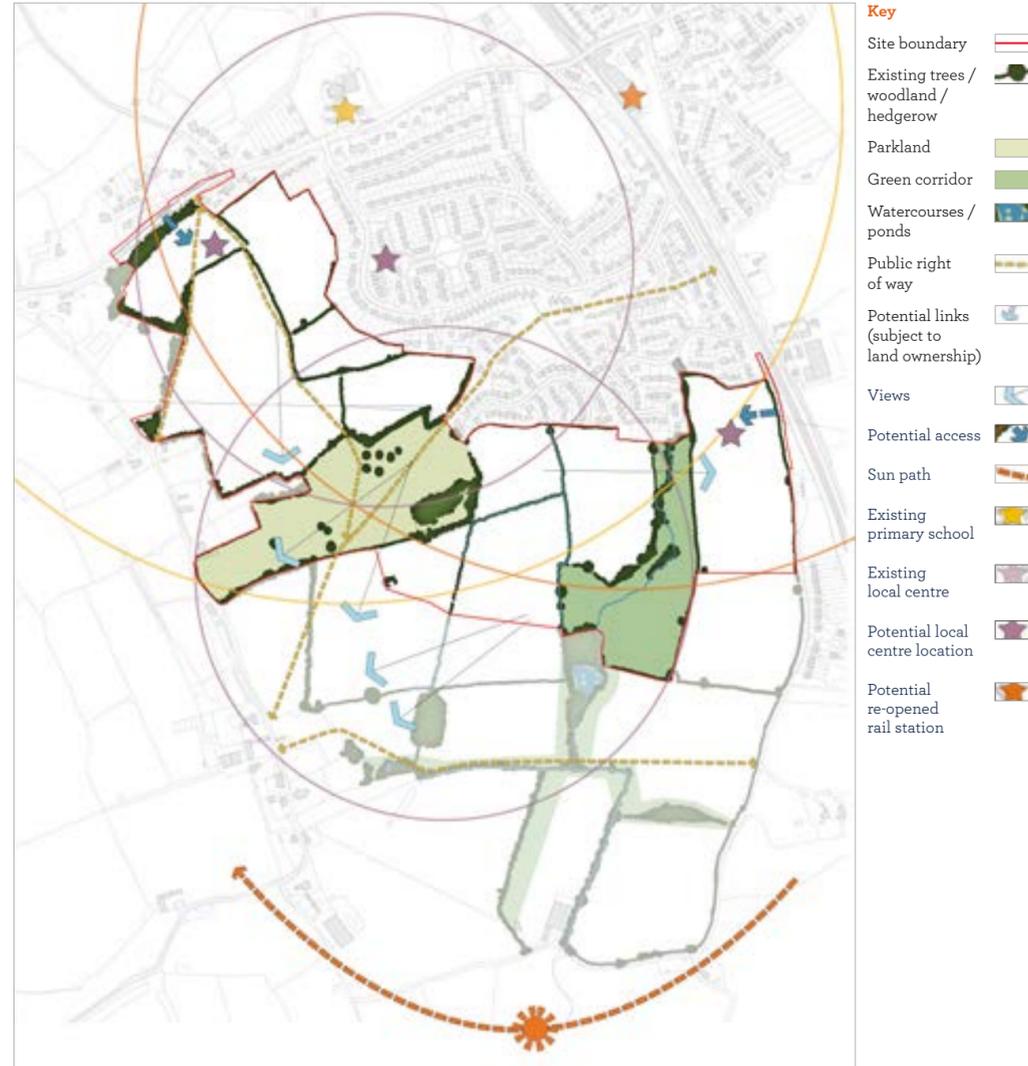


View towards site from Cotswolds AONB to east

5.0 OPPORTUNITIES AND CONSTRAINTS

5.1. Several features will influence the layout of the new community. The following opportunities have been identified as a result of the site analysis:

1. Well established blue and green infrastructure comprising hedgerows, trees, streams and ponds, and field with parkland quality, which provide a strong basis for the site's development framework.
2. Potential to enhance existing degraded SNCIs.
3. Opportunity to introduce ecological improvements.
4. Well served by existing public rights of way running through the site, linking Churchend to Charfield. New pedestrian and cyclist connections will open the site and improve the permeability of the local area.
5. Existing established local services including a small local centre, primary school and bus service.
6. Well located in terms of local and national transport infrastructure, and within close proximity to potential new railway station. Development presents an opportunity to increase frequency of bus services through Charfield, including a new route through the proposed development.
7. Local topography provides containment to much of the site.
8. Attractive views into and out of the site, providing the potential for view corridors to be included as part of the site's design - enhancing legibility.
9. Potential for access points from key through route Wotton Road.
10. Local heritage assets provide the opportunity to enhance sense of place.



Opportunities Plan

Key	
Site boundary	
Existing trees / woodland / hedgerow	
Parkland	
Green corridor	
Watercourses / ponds	
Public right of way	
Potential links (subject to land ownership)	
Views	
Potential access	
Sun path	
Existing primary school	
Existing local centre	
Potential local centre location	
Potential re-opened rail station	

5.2. The following considerations and constraints have been identified as a result of the site analysis:

1. Sensitivity of developing the western slopes of the site due to the proximity of heritage assets, their setting and visibility.
2. Topography, in terms of rising land to the west and slopes to the south east.
3. Existing residential development backing onto the site, resulting in sensitive boundaries with Charfield.
4. Long range intervisibility with the Cotswolds Area of Outstanding Natural Beauty (AONB) to east.
5. Current limited capability of Little Bristol Lane to carry additional traffic to the south of the potential access due to width of carriageway.
6. Existing public rights of way crossing the site and associated views and vistas.
7. Existing overhead and underground services crossing the site.
8. A number of trees and hedgerows of high and moderate value within the site.
9. Protected species within the site.
10. A Roman road crossing the north western corner of the site.



Constraints Plan

Key	
Site boundary	
Contours	
Existing trees / woodland / hedgerow	
Indicative woodland buffer	
Site of Nature Conservation Interest (SNCI)	
Watercourse / ponds	
Great Crested Newt present	
Protected wildlife	
Public right of way	
Listed building	
Power lines	
Existing building	
Views	
Views across site	
Sensitive edge	
Single track lane	
Potential access	
Sun path	
Slope	
Evidence of Roman road	
Public foul sewer	
Limited opportunities for connections	

6.0 CHARACTER APPRAISAL

- 6.1. Townscape and landscape are a combination of cultural and physical components which give rise to patterns that are distinctive to a particular locality, helping to define a 'sense of place'. Reflecting these in a masterplan can reinforce familiarity, helping to integrate new development into the local area.
- 6.2. The creation of a 'new place' involves an understanding of the design principles of the existing site, settlement and its surroundings. The mix of uses, the enclosure of space, the provision of linkages and the incorporation of open space should be fully explored to provide a sound basis for successful design. This involves looking at not only the historic, but also the more contemporary development patterns, in order to understand the experience of local residents in relation to the spaces and buildings which they inhabit on a daily basis.
- 6.3. The following section provides a brief synopsis of the character of Charfield, including the urban morphology, density, housing typologies and architectural style of four residential areas within the settlement. It then extends to identify the historic townscape character of the local villages of Wickwar and Kingswood, both of which lie within 3.5km/ 2.17 miles of Charfield and have designated conservation areas which recognise the historic interest and special architectural character of the area. Analysis identifies the settlement pattern and features which inform the unique character and sense of place, including the typical architectural style.

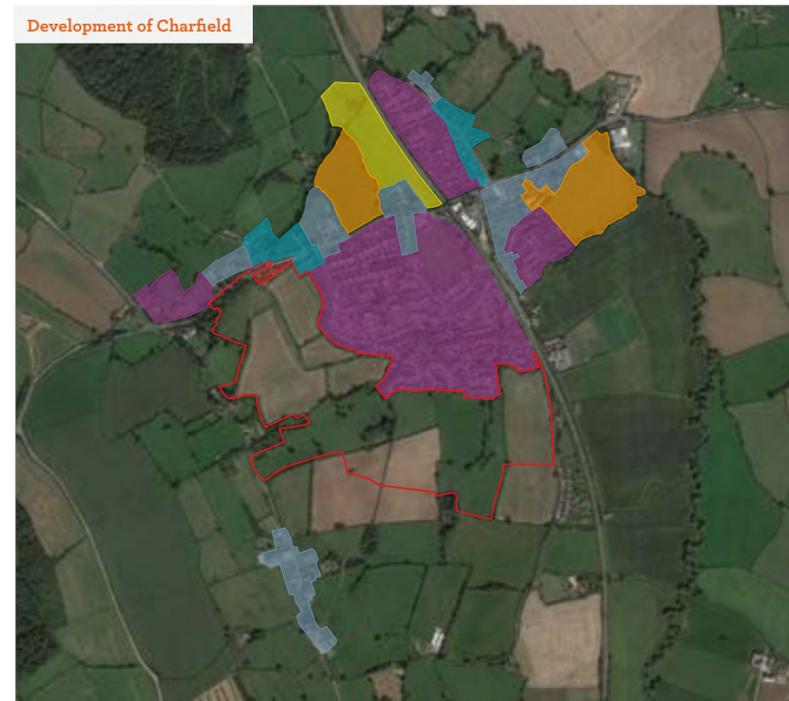
Charfield

- 6.4. The history of Charfield's expansion was significantly influenced by the cloth industry during the 18th century and the arrival of the Bristol and Gloucester Railway in 1839, which drew residents away from the original settlement at Churchend, towards Wotton Road, with the village spreading between Charfield Green and Charfield Hill.
- 6.5. Over time the gaps between the original buildings have been infilled and residential estates constructed to either side of Wotton Road. The result of this pattern of evolution is that the village now comprises elements of development displaying a wide range of form, style and density interspersed with areas of open space of varying scale. As a consequence no singular characteristic predominates.

- 6.6. As the figure ground illustrates the relationship between the built form and the village's boundary, its edges with the surrounding countryside, varies dependent upon location and the age of development. The watercourse running to the east of the railway and south of Charfield Green forms an informal edge, while New Street, has largely defined development to the north east of the railway and development to the south of Wotton Road and west of Little Bristol Lane is bounded by farmland.

Key

Application Site		Post 1950 development	
Original Settlement		Post 2000 development	
Postwar development		Permission granted	



Key

Boundary with application site		1. Wotton Road	6. New Street
Buildings		2. Manor Lane	7. Memorial Hall and Playing Fields
Public/ structural open space		3. Woodlands Road	8. Charfield Primary School
Sites currently under construction or permission granted		4. Little Bristol Lane	
		5. Longs View	

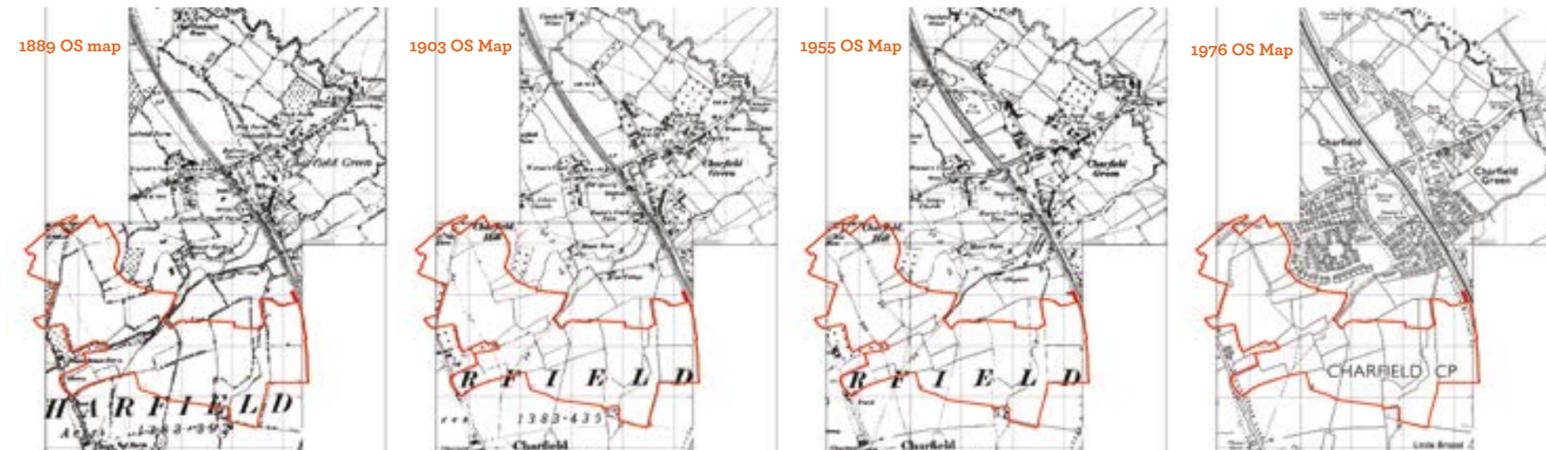
Historical patterns of growth

- 6.7. From 1883 to 2017, the historical mapping shows limited development has taken place on the site, and that much of the village growth has been peripheral.
- 6.8. The original settlement of Charfield was on higher ground to the west of the site, focused on St. James' Church at Churchend Lane (as illustrated by the 1889 First Edition OS map).
- 6.9. An expansion of the cloth industry during the 18th century focused along rivers and watercourses within lower lying areas. As a consequence, people moved closer to the new mills for work, drawing them away from the historic village, north eastwards towards Charfield Green.
- 6.10. The arrival of the Bristol and Gloucester Railway in 1839 fueled the growth of the new centre of the settlement, leaving the old village as a small hamlet. By the late 19th century the new settlement of Charfield had grown enough to support a new church (St. John's) and school.

- 6.11. Prior to more recent developments to the northern side of Wotton Road, Charfield was limited to a linear development along the main road and clusters of buildings at junctions and at Charfield Hill.
- 6.12. The late 1960's saw the beginning of the large scale expansion of the village, with the development of Manor Lane, Durham Road, Underhill Road and Berkley Close - accessed via Wotton Road to the north and Little Bristol Lane to the east. Subsequent development in the 1980's saw the development of Woodlands Road to the south and, in the 1990's, Longs View to the north east of the railway.
- 6.13. Recent development within Charfield has seen the commencement of development of two sites, namely the Bellway site at Day House Leaze and the Crest Nicholson site, known as Charfield Village, together with the granting of permission for 300 dwellings for Barratt Homes to the north of Wotton Road.

- 6.14. Due to the nature of the evolution of the village and its relocation from the original ridge top settlement to a site focused around the railway and adjacent to Charfield Green, and subsequent expansion, Charfield does not have a discernible 'heart'. Instead the village has a number of focal points, including St. John's Church and Primary School; the convenience store and Post Office at Manor Lane, and; petrol station to the northern side of Wotton Road. This has resulted in a rather disjointed settlement form.
- 6.15. The development site is formed of a series of fields, the boundaries of which are generally unchanged from those shown on the 1889 OS map. The historic footpaths between the former settlement of Charfield, now Churchend, and the current village remain, with links between Churchend Lane and Little Bristol Lane; Churchend Lane and Woodlands Road estate; and to the east of the Old Rectory, the route of a former Roman road linking Churchend Lane to Wotton road.

- 6.16. Further detail on post-war development within Charfield is included within Appendix X.



Charfield's Built Form

- 6.17. The evolution of the settlement illustrates that with each successive phase of development Charfield has been added to - often without any discernible reference to the local area or features. The more historic areas provide some attractive elements of urban form, while the 20th century development has resulted in a more regularised pattern. The result is a settlement with a diverse character with little to draw on. In terms of built form:
- a. There is a mix of wide and narrow fronted buildings, comprising detached, semi-detached and terraces.
 - b. Building styles and materials are varied, with dressed and undressed stonework, brick and render all in evidence, resulting in a wide palette of colours and textures.

- c. The majority of buildings within the village are 2 storey, with occasional 2.5 storey examples in evidence.
- d. Windows are generally traditional casement or sash, painted or stained.
- e. Generally, within the older parts of the village, ridgelines run parallel to the street and roofs are simple pitches, with the occasional small dormer or gable. Roofs are finished in clay tiles or slate, and many have chimneys. On some properties roofs are adorned with decorative ridges, finials and parapet detailing.
- f. Parking is accommodated in a variety of ways within the older parts of Charfield. Properties within larger plots often have made space for parking to the side or front, with some having garages. Elsewhere parking provision is on street.

- g. Many of the older, traditional properties have hedges or walls to their front boundaries. Walls range in detail from simple stone structures to more ornate brickwork with railings, and are generally low to medium in height. Occasional examples of timber fencing are also in evidence. Such features help to define the development edge.
- 6.18. The 'older' edges of the village are more dispersed in nature, the result of larger, individual buildings or groups set within more extensive plots creating a more rural feel. Within these areas can be found examples of Charfield's Victorian 'villas', detached, often symmetrical dwellings which are generally set back from the street behind walled front gardens, with driveways accommodated to the side of the property. These substantial dwellings are typically of red brick with slate or tile roofs and chimneys to both gables.

Bottom Left: Extended red brick double fronted dwelling with bay windows and contrasting brick detailing to openings

Bottom Middle: Extended, simply detailed cottages with small gardens fronting Wotton Road

Bottom Right: Imposing detached red brick villa with dormers to attic, corner of Wotton Road and Newtown



Images below : Examples of the variety of building materials within Charfield, together with examples of walls and hedges forming front boundaries

6.19. As the examples on the following pages illustrate decorative detailing to eaves and barge boards are common, and examples of contrasting ridge tiles are still evident. Projecting ground floor bays and porches are a characteristic of the villas. Windows surrounds vary from stone to brick arches, and projecting ground floor bays and porches provide additional interest to the front facades.

6.20. Properties on Wotton Road have differing relationships with the street, creating a varied streetscape. Towards the centre of the village and along New Town and Station Road, the urban form is tighter, typified by short terraces.

6.21. As the photographs illustrate terraced development within Charfield includes simple stonework and rendered cottages with tiled roofs and chimneys set behind small, walled front gardens. While many of the original timber windows have been replaced the majority of the openings remain unchanged, with the occasional contrasting window header.

6.22. New Street, to the north east of the railway provides a traditional streetscape of two storey terraces set behind small front gardens of 1-2m in depth, while further north others sit directly to the back of pavement. The gentle curve of the street is enclosed to the eastern side by a mix of simply detailed red brick and white rendered houses. The occasional bay window creates an interesting feature, while the simple pitched rooflines are punctuated by chimneys.

6.23. Within Station Road the terraced cottages sit beyond long front gardens (approx 7-12m), many of which now accommodate parking. Constructed from stone, the cottages are simply detailed, with pitched roofs and chimneys. The introduction of porches, rooflights and dormers combine to illustrate how the buildings have evolved.

6.24. The local authority housing to the southern side of Wotton Road provides a post-war version of the original terraces described previously. The red brick 1950s reinterpretation of the terrace is set back behind longer front gardens to accommodate parking, while the introduction of gables to the front elevation coupled with the introduction of space standards, resulted in buildings of a larger scale than their post war counterparts.

6.25. Newtown, to the western side of the Memorial Hall Playing Fields is a narrow lane (approx 3.5-4m) serving a mix of detached and semi-detached houses with small front gardens/drives to the front. The overall effect is a well contained street with a sense of enclosure created by dwellings of a similar form and scale.



Top Left: Traditional relationship of development to New Street

Bottom Left: Cottages on Station Road, illustrating addition and alteration

Top Right: Terraced cottages on Station Road with long gardens, driveways to front

Bottom Right: Post-war Local Authority development based on terraces

Wickwar

6.26. Wickwar lies 3.5km to the south of Charfield and is a small linear village, originally developed along the 'Old Saltway' - a main trading route. The village has medieval origins, being one of four planned settlements found within South Gloucestershire.

6.27. The wide main street is bordered by a near continuous row of buildings to either side, enclosing the High Street which originally served as the market place. Behind these frontages lie long burgage plots, served by access lanes to the rear. The church of the Holy Trinity lies on high ground to the northern end of the village and it, together with High Street and its hinterland and open land to the west, form the conservation area.

6.28. While the majority of the historic core comprises small scale development the introduction of brewing in the 1800's saw the construction of larger scale, commercial buildings within the north western end of the village.

6.29. The expansion of the village began in the 1960's with the construction of Cotswold Crescent. Modern developments now form the eastern settlement boundary and provide the village's main areas of public green space within the settlement.

6.30. Buildings are typically two storey however vary in height, creating an attractive streetscape. Generally the buildings are simple in design, with relatively little adornment. Ridgelines generally run parallel to the street and the roofscape is punctuated by numerous tall chimneys. The occasional building presents a gable to the street, providing additional visual interest. Due to a change in level to the east, a number of the High Street properties are at three storeys to the rear.

6.31. Generally, buildings within the village's historic core are a mix of stone and render, with clay and slate tiles to roofs. Chimneys are a mix of dressed stone, brick and render. Ground floor bay windows and projecting stone canopies over doorways are common details. Stone walls are a characteristic feature of the 'back lanes'.



Aerial photograph of Wickwar

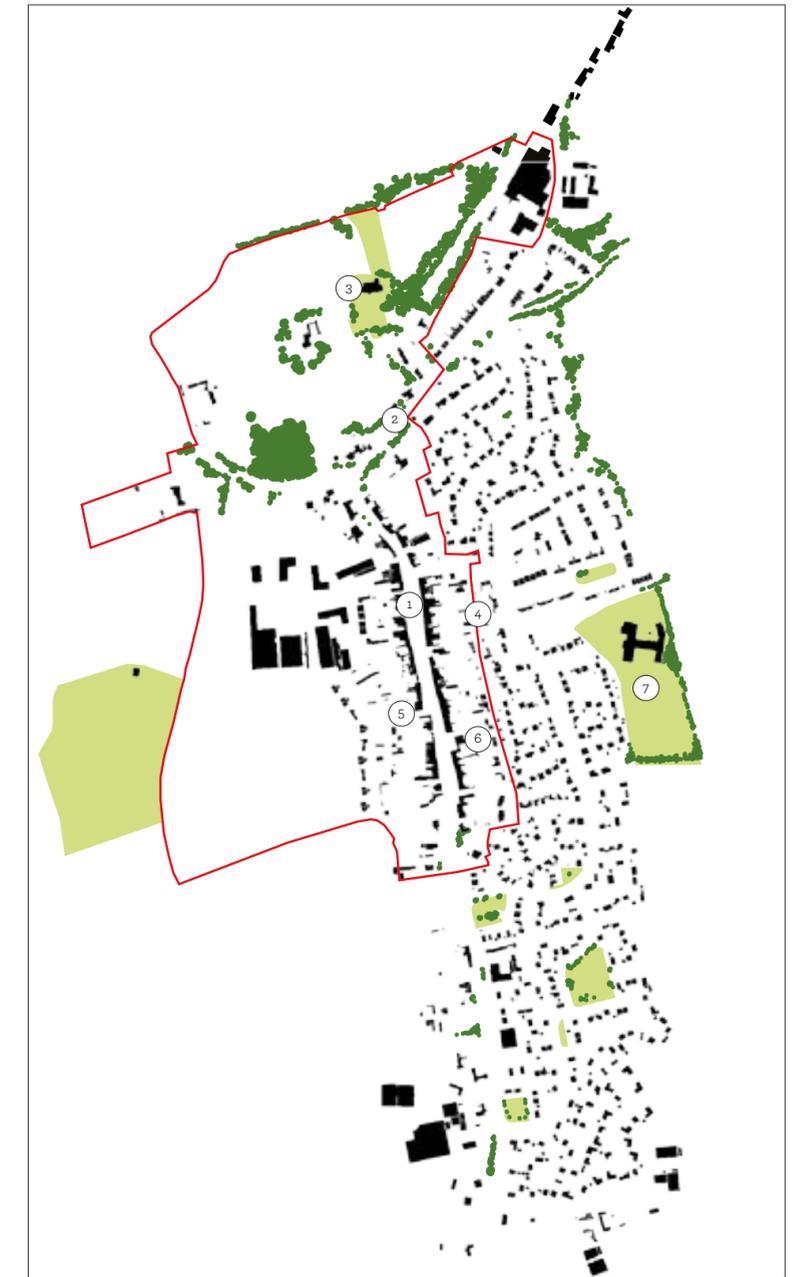
Key features of Wickwar's urban form:

- Linear village defined by terraced frontages onto High Street.
- Variety in road width creates varying degrees of enclosure along the principal street.
- Limited areas of public green space within confines of village. Generally found as setting to church, school grounds, allotments and within 20th century development to southern and eastern side of village.
- Building setbacks to the front of the Congregational Church and changes in road widths at junctions (Buthay Lane) provide opportunities for focal spaces.
- Back lanes to the rear of High Street provide attractive pedestrian routes despite being frequented by vehicular traffic.
- 20th century development characterised by more formal block development forms.

Top: High Street and former market place
Bottom: 'Back Lane' - boundary of Conservation Area



Wickwar: Figure ground and key features



Key

Conservation area boundary		1. High Street	5. Buthay Lane
Buildings		2. Station Road	6. Congregational Church
Public/ structural open space		3. Church of the Holy Trinity	7. Primary School
		4. Back Lane	

Kingswood

6.32. Kingswood lies 2.4km to the east of Charfield. Its origins are based upon a Cistercian Abbey founded during the 12th Century. After the dissolution of the Abbey materials from it were incorporated into other buildings in the village, and St. Mary's Church replaced the original Abbey chapel in 1723. Development grew up around the main routes which focus on The Chipping, the village centre containing a small green.



6.33. The village's historic core comprises an interesting collection of lanes and pedestrian routes, accessing buildings of a variety of architectural styles and scale. Hillesley Road is characterised by 2 storey terraces sitting behind small front gardens, while more substantial properties overlook The Chipping and High Street. The northern end of High Street and Abbey Street revert to a smaller scale of vernacular architecture, before the grander buildings at the junction of Old Rectory Road. Abbey Mills introduces larger scale, industrial development to the northern end of the village.



6.34. Local authority housing was developed during the first half of the 20th Century and improved accessibility led to a rapid expansion of the village from the 1960's. More recently the Tyndale View development has been constructed to the western side of the village.



6.35. There are a wide variety of building styles and materials incorporated within the village fabric, ranging from well proportioned Georgian townhouses and terraced cottages. Buildings are generally 2 to 3 storeys and of varying height. The Abbey Gateway is the only remaining vestige of the former Abbey, and provides a key landmark to the northern end of High Street. Gentle curving roads draw the eye through the village and pedestrian routes such as 'Round the Town' create intrigue.



Examples of development within the historic heart of the village



Aerial photograph of Kingswood



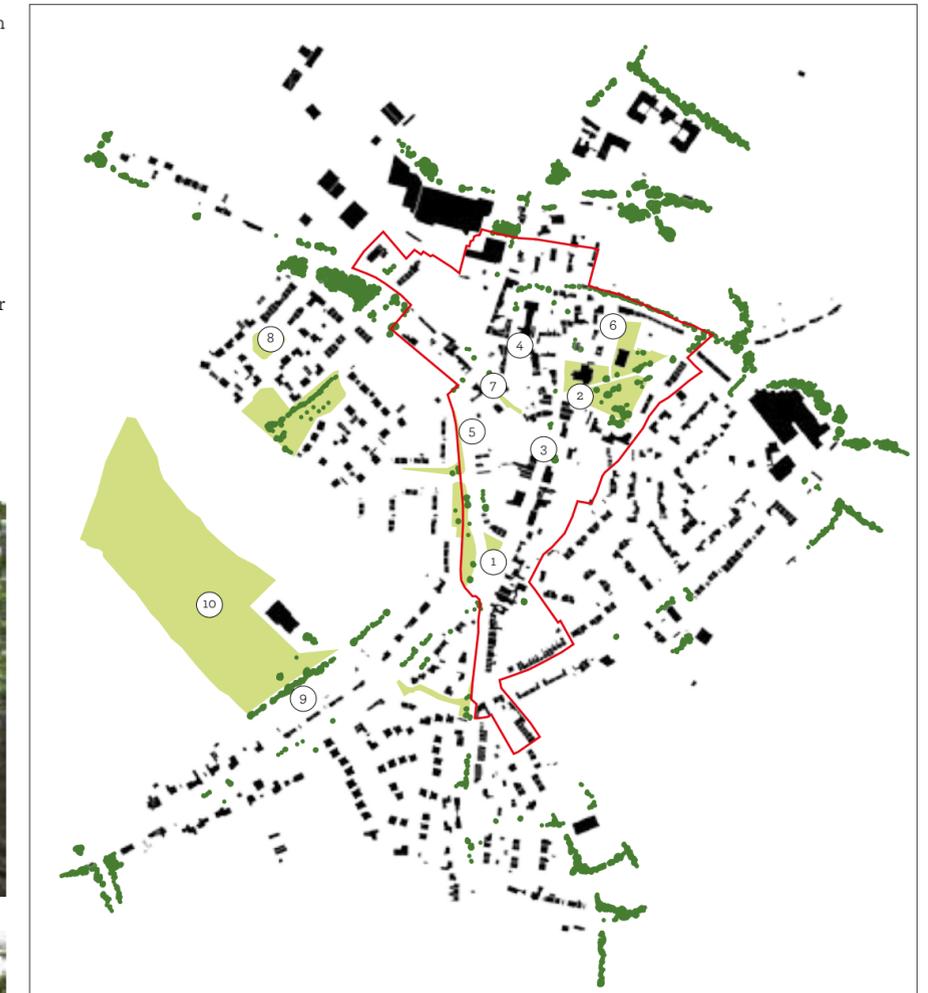
Key features of Kingswood's urban form:

- Focus provided by The Chipping - small green adjacent to the main road.
- Greater sense of enclosure created by older buildings within the heart of the original settlement - creation of terraces and development set close to the street.
- Series of attractive pedestrian routes incorporated into the historic settlement, including Round the Town, The Walk and the formal route through the churchyard.
- Variety of green spaces, including incidental spaces at junctions, the setting of the church / churchyard, and open space provided for more recent development, together with sports pitches.
- 20th century development typified by a more ordered block layout - less dense form of development resulting from vehicular and amenity requirements.



Top: Footpath through churchyard
Bottom: 'Round the Town' pedestrian route

Kingswood: Figure ground and key features



Key

Conservation area boundary		1. The Chipping	5. Old Rectory Road	9. Wickwar Road
Buildings		2. St. Mary's Church	6. The Walk	10. Kingswood Park
Public/ structural open space		3. High Street	7. Round the Town	
		4. Abbey Street	8. Tyndale View	



Examples of typical local materials, forms of openings and detailing

Summary of Characteristics

6.37. The appraisal of the character and context of Charfield, and nearby historic settlements of Wickwar and Kingswood, has identified the following positive features which could inform development at Pennymeads, Charfield:

1. Generally dwellings are two storey in height, with greater height at key locations providing focal points within the streetscape.
2. There is a higher density of development along principal streets, reducing towards the settlement edge.
3. The relationship between buildings and the street vary, with set backs creating additional visual interest.
4. There is a wide mix of detached, semi-detached and short terraces .
5. An eclectic variety of built form generally related to the period of development.

6. The village benefits from views towards Churchend to the west and longer range vistas towards the Cotswold Scarp to the east.
7. There are a variety of relationships between buildings and open space, the most successful being those which overlook the space, providing surveillance.
8. The settlement sits within the valley formed by the Wickwar Ridge to the west and the ridge running along Little Bristol Lane.
9. There are numerous opportunities to integrate existing footpaths into the development and create new ones to extend and enhance the wider pedestrian network .
10. Many of the noteworthy spaces within the wider area are the result of deflections in the road, junctions or setbacks, creating attractive informal focal spaces .

6.38. In terms of detailing and materials:

1. Boundaries are often of brick or stone walls, some with railings; or, railings, occasionally with hedges. More recent development have open frontages.
2. Generally brick and stone are the predominant materials for the older properties, with the use of render also evident.
3. Roofs are profiled tile or slate (slate substitute) of a variety of colours.
4. Windows are generally simple casement with a vertical emphasis, some with stone or brick surrounds and cills. Single storey projecting bays provide visual interest.
5. Porches vary from simple canopies to attractive glazed timber structures with pitched roofs, while doors are generally 4 to 6 panels.
6. Parking is provided in a variety of ways dependent upon the location of the dwelling in its plot.

7.0 DESIGN PRINCIPLES

- 7.1. At this outline stage, this DAS create a framework of key principles to inform the detailed design of the scheme at later stages.
- 7.2. Given the scale of development proposed and a build-out period of up to 6 years, there is a need to incorporate flexibility to enable the scheme to respond to changing design expectations, evolution of best-practice and design regulations, whilst still providing certainty and guidance for the scheme as reserved matters are brought forward. The following design principles and underlying objectives, informed by the review of design policy and guidance, have been applied to the development of the site. These in turn have informed the Parameter Plans which provide the necessary balance between certainty and flexibility to facilitate future development.

1. Placemaking

- 7.3. A sense of place and character is a key criteria for future development.
- The proposed development will create a recognisable character informed by the local context that can be appreciated by residents and visitors alike. Keynote structure and spaces will aid placemaking and create a legible layout.
 - Design cues have been drawn from the local area to help integrate the development.

2. Optimise the Use of the Site

- 7.4. The use of the site will be optimised, compatible with its sustainable location, to contribute to meeting the need for housing.
- The development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; and
 - The scheme will help address current housing demand and integrate the new development with the surrounding context.

3. Character and Context

- 7.5. The development will sensitively integrate with the surrounding area, reinforcing and enhancing positive local characteristics. Contextual design allows new development to provide a sense of 'familiarity' and aid legibility.
- The development will have regard to the setting of St. James' Church, together with the site's existing landscape features, and neighbours; and
 - Reinforce local distinctiveness through the use of local materials and built form where appropriate.

4. Green Environment

- 7.6. The development will provide a high quality natural environment, structured around wildlife corridors, woodland and open space. Future proposals will benefit from the existing landscape structure and the ecologically rich environment that it supports. This can be achieved through the:
- a. Integration of the current network of trees, hedgerows, and woodlands to provide a series of interlocking green routes and spaces that permeate through the development, and provide links beyond its boundary;
 - b. Promotion of biodiversity through the preservation and creation of corridors to encourage the movement of wildlife within and through the site; and
 - c. Creation of a variety of high quality public spaces centred around the existing landscape structure and pedestrian/cycleway network.

5. Connectivity

- 7.7. The development will respond to, and fully integrate with, its surroundings. This will be achieved through the:
- a. Enhancement of existing connections and the creation of new ones, resulting in a variety of links between the new and existing community;
 - b. Prioritisation of pedestrians, cyclists and public transport users, whilst taking into account the inevitable demands of private transport; and
 - c. Creation of a safe, permeable and enjoyable pedestrian environment within clearly defined, overlooked public spaces.

6. Inclusivity

- 7.8. Proposals will be designed to provide a range of accessible social and environmental benefits within a convenient distance of homes. This will be achieved through the:
- a. Allowance of equal access to the opportunities provided by the development for residents of both the new and existing communities;
 - b. Creation of a well-designed, high quality built environment incorporating a range of housing including market and affordable housing, together with elderly persons provision to encourage a socially integrated community; and
 - c. Provision of accessible open spaces and facilities to support development.

7. A Safe Community

- 7.9. Safety and security will be essential criteria for all design decisions relating to the future development of the site.
- a. Secured by design principles will be incorporated within the development. The proposal will seek to reduce use related conflicts, promote overlooking of the public realm to provide passive surveillance and provoke a sense of ownership by clearly defining public and private spaces; and
 - b. The design will incorporate the long term needs of management and maintenance.

8. Sustainability

- 7.10. Future proposals will implement high standards of sustainable design and construction, reducing reliance on external energy sources and the schemes ability to adapt to the effects of climate change over the schemes' lifetime.



8.0 DEVELOPMENT CONCEPT

SGC Indicative Concept Plan

- 8.1. As part of the former emerging JSP consultation, SGC produced an Indicative Concept Plan to inform the discussion on the potential growth of Charfield. The concept diagram, which was not informed by any detailed technical assessments or included within the former emerging JSP, only highlighted potential areas of growth, and was the starting point to stimulate discussion with stakeholders and the local community.
- 8.2. This concept plan, because of its generality and purpose to engage discussion, only informed the development of the proposed scheme. However there are areas of commonality between it and the design concept, namely:
1. The retention of a green landscape buffer between Church and Charfield, along the Wickwar ridgeline.
 2. The retention of the SNCIs.
 3. Inclusion of green corridors running through the site, linking Charfield to the wider landscape to the south and west.

Design Concept

- 8.3. The Concept Plan illustrates the proposed 'landscape led' approach to the site. It was informed by an analysis of the site and its surroundings, recognising that there is a strong landscape context shaped by the topography, historical field patterns and the crossing of the site by a number of footpaths connecting Charfield to Churchend.
- 8.4. The significance of the landscape framework is highlighted by the historic pattern of growth of the village at Section 3, which identifies the how the centre of the village moved from Churchend towards the railway over time, in response to economic and social change. This pattern of growth has subsequently divorced Charfield from Churchend except for the footpaths that cross the site, which are still used by the community to connect the two.
- 8.5. The analysis of the site's constraints and opportunities informed the proposed pattern of developed and undeveloped spaces. The undeveloped spaces respond to the constraints of the SNCI, the setting of St. James' Church, and the retention of the footpath links between Charfield, Little Bristol Lane and Churchend. The topography of the site frames the development areas to the east and west and provides a natural edge.
- 8.6. The eastern, southern and western edges connect into the existing urban edge along footpaths, SNCIs, and existing green corridors.

- 8.7. The Amended Concept Plan demonstrates how the developed and undeveloped areas can deliver:
1. A natural extension to the village that responds to existing site features and boundaries.
 2. An integrated development with a mixed-use neighbourhood centre and primary school site at the heart of the development, that will be accessible to the existing community from existing footpaths.
 3. A landscape framework that permeates the development areas into the existing urban edge and along existing green corridors.
 4. The retention of footpaths, the existing stream, ponds and associated SNCIs as part of the landscape framework.
 5. Three broad development areas, informed by the landscape framework.
 6. A vehicular access via a new junction with Wotton Road at the western approach to the village, linked to a secondary access from Little Bristol Lane.
 7. A development that is appropriate to the setting of St. James' Church.



Amended Concept Plan

Key		
Site boundary		Primary school or housing site
Site access		Green corridor/focal area
Developable areas		Landscape buffer
Community hub/employment		Sports provision
		Interface with existing development



Initial Concept Plan



SGC Indicative Concept Plan

9.0

DESIGN EVOLUTION

Engagement - Prior to Application

- 9.1. Extensive pre-application consultation took place to inform the evolution of the illustrative masterplan for the site. This ensured that local residents and key stakeholders were able to understand the proposals and provided opportunities to discuss them with the team. It has also enabled the team to gather vital local input, amend the proposals to address concerns and make provision for appropriate mitigation measures. A comprehensive Statement of Community involvement forms part of the planning application.
- 9.2. SGC held an independently chaired workshop in May 2018 for stakeholders and local groups. This explored the proposals for the SDL in detail, looking at infrastructure, phasing, density, siting, transport, access and design, and obtaining feedback from those who attended.
- 9.3. Meetings and engagement with SGC officers, GCC and other statutory consultees were held during 2016, 2017 and 2018, evolving into formal pre-application meetings during 2018. These meetings and discussions allowed detailed discussions to progress on various technical and design matters. Central to these were discussions about the urban design approach to the development, including the layout; density; extent of development; interface with the existing village and landscape context; the relationship of the development to heritage assets; social and community infrastructure and mix of proposed complementary uses; and approach to access and connectivity. Other discussions on technical matters, including highways; sustainable transport strategy; flooding and drainage; utilities; ecology and biodiversity; environmental impacts; and health, provided valuable input to ensure the technical feasibility of the proposed illustrative masterplan.

- 9.4. The Junction 14 Working Group was established to evolve the transport and access proposals for the SDL. It included representatives from SGC, GCC, Highways England and the transport consultancies representing CEG (SYSTRA), Tortworth Estate and Bloor Homes. The group was commended by Highways England for bringing together the private and public sector and the neighbouring local authorities. Its aim - to aid in the delivery of the M5 J14 improvement scheme through design, capacity testing, costing analysis, safety analysis and consideration to the environmental and social impacts.
- 9.5. Aside from the working group SYSTRA (now Evoke Transport) have also been involved in ongoing liaison with the public through the planning process, attending the regular Charfield Liason Group meetings and public consultation event. They have provided information and progress on the highway and transport aspects of the application and answered highways/ transport related queries or concerns, including details of measures to reduce speeds in the village, increase connectivity through sustainable transport improvements, assess existing and future queuing at key junctions and ensure that safety is retained (and improved where appropriate) through the village for all road users.
- 9.6. Leaflets were sent to every household in Charfield, as well as Charfield and Wotton under Edge Parish Council and elected members at SGC. This invited the community to a public consultation on Saturday 16th May 2018 in the local village hall. A preview of the consultation material was also provided for Councillors.

- 9.7. Members of the project team, including highways, ecology, drainage and planning specialists were available to discuss the proposals in more detail during the event. A comprehensive workbook was provided which enabled attendees to examine each element of the masterplan's evolution in detail and comment on key topics such as design, siting, density, housing need, infrastructure and facility provision, environment, transport and access.
- 9.8. A dedicated website was created where the exhibition boards and questionnaires were available to download, review and comment. The resultant feedback was reviewed by the team and the masterplan evolved accordingly.
- 9.9. A community liaison group was established in summer 2018, meeting bi-monthly to explore the issues in more detail. Attendees included the SGC Ward Councillor, representatives from Charfield Parish Council, Charfield Neighbourhood Plan Group, the local action group 'Fighting for Charfield', a representative from the Memorial Hall Committee, Tortworth Estate and the local Greenway Group, together with representatives from CEG and Bloor Homes. Representatives from Lichfields and the developers' transport consultancies have also attended some of the meetings to ensure more detailed discussions on design,



infrastructure, densities and transport could be explored in more detail. Members of the group are invited to raise queries and agenda items at each meeting. This group have continued to meet as the proposals have advanced.

- 9.10. In order to ensure that feedback has been provided to the community, a comprehensive brochure was produced exploring the comments raised and detailing how the masterplan had either evolved or already responded to issues through mitigation. Where changes couldn't be made, explanations were given as to how the proposals could respond. The brochure was uploaded to the dedicated website and copies provided to liaison group members.
- 9.11. There was consultation with the local school to understand education provision in greater detail. Meetings were also held with residents who live adjacent to the development site to explore the proposals and design of landscape buffers and pavement treatments. Additional meetings were also arranged with SGC and the Memorial Hall Committee to explore community recreation and sports provision.
- 9.12. The applicant sought to go above and beyond the recommended pre-application consultation process. The public consultation event was accessible and open to all; the dedicated website enabled interested parties to review and respond to the proposals at a time of their choosing from the convenience of their home; and, the regular liaison group meetings ensure continued engagement and involvement in the process.

- 9.13. There have also been ongoing discussions with the following organisations throughout the process:
 1. Highways England
 2. Historic England
 3. The Environment Agency
 4. Natural England
 5. Wessex Water
 6. Network Rail
 7. South Gloucestershire Council
 8. Charfield Parish Council
 9. Gloucestershire County Council
 10. Stroud District Council
 11. Lead Local Flood Authority

- 9.14. Technical studies have been submitted with the planning application which have taken note of these discussions.
- 9.15. Further details are included within the Statement of Community Involvement and Planning Statement.
- 9.16. The following pages describe the evolution of the scheme resulting from this engagement and subsequent comments from statutory consultees following the submission of application P19/2452/O, as well as the analysis set out in the preceding chapters such as site constraints/ opportunities, context and design principles.

Engagement - Prior to resubmission

- 9.17. The revised Statement of Community Involvement (SCI) explains the consultation that has recently been undertaken on the amended scheme.
- 9.18. Clearly, the Covid-19 pandemic has influenced the approach to consultation but the SCI demonstrates that the applicant has taken reasonable measures to re-engage with key stakeholders.
- 9.19. The Client and co-consultants are currently in discussions with the Design West regarding a design review of the proposals, to be undertaken during the consultation period.

Initial Illustrative Masterplan

9.20. The initial masterplan assisted early engagement and was a platform for the design team to test and develop the scheme. Its key drivers were:

1. Topography, in particular the slopes to the west and south east that contain much of the site within the valley. The area for development was proposed within the lower areas of the site, less constrained by steep slopes. The undeveloped areas and slopes that contain development could provide a network of amenity space.
2. Views across the valley, in particular views over the site to the distant countryside to the east and the ridge at Churchend Lane to the west. To preserve uninterrupted views between Little Bristol Lane and Churchend Lane, the proposed extents of the developed area, and the potential height and limits of built development was discussed.
3. Connectivity and accessibility to Charfield - in particular local community services, shops and open space. Ensuring separation from the existing local shop in Woodlands, and providing for convenient access to new services, helped determine the most sustainable location for the local centre. Engagement with the community helped plan for a range of uses and refine the location of the centre within the developed area.
4. Regard to the retention of existing landscape features, the protected SNCIs, footpaths and heritage assets.
5. The retention and enhancement of existing landscape assets. The development will require a range of open spaces. In addition, the SNCIs are designated and protected areas that should be safeguarded from development. By integrating the SNCIs into the landscape framework, the masterplan could also enhance and support the existing biodiversity of the site.



Key

Site boundary	Green corridor	Access
Contour	Open space	Residential
Woodland	Water course	Community hub
Planting	Footpath	

Masterplan June 2017

9.21. The masterplan prepared June 2017 illustrated development structured around a central green area and the eastern SNCI - two key green spaces which have formed part of the main green space concept from the outset. This masterplan informed initial community and stakeholder engagement.

9.22. The extent of development was informed by the following:

- The western development extent has been designed to ensure a sensitive and appropriate boundary is formed with the heritage assets on Churchend Lane.
- The southern development extent includes land to the south western end of the site, on low lying, visually contained land adjacent to Devil's Lane.
- Treatment of the eastern site boundary takes into consideration limiting topography to the south eastern edge of the site and existing development at Little Bristol.
- The northern extent of development is formed by the existing settlement of Charfield and, to the north east, Wotton Road.

9.23. The development areas were connected by a spine road / primary access road which followed contours, existing field boundaries and connected landscape features to create a legible network. This route could accommodate a bus service with stops generally within 50m of residential areas.



Key

Site boundary	Primary School or housing
Primary access road	Park, natural and semi-natural open space, amenity green space
Residential	
Community hub	

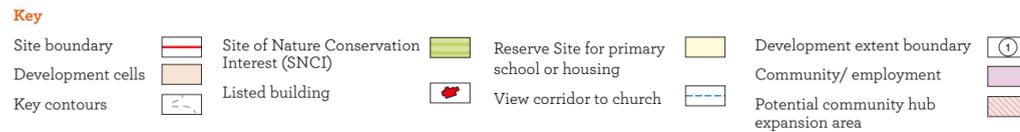
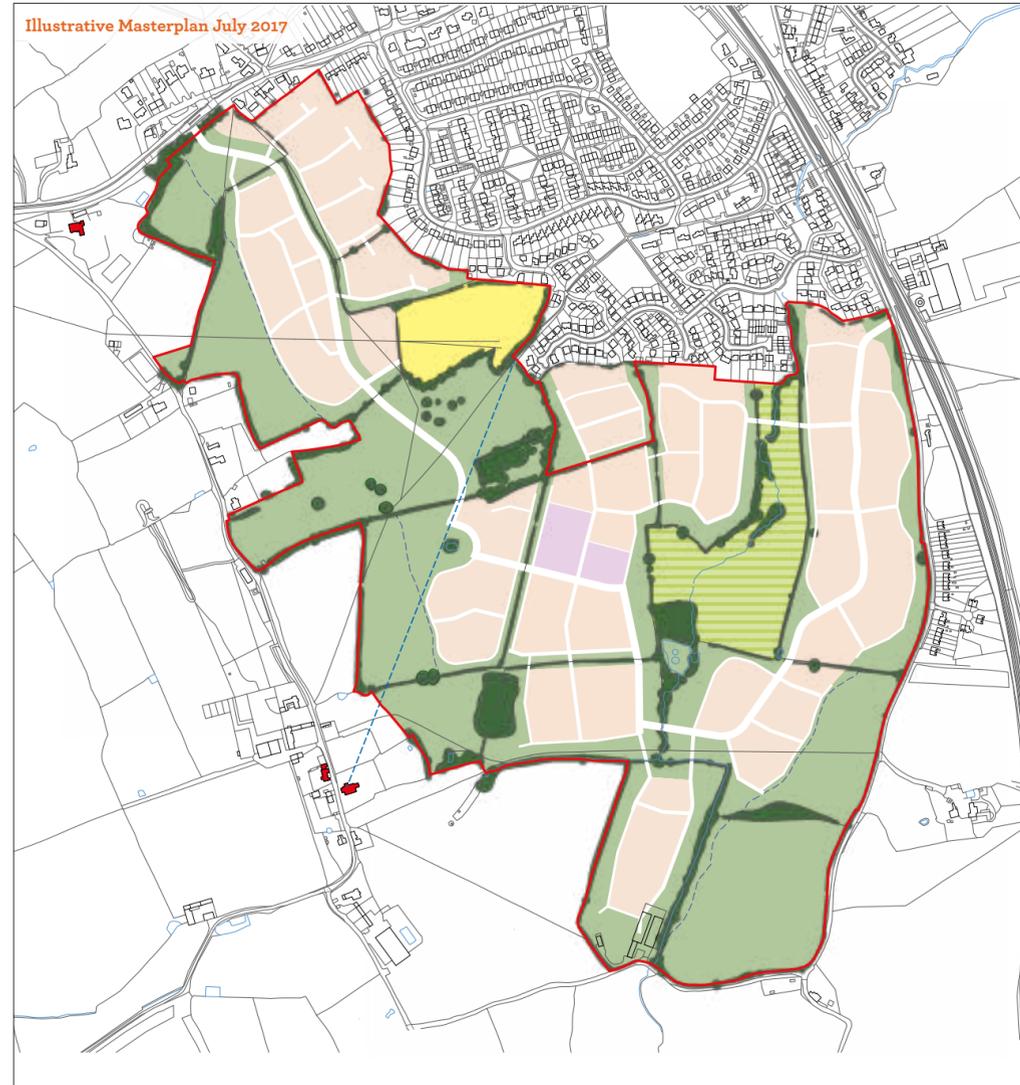
Development of the Masterplan June 2017 onwards

9.24. The masterplan, right, illustrates:

1. A view corridor to St. James' Church which formed a key factor in determining the extent of the western edge of development
2. The north western extent of development set below the 60m contour, with the exception of a small area adjacent to the existing hedgerow having regard to this view and heights
3. The western extent of development set below the 57m contour, an existing field boundary and small copse. At this contour the ridge heights of development would remain below the level of Churchend Lane, affording views across the wider development area, towards the eastern SNCI and beyond
4. The eastern edge realigned to take into account steep slopes to this side of the site, and as such the development boundary was formed by the 50m contour

9.25. Further masterplan iterations were explored which principally considered the impact of development upon the setting of St James' Church and the extent of growth. These remained true to the Design Concept and design principles, and responded to engagement, supported where necessary by detailed design studies and visualisations, particularly in considering the impact upon the setting of St. James' Church.

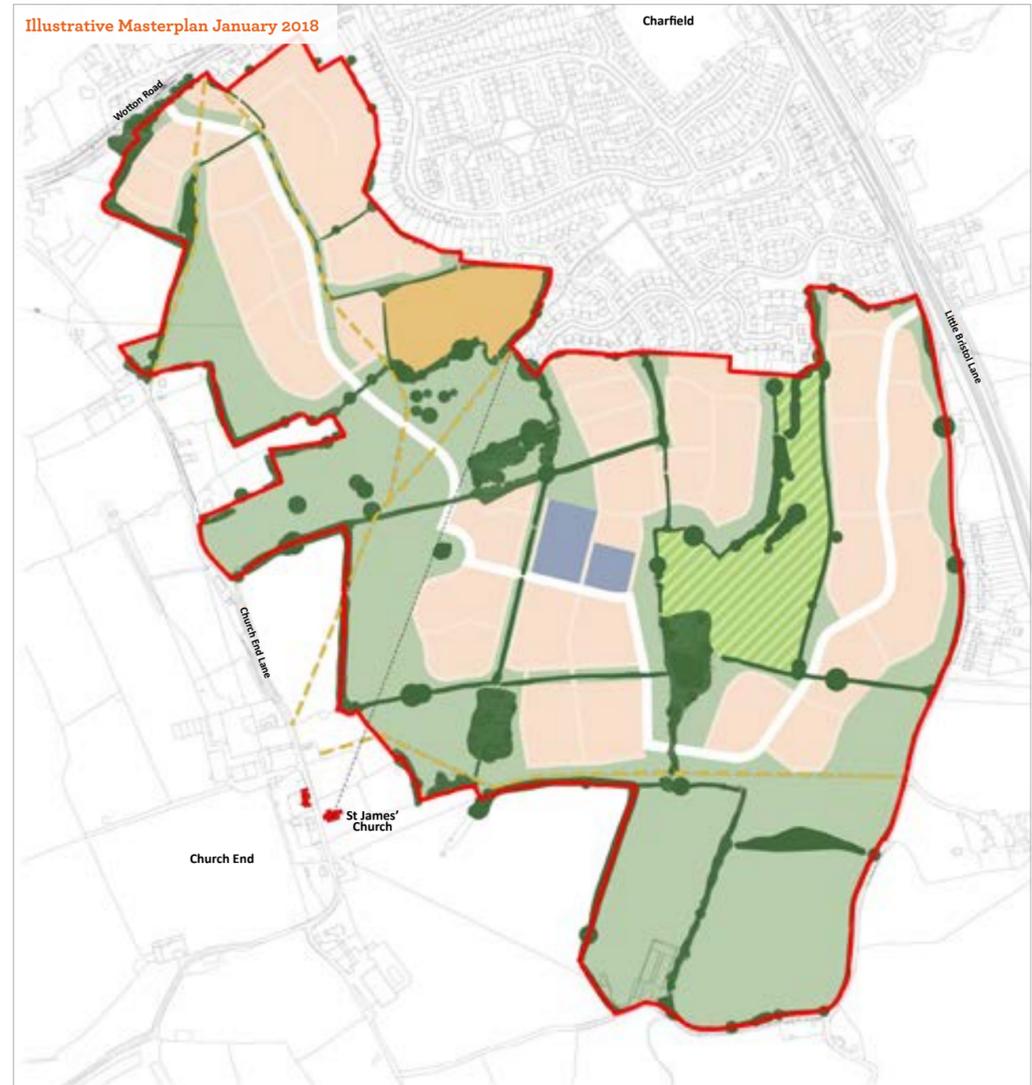
9.26. Alternative alignments of a bus route through the developed areas were considered, including a shortened route close to the existing built edge and through the eastern SNCI. However, the overall sustainable access strategy for the masterplan, supported by initial engagement with the community, prioritises pedestrian and cycle accessibility. A more 'convenient' access road to the north was considered to prejudice this pedestrian / cycle first strategy; reduce the accessibility of buses to the southernmost developed areas and unnecessarily impact upon the SNCIs.



9.27. The location of the school site and the location and composition of a neighbourhood centre was reviewed against SGC's preference for commercial and mixed uses at Wotton Road. However, considering the narrow and constrained frontage to Wotton Road and the accessibility of this location to the remainder of the proposed developed areas, the masterplan maintained more accessible, central location (meeting the day-to-day needs of the new and existing community) for the neighbourhood centre.

9.28. The extents of the developed area evolved through a number of discussions with SGC and Historic England, whose concern was the impact of growth upon the setting of St. James' Church, the approach to the church and views from the churchyard and grounds. Through a number of iterations supported by visual material and modelling, the extent of the developed areas was significantly reduced to the south and south west. The impact of development upon St. James' Church and other heritage assets is discussed in greater depth within the supporting ES. The masterplan has arrived at a position where the effect on the setting of the historic church is acceptable.

9.29. In January 2018, a vision document was prepared to further facilitate engagement with the local community, stakeholders and the Council. The Vision Document afforded the opportunity to robustly test the design concept from first principles and explain the design rationale.



9.30. At a CEG / Bloor Homes public consultation event in May 2018, the masterplan was presented to the community in the context of other surrounding proposed developments. Features of the consultation masterplan included:

1. Undeveloped land south of the southern footpath and adjacent to Devils Lane, reducing the extent of southern development.
2. A landscape buffer adjacent to the existing houses along the northern boundary, providing for separation from the new developed areas.
3. A local centre close to the existing footpaths leading to Churchend, which could accommodate a farm shop.
4. A site suitable for elderly housing to the north, benefiting from the open space setting of the adjacent slopes.
5. The emerging drainage strategy of swales and attenuation ponds.



Key

Site boundary		Reserve Site for primary school or housing		SuDs	
Residential areas		Primary access road		Footpaths	
Site suitable for elderly housing		Existing vegetation		Buffer to existing housing	
Mixed use area		Open space			

9.31. Prior to the application submission in March 2019 the principal changes to the illustrative masterplan, resulting from the ongoing engagement with statutory bodies and wider consultation throughout the process, were as follows:

1. Reduction in development area

9.32. Development was removed from the lower fields, to the south of PRoW OCH20 and the extent of development was pulled back from the south western edge of the site, in response to heritage concerns regarding the setting of St. James' Church. The modelling of the changes, based upon key views agreed with SGC's Conservation Officer and Historic England, assisted in the understanding of the potential effect of the development upon the heritage asset, both in terms of retaining views and preserving its setting. The resultant changes to the development area also brought the illustrative masterplan into closer alignment with SGC's Indicative Concept Plan.

2. Relocation of neighbourhood centre

9.33. Initially the neighbourhood centre was located within the central development area. Following discussions, and having taken into account SGC's preference for commercial/mixed uses to be located on Wotton Road, the centre was relocated closer to Wotton Road. Its amended position allowed for ease of access from the B4058 while providing a new 'heart' to the proposed development, adjacent to open space, the reserve primary school site, site suitable for elderly housing, while remaining accessible from the existing settlement.



Key

Site boundary		Reserve Site for primary school or housing	
Residential areas		Primary access road	
Site suitable for elderly housing		Existing vegetation	
Mixed use area		Open space	

3. Access

- 9.34. Consideration given to access from Wotton Road being via a roundabout was dismissed due to safety concerns, issues with visibility/potential effect upon existing junction and, impact upon the route of the PRoW. A priority junction was found to be the most suitable arrangement.
- 9.35. In terms of the Little Bristol Lane access, a change in the priority was considered however in order to reduce speeds a package of measures would be required, many of which would be outside the applicant's control. Retaining existing speeds would result in the access moving further south, sterilising developable land. A priority junction was therefore proposed, able to accommodate capacity associated with the development.

4. Alignment of spine road

- 9.36. The alignment of the spine road through the southern part of the development site was discussed. Its position maximised access to the proposed bus route, enhancing accessibility to the wider site.

5. Archaeology

- 9.37. The potential alignment of a Roman Road was identified within the initial archaeological desk study, and was subsequently identified through site work. This key feature was integrated into the illustrative masterplan and its route protected within the Parameter Plans.

Modelling the Masterplan

- 9.38. To inform further discussions with Historic England and SGC, detailed models and visualisations of both the development edges and wider development were prepared. Viewpoints were agreed with SGC and Historic England. Initial visualisations were produced in February 2018, and amended in July, September and October to reflect ongoing discussions. As the discussion progressed a number of detailed layouts and density banding studies, informed by the context appraisal, were also produced. This material is reproduced within the appendix.

Principal Changes June 2020

- 9.39. Taking into account comments from statutory consultees the following amendments have been made to the Illustrative Masterplan, as submitted in March 2019 (ref: P19/2452/O).

1. Extent of development

- 9.40. The proposed area of the development site has been reduced to 41.23ha as a result of the realigning of the southern site boundary northwards.

2. Proximity to St. James' Church

- 9.41. The development area has been set further back from the heritage asset.

3. Residential capacity

- 9.42. The reduced extent of development has resulted in a decreased residential capacity of 525 dwellings - based upon the proposed development parameters concerned with development extent and density.

4. Site for primary school

- 9.43. The site has been enlarged to accommodate a 3 form entry primary school.

5. Alignment of spine road

- 9.44. The illustrative alignment of the spine road has been amended to follow a more northerly route than the previous application. However, as per the original application, the Access Parameter Plan provides a zone within which this road could be located to provide flexibility for its future alignment.

6. Formal sports provision

- 9.45. The illustrative masterplan provides for 2 junior pitches and 1 senior pitch.

7. Edge Conditions

- 9.46. Further consideration has been given to the detailing of the southern site boundary and the buffers adjacent to existing residential properties.



Key		
Site boundary	Wildflower Meadow	WM
Residential Development Area	Sports Pitches	SPORTS
Elderly Housing/ Residential	Allotments	ALL
Neighbourhood Centre	SuDS Feature	
Primary School	LAP	
Residential Buffer	LEAP	
PRoW	NEAP	
SNCI	Retained Pasture	

10.0

ILLUSTRATIVE MASTERPLAN

Introduction

- 10.1. While the key principles remain unchanged, the responses received following the formal submission have further informed the final illustrative masterplan and supporting plans, which are described in greater detail within this section.
- 10.2. The proposed illustrative masterplan will facilitate interactions that will help to build a community and create a 'place'. In order to achieve this at Pennymeads a number of key elements have been addressed, namely:

- 1. Creating a coherent development framework:** based upon the local topography, existing landscape framework, key views and the setting of St. James' Church.
- 2. Encouraging an appropriate mix of uses:** creating a 'heart' to the development and enhancing local facilities for the wider Charfield community.
- 3. Making connections:** facilitating connectivity within the site and encouraging links to the surrounding area.
- 4. Promoting a legible development:** through the design and location of key spaces, keynote buildings, edge conditions and frontage development.
- 5. Detailing the place:** through the analysis of the local context initial consideration has been given to the potential character of the emerging development areas.

Development framework

- 10.3. The illustrative masterplan creates a new neighbourhood. The physical and spatial integration with Charfield is achieved through the structuring of development around both the existing urban edge and key landscape features.

- 10.4. The principal structuring elements of the masterplan are summarised below:

1. Landscape Framework

The existing SNCIs are to be retained and enhanced, linked by a series of landscape corridors extending through the site to form a network of green spaces that will connect the existing and proposed communities. The area of parkland will provide a central focus and existing trees and hedgerows will form a mature landscape framework. SuDS provision will be integrated into the development, creating opportunities for ecological enhancement.

2. Heritage Framework

The setting of St. James' Church has determined the extent and scale of the proposed development, particularly to the south western and southern boundaries of the site. Historic routes have been retained within the site, with the alignment of the Roman Road forming a proposed pedestrian route, and the 'parkland' maintaining an open approach to St. James' Church.

3. Movement Framework

Vehicular access to Pennymeads is afforded from Wotton Road to the north and Little Bristol Lane to the east. A central spine road provides the key vehicular and bus route through the site, connecting the development areas and open spaces. The existing PRowS will form the framework of a wider pedestrian network across the site, linking to the wider community and countryside beyond.



Landscape Framework

10.9. From the analysis of the historical pattern of growth, it is demonstrable how the retention of hedgerow, field boundaries and trees has shaped the organic growth of Charfield. The illustrative masterplan aims to reinforce this pattern, using field patterns and features to enclose and create boundaries to development. The existing hedgerows will be incorporated into green corridors that permeate the built environment and, together with the mature trees, will provide instant structural features to be reinforced by new tree planting over time.

10.10. The Landscape Strategy prepared by Tyler Grange illustrates the key elements of green infrastructure, both existing and proposed, which form the landscape framework upon which the masterplan is based:

1. Retention and enhancement of the SNCI, encouraging improved biodiversity.
2. Promotion of the central 'parkland' area as open space for use by all, retaining key views to and from St. James' Church.
3. Retention of existing hedgerows and trees wherever possible.
4. Inclusion of landscape buffers to the existing settlement edge adjacent to the sports pitch provision allowing for enhanced boundary planting and green infrastructure links.

5. Creation of new 'field boundaries' to the southern side of the development area, filtering views of the development and softening the appearance of the built form.
6. Integration of SuDS (attenuation basins and swales) providing a natural approach to drainage management, enhancing habit and delivering green spaces.

10.11. The principal green spaces are focused upon:

1. SNCIs - these protected areas are a feature of the site, which preserve a particular landscape and field pattern.
2. Central area of green space stretching from Woodlands westwards to Churchend Lane - preserving views across and along historic footpath between the two settlements.
3. Landscape buffer to western and south western site boundaries - protecting the setting of St. James' Church.

Native Hedgerow Mix	
Species	Mix
<i>Acer campestre</i> (Field Maple)	10%
<i>Corylus avellana</i> (Hazel)	10%
<i>Ilex aquifolium</i> (Holly)	10%
<i>Prunus spinosa</i> (Blackthorn)	10%
<i>Crataegus monogyna</i> (Hawthorn)	60%

The Landscape Strategy is in accord with all the principles and cross-cutting themes laid out within the West of England Strategic Green Infrastructure Framework (May 2011).

Wet Woodland Trees
Native species tolerant of wet conditions will provide ecological benefit and setting for the proposed attenuation ponds and SuDS features. These species will also be suitable for planting with the large SNCI area in the east of the site.

Suggested Species:



- 1 Trim trails provide opportunities for extended informal play in naturalistic landscape settings.
- 2 Linear and attenuation SuDS features provide a natural approach to managing drainage by delivering green spaces for people and habitats for wildlife.
- 3 Field boundaries have been removed in this area which creates a more open 'parkland feel'. This will be retained as a popular open space feature.
- 4 Every effort is made to retain as many of the existing tree and hedgerow features. These will incorporate enhancement measures that will benefit the longevity of these features and improve wildlife habitat.
- 5 Retained former agricultural fields to be reinstated as wildflower meadows.
- 6 The proposals will be set back from the existing Charfield settlement edge to maintain privacy. This provides opportunities for enhanced boundary planting and GI links.
- 7 Informal pedestrian and/or cycle linkages will be formed across the site. This will link the development parcels.
- 8 The SNCI will be retained and enhanced within the proposals. Management of the resource will improve biodiversity.

Boundary Trees and Open Space Trees
All boundaries have a varying extent of existing trees and hedgerows that have strong architectural form. New and additional native tree planting on the boundaries will further enhance this existing aesthetic and filter views of development.

Suggested Mixes:



Street/Avenue Trees

Smaller scale street trees will create an attractive street scene and provide internal greenery and seasonal interest. Informal scattered and more formal avenue tree planting within the development will soften the surrounding hardscape. Avenue planting will consist of smaller ornamental and native street trees as well as a few mature native trees at key locations within the development.

Suggested Species:



- Site Boundary
- Indicative Development Areas
- Indicative Undeveloped Area/Informal Open Space
- Indicative Existing Vegetation
- Existing Watercourse
- Existing Public Right of Way (PRoW)
- Proposed Cyclepath Route
- Proposed Spine Road
- Indicative Footpath Through SNCI
- Indicative Attenuation Basins / SuDS
- Indicative Linear SuDS Features
- Indicative Play / Trim Trail Equipment Locations
- Indicative Proposed Vegetation
- Indicative Proposed Allotments
- 'Parkland' Area
- Areas to be Managed as Informal Recreation Areas
- Areas to be Managed as Wildflower Meadow
- Sites of Nature Conservation Interest (SNCI) to be Managed in-line with Published Guidance
- Retained Pasture

Wildflower Meadows

Integrate open space within the site with the surrounding rural landscape through meadow and wildflower planting. This will provide ecological benefits and add colour and amenity value.

Suggested Mixes:



Marginal Planting
Planting around attenuation ponds / SuDS will provide visual and ecological interest.

Suggested Species:



Bulb Planting
Bulb planting will provide interest and colour at ground level within verges and public open spaces.

Suggested Species:



Project	Land South of Charfield, Gloucestershire
Drawing Title	Landscape Framework
Scale	1:1000 @ A1
Drawing No.	10264/P49b
Date	July 2020
Checked	KL/RH
	Tyler Grange
	Marden Estate, Rendcomb, Cirencester, Gloucestershire, GL7 7EX T: 01295 531 854 E: info@tylgrange.co.uk W: www.tylgrange.co.uk

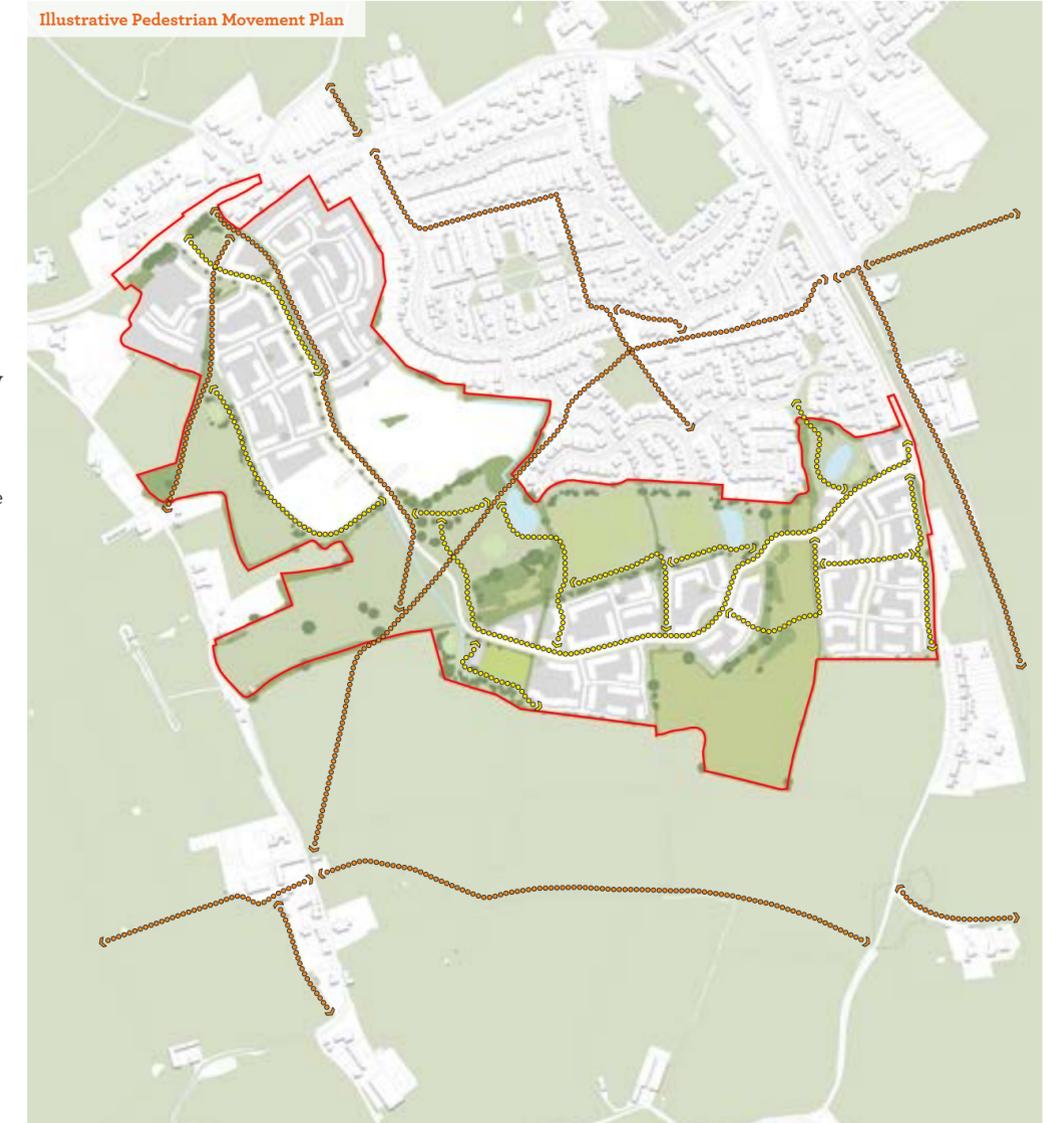
Making Connections

- 10.12. Vehicular access will be via two new junctions, with the main access being from Wotton Road and a secondary access from Little Bristol Lane. The design of these junctions is submitted in detail for determination. The access arrangements are described by Parameter Plan 4: Access and Movement.
- 10.13. The structure of the developed areas, with a flexible block pattern straddling a central spine road provides opportunity for a layout structured principally from traffic calmed streets and spaces. These lower order routes will provide convenient, low trafficked links into the residential areas. To the edges of the development areas, footpaths and connected, shared driveways will create a permeable, overlooked edge to the adjacent open spaces. These are highlighted on the Illustrative Street Hierarchy Plan and considered in further detail on the following pages.
- 10.14. Pedestrian and cycle access will be provided through the site, connecting into the existing network of PRowS. A leisure route will be provided through the connected open spaces of the green infrastructure.
- 10.15. The proposals use the existing landscape structure as the basis of the movement framework, prioritising both pedestrians and cyclists, and providing for the most convenient connections.



Footpaths and cycleways

- 10.16. Footpath/cycleways along the spine road and within and along the edges of the green corridors provide convenient access to facilities, open space and through the development. Within low speed or traffic calmed routes - 'safe routes', cyclists will share surfaces with vehicles.
- 10.17. To support the integration of cycling, secure (communal or private) provision will be made for cycle parking at key destinations, such as at the neighbourhood centre, primary school, and at the larger recreation and play areas. All the key routes will be overlooked by housing within development areas.
- 10.18. In addition to footpaths along carriageways, shared spaces, driveways and lanes will create a permeable environment where people can move safely and efficiently through the proposed development.
- 10.19. At the edges and within the green infrastructure paths may remain as informal 'mown' routes. A similar approach through the SNCI will provide convenient and managed east-west movement through this space.
- 10.20. The existing PRowS will be retained, and integrated within the proposed footpath and cycleway network. Enhanced connectivity through the site will provide links to the wider movement network, providing opportunities for future links and easy access to bus routes on both Wotton Road and Little Bristol Lane.



Key

Existing footpaths  Proposed footpaths/cycleways (indicative) 

All detail is indicative and will be confirmed through detailed reserved matter applications.

Movement Hierarchy

10.21. The spine road works with the landscape, following existing hedgerows and contours within the western development area. It crosses the parkland and cuts through the northern end of the main SNCI. Detailed design will ensure that effects upon this green infrastructure is minimal, maintaining the dominance of these green spaces and the connectivity between them and the wider countryside.

10.22. Public transport will be an integral influence on the street layout. The spine road is designed to accommodate a bus route, providing the majority of dwellings the opportunity of being within 50m of a bus stop.

10.23. The spine road will serve a network of streets, lanes, shared spaces and private drives, providing a safe and attractive environment for pedestrians and cyclists within the residential areas.

10.24. The illustrative street hierarchy has been designed to:

1. Provide a permeable framework for development;
2. Ensure that vehicle and pedestrian routes are both well overlooked and busy;
3. Provide routes, designed to reinforce legibility; and,
4. Reflect the requirements for servicing, emergency access and potential bus routing.

10.25. The detailed design of the streets and spaces, with the exception of the access junctions, will be determined at the reserved matters stage, with street typologies based upon guidance applicable at that time.

(Note: Manual For Gloucestershire Streets 4th Edition (2016) appears to be temporarily revoked until account can be taken of the DfT's Inclusive Transport Strategy.)



Key	
Spine Road	
Street	
Lane/ shared space	

All detail is indicative and will be confirmed through detailed reserved matter applications.

Legibility

10.26. Legibility is concerned with the ability of residents and visitors to understand how an area is organised and how to make their way around it. This is best achieved through incorporating key spaces and arrival points, exploiting important views and providing suitable locations for landmark or keynote buildings. While only indicative, the following text and plans illustrate where such key elements could be located in order to encourage a legible development at Pennymeads, and foster a sense of place.

Frontages

10.27. To promote a legible layout, frontages of properties should address and help to define the principal routes and spaces. The figure to the right illustrates how frontages could address the spine road, the spaces along it, the outer edges of the developed areas and the internal SNCIs and green spaces.

10.28. The appearance and scale of development at these edges will be influenced and informed by the height and density parameter plans, together with the purpose and function of the adjoining public realm.

Key Spaces

10.29. There are a number of opportunities for the spine road to intersect existing landscape features and to create new events at focal spaces. Together the spaces create a legible townscape through the developed and undeveloped areas. These are shown on the indicative plans to the right and are focused upon entry/arrival points into and within the site.

Keystone Buildings

10.30. Keystone and landmark buildings within the spaces and frontages, and along the route of the spine road will help create a legible and memorable place. The location of these emphasise entrances, arrival spaces and transition zones (e.g. spine road to lower order streets /residential areas).

10.31. The illustrative masterplan does not exclude other locations for keystone/landmark buildings, key edges and features which add interest and diversity to the street scene/ setting.



Key	
Key Space	
Keystone Building	
View to Key Space	
Key Green Space	
Indicative Frontage	
Vehicular Gateway	
Pedestrian Gateway	

All detail is indicative and will be confirmed through detailed reserved matter applications.

10.32. There are a number of features within the masterplan which will aid legibility:

10.33. **Spine Road:** The spine road is a strong feature that connects all the development areas and open spaces, ensuring that it is highly accessible. It follows the topography of the site and integrates existing footpaths and landscape features. Sections of the route are aligned to views, landscape features, and new focal spaces and buildings, to create an interesting and memorable journey.

10.34. **Neighbourhood Centre:** The neighbourhood centre, clustered with the school site and site suitable for elderly housing, is located on the spine road and adjacent to existing footpaths and the parkland. The amenities provided in this central location will provide a focus not only for the new development but also for Charfield as a whole.

10.35. **The Park:** The Park retains the existing physical and visual links between Charfield and Churchend and will provide a valuable open space resource for both the new and existing communities.

10.36. **Layout:** The development addresses the surrounding green infrastructure with lower density active frontages to the western, southern edges. The transition from the lower density edges to the more urban heart of the community, reinforcing natural settlement patterns, will assist placemaking and aid legibility.

10.37. At arrival points, key edges and suitable locations landmark and keynote, distinctive buildings/groups of buildings will also help to create a memorable place. The indicative perimeter block layout affords the opportunity for active frontages and overlooking of the countryside development edges. To western and southern edges, a lower order of street spaces, with reduced built form.

10.38. At the junction with Wotton Road to the north, a proposed area of open space provides the opportunity to create a landscape setting at the arrival point into the site, overlooked by a high quality development frontage, and crossed by the pedestrian route linking Wotton Road to the northern end of Churchend Lane.

10.39. **Green Spaces:** The retained and enhanced SNCIs form part of the linear green corridors that connect the existing and proposed communities.

10.40. Green spaces and existing landscape features within the layout will reinforce the legible network of streets and spaces.

10.41. **Density and Scale:** The density and scale of development along the spine road through the developed areas will be generally consistent, a commonality that reinforces its importance. The proposed heights of development will allow for taller buildings along the spine road corridor, to help add interest and variation to the street scene, or frame key views and spaces. Landmark buildings will punctuate the layout, and will be distinctive by virtue of their height, character or position within the street scene.

Height

10.42. The proposed height of development responds to the site context. The graduation of building heights, alongside density, guide the proposed scale of development and have been informed by the existing landscape context, the scale of neighbouring development, key views and the setting of heritage assets, especially that of St. James' Church.

10.43. Indicative cross sections were prepared previously to illustrate the relationship between the developed areas, building heights and topography, open space and landscaped edges across the site. These informed the amendments to this iteration of the illustrative masterplan

10.44. The majority of the residential development will be of two storeys (up to circa 8.5m in height) with single, 1.5 storey, 2.5 storey and 3 storey buildings adding variety, creating visual interest and enclosing attractive views within and through the proposed development.

10.45. Where the development has a boundary with existing residential development heights will be generally limited to 2 storeys. However within this zone an additional storey may be acceptable for buildings which define a space and, hence aid legibility. However on the western slopes and along the south western boundary heights will be limited to two storey development.

10.46. Given the elevated views across the site from both Churchend and Little Bristol Lane, the creation a varied roofscape will be integral to the overall character of the development and how it sits within the wider context.

10.47. Parameter Plan 3: Heights, shows the proposed height bands across the site.



Key

- Up to 8.5m (typically 2 storeys or equivalent)
- Up to 11m (typically 3 storeys or equivalent)
- Zone for school building of up to 15m in height

Density

10.48. The illustrative density of development concentrates activity and built form along the spine road and towards the centre of the masterplan; supporting the sustainable objectives with the neighbourhood centre, bus route and principal open spaces being within walking distance of most residents.

10.49. To achieve an appropriate 'feathered edge' between built form and adjacent open spaces to the south and west, the outer net density is at 25dph. Near to existing housing areas, separated from them by either open space or buffers, the net density is at 37.5dph. To the centre of the masterplan and along the spine road the net density is at up to 45dph.

10.50. Parameter Plan 4: Density, shows the proposed density bands across the site.



Key

Low (up to 25dph)	
Medium (up to 37.5dph)	
High (up to 45dph)	

Open Space Provision

10.51. In terms of open space provision the illustrative masterplan/ landuse plan shows:

- 2 x junior pitches + 1 x senior pitch to the northern side of Pennymeads Park
- 3 LEAPS (min activity zone 400sqm each) serving the three character areas
- 1 NEAP (min activity zone 1000sqm) at the centre of the site, serving all three character areas and within easy access of existing development
- LAPS (min activity zone 100sqm) to be located in accordance with FIT guidance
- Allotments to the south western corner of Pennymeads Park
- Natural/ semi-natural green space (including existing trees/hedgerows, SNCIs and proposed wildflower meadow) across the site
- Informal recreation (main areas of open space, the parkland and amenity green space)

10.52. The Council's open space requirement, as laid out within SGC's Open Space Audit 2010, and confirmed within the POS Officer's Consultation Response (30-09-19) is shown below, alongside the provision shown on the Illustrative Masterplan. The Indicative Open Space Provision Plan (right) shows the distribution of the different types of open space.

Key

	Informal Recreational Open Space
	Natural and Semi-natural Green Space
	Outdoor Sports Facilities
	Allotments
	Area for SuDS (not included within open space provision calculations)
	Retained pasture



Type of Space Based on max. 525 dwellings*	SGC Requirement	Illustrative Masterplan Provision
Informal Recreational Open Space (IROS)	1.4ha/ 1000 = 1.764 ha**	4.388 ha
Natural and Semi-natural Green Space (NSN)	1.5ha/ 1000 = 1.890 ha	6.93 ha
Outdoor Sports Facilities	1.6ha/ 1000 = 2.016 ha	2.016 ha - requirement met
Provision for Children and Young People (PCYP)	0.25ha/ 1000 = 0.315 ha	0.315 ha - requirement met
Allotments	0.2ha/ 1000 = 0.252 ha	0.252 ha - requirement met
Total Area	6.237 ha Required	13.901 ha Provided

*Assumed population 1260, based upon 2.4 persons per household.

** Note: POS Officer's comments IROS provision 1.449ha

Edges of Development

- 10.53. At the southern and western edges of the site development will create an edge which overlooks adjacent open spaces, enhancing natural surveillance.
- 10.54. The height parameter plan allows for development of up to 8.5m ridge height within these areas, accommodating single and 2 storey, low density development.
- 10.55. Routes within these development edges will generally follow the topography and comprise lanes and private driveways, while a mix of building types will allow for variation and informality along the edge.
- 10.56. Following discussions with Council Officers since the submission of (ref: P19/2452/O) the site boundary has been modified to include an area of land to the south eastern corner of the central development area. A landscape belt running along the boundary will serve to filter and soften views from the south west.

The illustrative masterplan also includes allotments and a locally equipped area of play (LEAP) within this area, together with pedestrian routes and swale.

10.57. The southern boundary comprises a new hedge/planting and field gate. The parameter plans stipulate that there will be no built development within a 5m deep zone of the site boundary. This area can contain private drives, footpaths and gardens - but no structures. As the illustrative masterplan illustrates dwellings front onto shared private drives and/or have side elevations addressing the southern boundary. A group of dwellings to the south western corner are centred around a small shared courtyard and are aligned to take advantage of views towards St. James' Church.

- 10.58. Taking into account Council concerns regarding the management of buffers to the existing development edge, the development parameters have been amended. They now

indicate that within the western development area buffer BU1 may contain gardens, a minimum of 15m deep which will provide for a minimum 30m back to back distance with existing properties. This buffer should not accommodate any ancillary structures or SuDS.

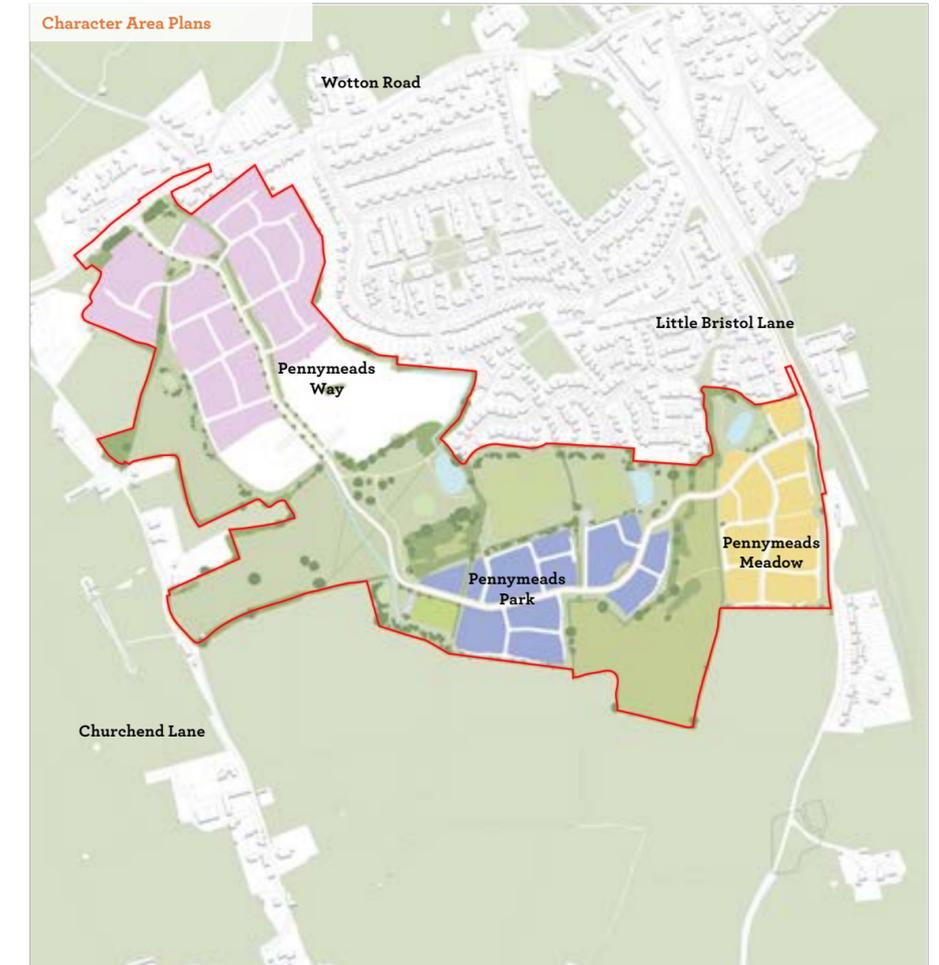
- 10.59. Elsewhere the nature of the boundary with existing residents has changed as the result of the inclusion of playing pitches to the northern side of the central development parcel. Details of these boundary conditions are included within Parameter Plan 5: Green Infrastructure

- 10.60. The indicative plan (below) was produced to help illustrate with confidence how the edge could be treated, and should not be considered as a formal or detailed layout.



Character Areas

- 10.61. The structure of the masterplan, where landscape and open spaces are strong influences, enables the creation of a number of indicative character areas, each of which respond to particular site characteristics and encourage a more varied environment, further defining legibility to this new part of Charfield.
- 10.62. In common with the pattern of neighbourhood growth at Charfield, the new character areas take names from an historic field name, Pennymeads. There are three areas:
1. **Pennymeads Way:** western development area
 1. **Pennymeads Park:** central development area
 1. **Pennymeads Meadow:** eastern development area
- 10.63. The main characteristics of each are described in the following pages.



Pennymeads Way

10.64. Pennymeads Way is located at the entrance into the development area from Wotton Road. The character area comprises a mix of uses to serve both the new and existing communities, including:

- A characterful mix of new homes, with provision for housing suitable for the elderly. The illustrative masterplan indicates that Pennymeads Way could accommodate circa 275 dwellings;
- A neighbourhood centre providing the potential for commercial and community uses, together with additional employment provision;
- A site for a new three-form entry primary school;
- A local park, providing informal recreational space for both new and existing residents;
- Provision of a LEAP, NEAP (within the parkland) and LAPS; and
- Natural and semi-natural open space, including a wildflower meadow on the western slopes.



Pennymeads Way Character Area Plan
Refer to Illustrative Legibility Plan (page 55) for key

10.65. The spine road runs through the heart of the character area, and to the east of an existing hedgerow. The hedgerow, together with an adjacent length of linear open space, will provide a green link between Wotton Road to the north and the parkland to the south. This green corridor will accommodate the existing PRoW (OCH 14/20) for much of its length. More formal tree planting will run along the western side of the spine road, set within a landscaped verge - providing a degree of formality to this key route.

10.66. The illustrative masterplan indicates that at the northern site entrance an area of open space will provide a green pedestrian gateway to those entering the site from Wotton Road via PRoW OC14/10 and will be overlooked by development. To the southern side of the road the retention of the existing hedgerows will provide a mature landscape boundary to dwellings which will also be aligned towards the entrance.

10.67. The southern gateway will be framed by buildings within the neighbourhood centre and the primary school, and will be seen within the context of the northern side of the parkland.

10.68. The density parameter plan allows for higher density (up to 45dph) development centred along the spine road with medium density (up to 37.5dph) zones to either side. The upper areas of the western edge will be defined by lower density housing (up to 25dph) as a response to the sensitivity of this boundary.

10.69. The lower density edge will comprise detached and semi detached clusters of housing accessed by shared surfaces and private driveways, providing the opportunity to overlook the open space to the west. The Landscape Framework proposes that this open space is reinstated as a wildflower meadow as part of the natural/ semi-natural open space provision.

10.70. The eastern side of the character area shares a boundary with the rear boundaries of properties on Manor Lane. In order to protect the amenity of the existing Manor Lane residents Parameter Plan 5: Landscape

Infrastructure indicates a 'landscape buffer', Bu1 which will provide for a minimum 30m back to back distance. Gardens within this buffer must be a minimum of 15m deep and while they may contain shrubs, trees, planting and fencing, they should not accommodate ancillary structures or SuDS.

10.71. The height parameter plan allows for development of up to 11m ridge height (typically 3 storeys) within the main core of the character area. It is anticipated that three storey development will be located at key nodes and junctions, providing visual interest and aiding legibility. The location of such buildings will be determined at the detailed design stage.

10.72. A peripheral zone will accommodate development of up to 8.5m (typically 2 storeys) - taking into account the more sensitive edge conditions including; rising land and proximity to Churchend Lane to the west, and; existing residential development to the east.

Below: Example of relationship of dwellings to spine road. The Illustrative Masterplan indicates that trees will be planted at regular intervals within a landscaped verge

Bottom (right): Example of relationship of dwellings to the western boundary



Dwelling plot Drive Garden Lane/drive PRoW Green corridor Path/cycle Spine road Verge Path Garden Dwelling plot

Illustrative section through Pennymeads Way



Pennymeads Park

10.73. Pennymeads Park lies at the centre of the site. The parkland and smaller SNCI lie immediately to the west, while its eastern boundary is formed by the larger SNCI.

10.74. This character area is self-contained, incorporating a mix of housing types and sizes. The illustrative masterplan indicates that Pennymeads Park could accommodate circa 150 dwellings together with open space provision, including:

- One senior and two junior pitches located to the northern side of the character area, providing outdoor sports provision in accordance with SGC's requirements;
- An area of 0.25ha for allotment use accessed via the spine road;
- Provision of a LEAP adjacent to the allotments, together with LAPS within the development areas; and,
- An area of SuDS provision and a landscape buffer to the north of the pitches, and a landscape belt to the south western boundary which will soften and filter views down into the valley from Churchend Lane.



Pennymeads Park Character Area Plan
Refer to Illustrative Legibility Plan (page 55) for key

10.75. The spine road runs through the centre of the character area and will be enclosed by 2, 2.5 and 3 storey buildings, providing visual interest and variety within generally consistent building lines. Buildings will be to the back of pavement or set back behind small, enclosed front gardens.

10.76. Existing hedgerows will be retained wherever possible, allowing for vehicular and pedestrian crossing points, to provide the framework for development parcels. This framework will be strengthened where necessary with new planting.

10.77. The western gateway will be framed by the existing SNCI and hedgerow, creating a green entrance into the character area. An area containing the allotments, LEAP and landscaping will create a softer development edge to the southern side of the road. To the northern side a discrete development parcel will provide the opportunity for individually designed dwellings within a low density setting.

10.78. The illustrative masterplan indicates that the eastern gateway will comprise dwellings orientated towards the road with open space to the north.

10.79. The density parameter plan allows for higher density (up to 45dph) development focused to either side of the spine road. Short terraces and semi-detached dwellings will form the majority of building types within the higher density areas, with occasional detached dwellings providing variety.

10.80. A low density zone, up to 25dph will skirt the southern and western edges, addressing the sensitivity resulting from its relationship with St. James' Church and its wider setting. Further detail of this edge has been included within the text relating to the 'Edges of Development.'

10.81. Heights of up to 11m (typically 3 storeys) will be acceptable across much of the lower lying areas of the character area, with the exception of the southern edge. Here buildings of up to 8.5m (typically 2 storeys) will provide development which is more sensitive to the conditions along this boundary.

10.82. The density and height parameters combine to encourage a tighter urban grain within this area of the site. The use of elements of terraced development set close to the spine road will provide a degree of enclosure at the heart of the site. The inclusion of taller, three storey dwellings will add visual interest at key points along the route and hence aid legibility. These typologies are prevalent in the local area, for example within Wickwar buildings sit to the back of pavement, while in Kingswood others have small front gardens addressing the street.

10.83. In order to achieve this strong building line parking is provided within discrete courts to the rear of the main street to serve some of the properties.



Top (left): Illustration of traditional relationship of dwellings to main street in Wickwar



Top (right): visual interest and sense of enclosure created by small setback to frontages and buildings turning corner



Bottom (left): more contemporary approach to two and three storey development could be considered within the northern side of the character area



Bottom (right): Illustration of lower density development to the south of Pennymeads Park



Illustrative section through Pennymeads Park

Pennymeads Meadow

10.84. Pennymeads Meadow lies to the west of Little Bristol Lane and east of SNCI. This linear character area steps westwards into the valley, from its entrance with Little Bristol Lane.

10.85. This character area is self contained, comprising:

- A mix of new homes, of various types and sizes. The illustrative masterplan indicates that Pennymeads Meadow could accommodate circa 100 dwellings;
- An area of SuDS provision and a landscape buffer to the north western edge of the character area;
- Provision of a LEAP adjacent to the spine road, together with LAPS within the development areas;
- Linear area of public open space to the eastern boundary;
- A potential pedestrian route linking the proposed development with Woodlands Road; and,
- Pedestrian/ cycle links through the adjacent SNCI linking to Pennymeads Park.



Pennymeads Meadow Character Area Plan
Refer to Illustrative Legibility Plan (page 55) for key

10.86. The spine road cuts across the northern part of the character area, with the illustrative masterplan indicating two small development parcels set within an area of open space to the north of the road, forming the gateways into the character area. These discrete development parcels will provide the opportunity for individually designed dwellings located to the north of the road.

10.87. The density parameter plan allows for a zone of medium density development (up to 37.5dph) to the northern, eastern and southern boundaries, wrapping around the higher density core (up to 45dph).

10.88. Heights of up to 11m (typically 3 storeys) will be acceptable across the central, higher density zone, while buildings of up to 8.5m (typically 2 storeys) will wrap around the edges of the character area.

10.89. As with the southern extent of Pennymeads Park, a 5m 'no build' zone will run along the southern boundary of Pennymeads meadow (refer to 'Edge of Development' text and indicative plan for further information).

10.90. The road runs north south through the remainder of the character area providing access to a series of streets, lanes and private drives to either side. The illustrative masterplan indicates that the alignment of this road provides the opportunity to create a small scale area of public realm at the centre of the site. This would provide a focus at the junction of an east west pedestrian route through the character area - along an untrafficked lane overlooked by dwellings.

10.91. The density and height parameters will encourage well defined streets and spaces enclosed by buildings of 2 to 3 storeys in height. Variety in building heights aiding legibility within the character area.

10.92. Given its immediate context - existing residential development of Woodlands Road to the north and railway line to the east; and its location, at the furthest most point of the site from St. James' Church, this character area would be able to accommodate elements of more contemporary styled development.

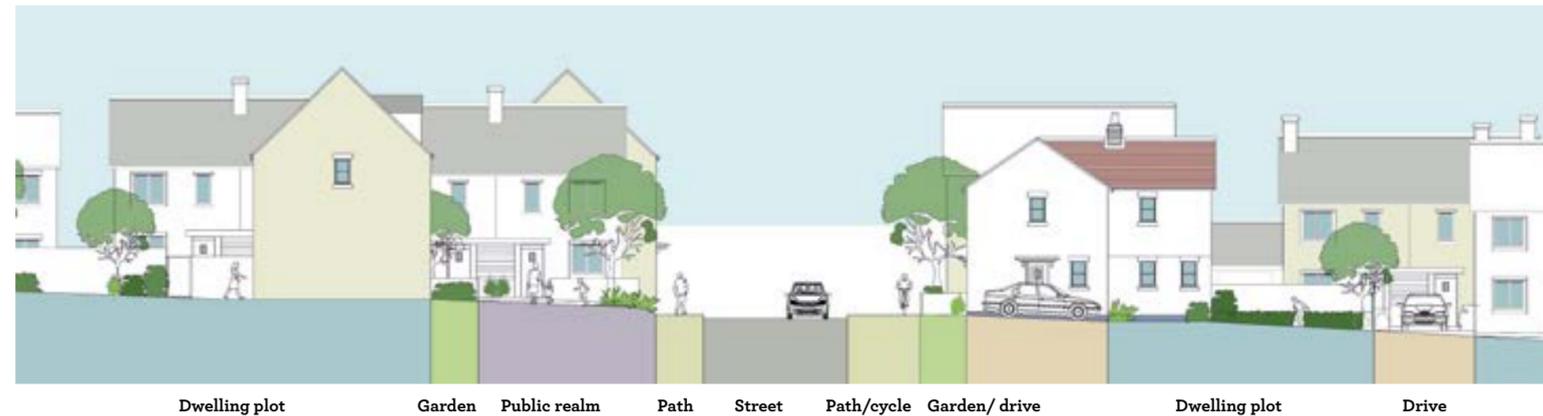


Top (left): recent development with dwellings addressing street to create enclosure

Top (right): Example of overlooked pedestrian route creating strong visual axis through site

Bottom (left): more contemporary approach to traditional terraced development could be considered within this character area

Bottom (right): illustration of treatment of eastern edge of site at Pennymeads



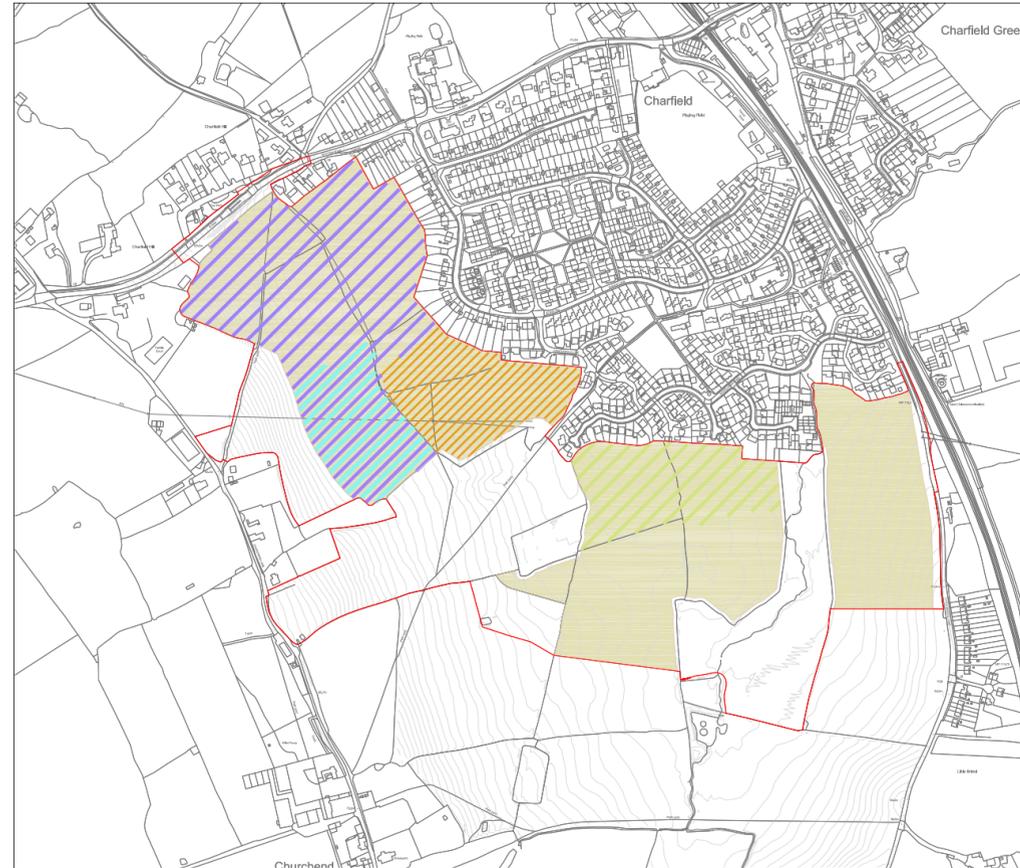
Dwelling plot Garden Public realm Path Street Path/cycle Garden/ drive Dwelling plot Drive

Illustrative section through Pennymeads Meadow

11.0 DEVELOPMENT PARAMETERS

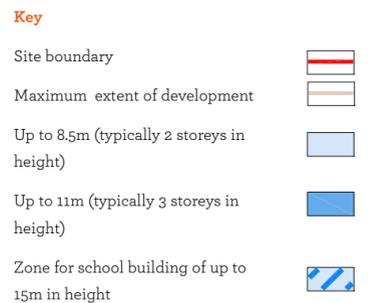
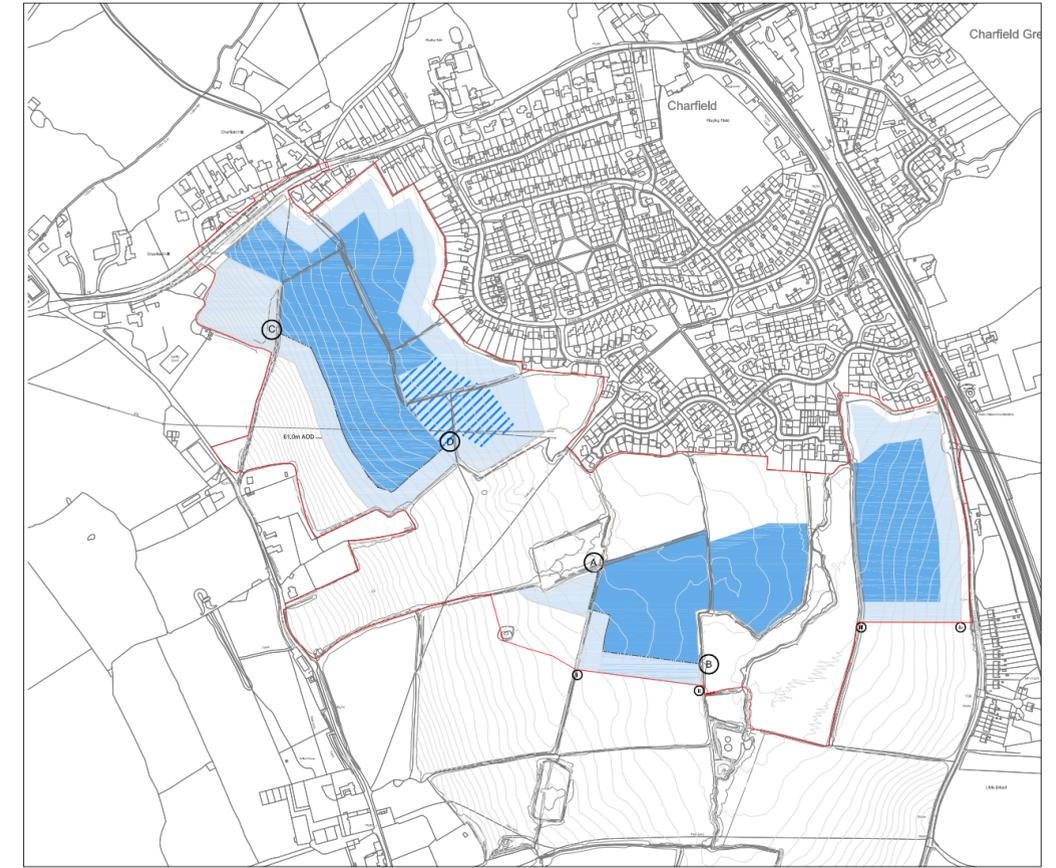
1. Development extents and land use

- 11.1. The area of solid colour denotes the development extents for residential uses - Use Class C3 and C2, including affordable housing, ancillary uses and landscaping works including SuDS.
- 11.2. Within the light blue hatched zone that overlays the development extents area, provision will be made for up to 1.0ha of land for a neighbourhood centre, comprising up to 0.7ha with provision for 1,800 sq.m of commercial floorspace (500 sq. m A1, 500 sq. m A1/A2/A3/A5, B1 and 800 sq. m D1 community uses), up to 0.3ha additional employment provision and residential uses - Use Class C3.
- 11.3. Within the light green hatched area provision will be made for sports pitches - Use Class D2.
- 11.4. Within the orange hatched area provision will be made for a site for a primary school with playing fields - Use Class D1.
- 11.5. Within the purple hatched area provision will be made for housing suitable for the elderly - Use Classes C2 and C3.
- 11.6. Outside of the development extents area and within the site boundary, features and 'development' that may take place will include:
1. cycleways and footpaths;
 2. lighting and street furniture;
 3. roads/ junctions;
 4. infrastructure (above and below ground);
 5. SuDS;
 6. landscaping works;
 7. fencing and walls;
 8. play equipment; and
 9. parking.
- 11.7. Boundaries between the purple and orange zones, purple and blue zones, and blue and orange zones will allow for a limit of deviation of 10m either side of the line.



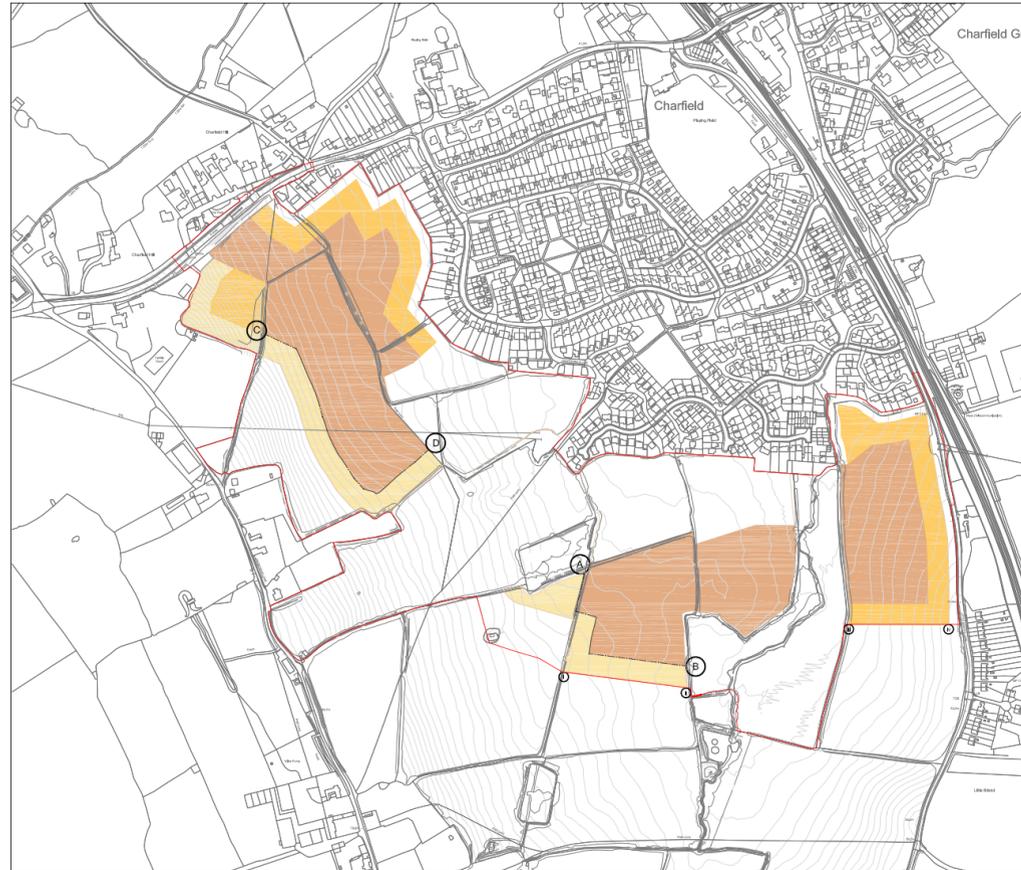
2. Height

- 11.8. The Heights Parameter Plan prescribes the maximum heights of buildings across the development site. The heights enable the provision of 1, 2 and up to 3 storey residential buildings and non-residential equivalent buildings. A zone is also provided which allows for a school building of a height up to 15m. Read together with the Density Parameter Plan 3, these inform the scale of development.
- 11.9. To create a landscape sensitive edge to the west and south, buildings up to 2 storey are proposed towards the development boundaries. Adjacent to the existing built areas buildings are also to be up to 2 storeys.
- 11.10. To enable variety to be introduced across the development, up to 10% of dwellings within the 2 storey height zone can be developed at up to the higher height of its neighbouring height band, where buildings perform a particular role within the layout, such as to aid legibility or define a space. The exceptions to this being between points A and B, and between points C and D where 2 storeys will be a maximum. And between the residential and 15m school zone.
- 11.11. Building heights are in metres to ridge (or equivalent) from finished floor level (FFL). FFL to be no more than 1m above the existing ground level. The heights exclude chimneys/flues.
- 11.12. There will be no built development within a 5m deep zone between points (i) and (ii), and points (iii) and (iv) to southern boundary. This zone can include hedge, verge and planting, private drives and gardens, field access/ access gates, footpaths, but cannot include dwellings, garages or other structures.
- 11.13. Along with the Landscape Infrastructure Parameter Plan 5, this Heights Parameter Plan 2 and Density Parameter Plan 3, provide the framework to create a transition from built area to countryside.



3. Density

- 11.14. The Density Parameter Plan prescribes the gradation of density through the 'extent' of built development corresponding with Parameter Plan 1. It shows density bands responding to contour lines and relative to proposed and surrounding uses. The zones of low and medium density are shown at a depth of 30m and have been defined with reference to a typical plot depth.
- 11.15. To enable variety to be introduced across the development, up to 10% of any one density band can be developed at the higher density of its neighbouring density band. This allowance does not include within the area of low density between points A and B and points C and D on the southern and western edges.
- 11.16. Development accommodating the elderly and residential units within the neighbourhood centre may be at a higher density.
- 11.17. There will be no built development within a 5m deep zone between points (i) and (ii), and points (iii) and (iv) to southern boundary. This zone can include hedge, verge and planting, private drives and gardens, field access/ access gates, footpaths, but cannot include dwellings, garages or other structures.
- 11.18. All boundaries between zones allow for a limit of deviation of 10m either side of the line.

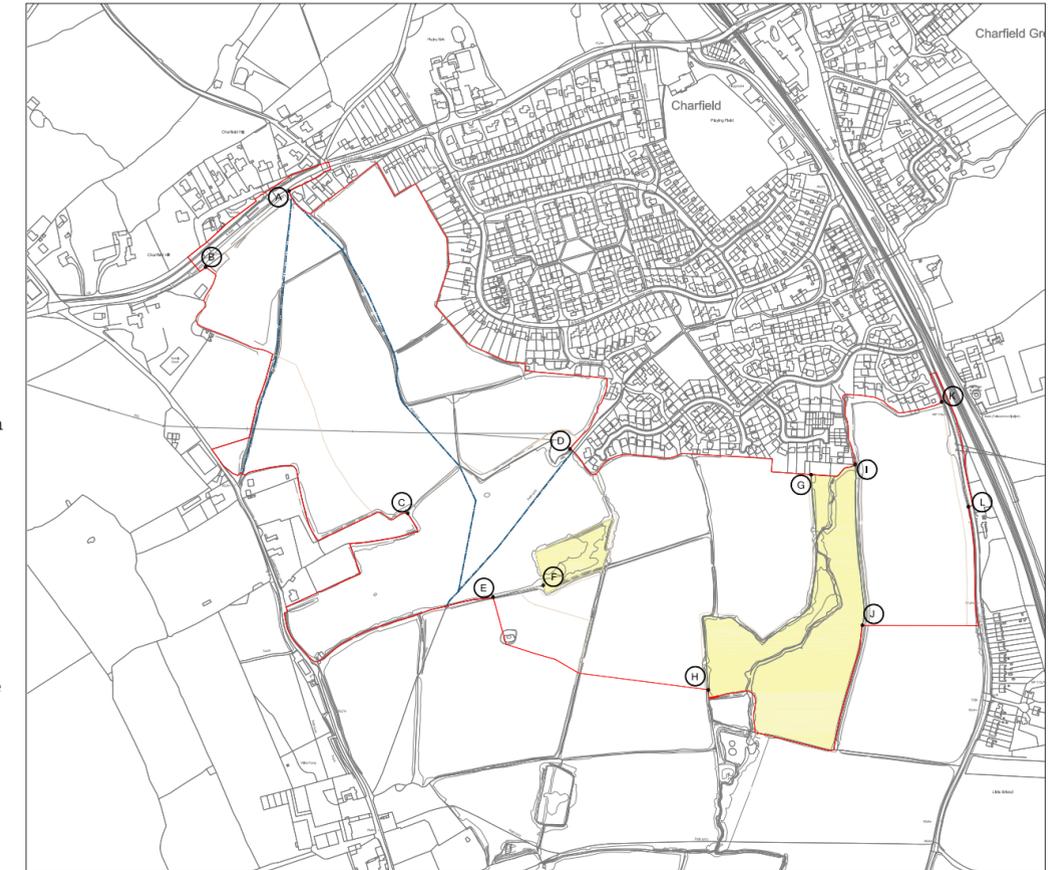


Key

Site boundary	
Maximum extent of development	
Open space	
Low density (up to 25dph)	
Low density (up to 37.5dph)	
Low density (up to 45dph)	

4. Access and Movement

- 11.19. An access road is required to connect from a point between A and B on Wotton Road to a point between K and L on Little Bristol Lane. The access road will be provided within the development extents area and will pass through the area of open space from a point between C and D to a point between E and F. The road will pass through the SNCI from a point between G and H to a point between I and J.
- 11.20. Provision will be made for a cyclepath to connect from the access on Wotton Road to Little Bristol Lane.
- 11.21. At least one east - west footpath and cyclepath will be provided across the SNCI, between points G and H, and I and J.
- 11.22. The development layout should maintain the opportunity for a pedestrian/cycle link into the adjacent housing estate to the north, in addition to that provided by PRoW OCH16 (see also Parameter Plan 5).
- 11.23. All PROWs as marked should be accommodated unless satisfactory alternative routes form part of the development.



Key

Site boundary	
Maximum extent of development	
Public right of way	
SNCI	

5. Landscape Infrastructure

11.24. This Parameter Plan describes the location for the green infrastructure. Open space will be provided to serve the development. The open space areas within the green infrastructure will accommodate the following: SuDS, play areas, natural and semi-natural green space, amenity green spaces and allotments.

11.25. A number of green corridors are to be provided through the site. The position of these is shown on this Parameter Plan and should be provided within 10m of the centre line of the indicative route shown. The width of these routes can vary but will be a minimum of 2m.

11.26. GC1 protects the route of the Roman road through the northern part of the site. The alignment of the path should be retained - access routes may cross it.

11.27. GC2 will provide a green link adjacent to an existing hedgerow and footpath between points A (Wotton Road) and (B) the open space.

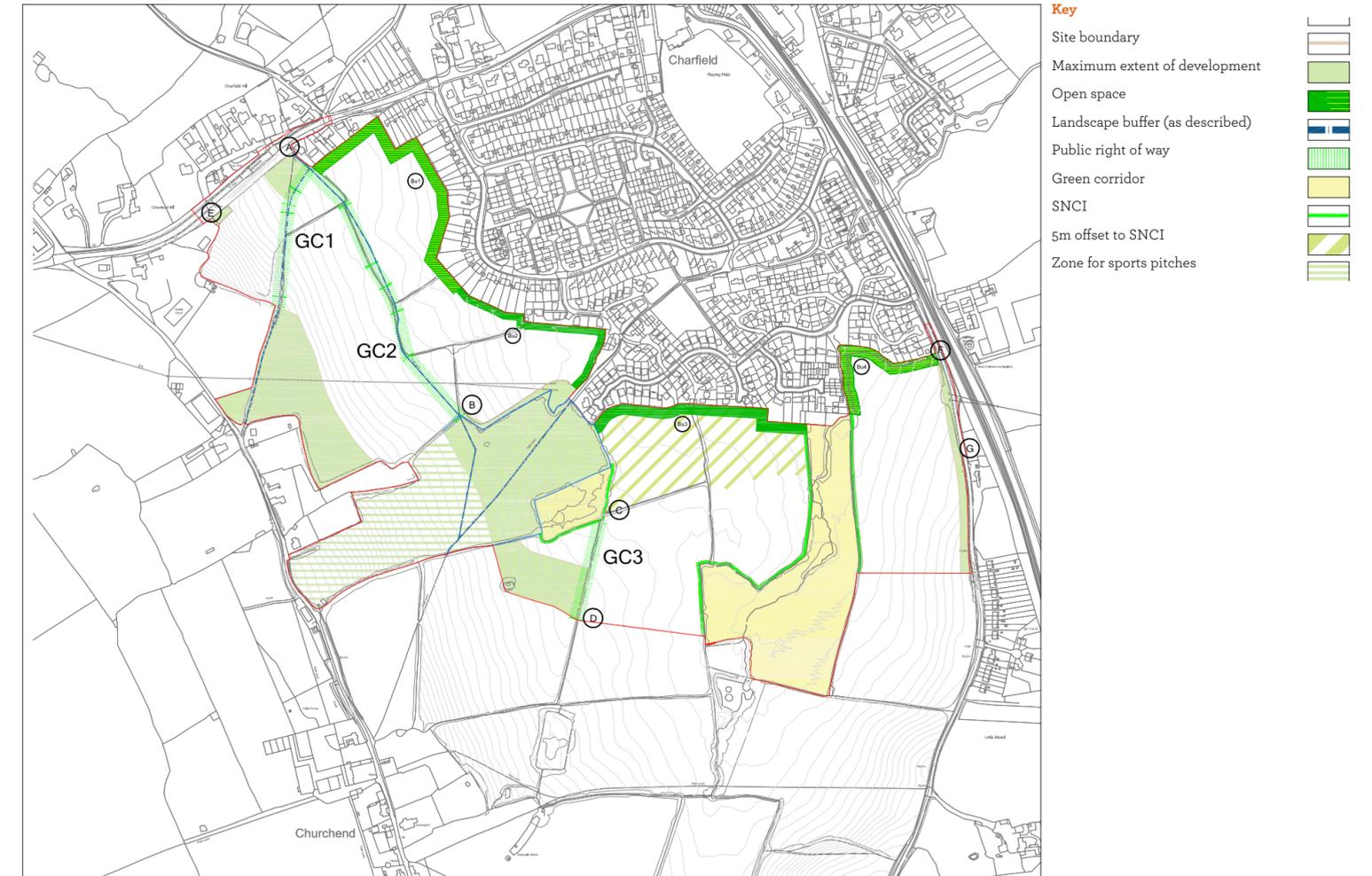
11.28. GC3 will provide a green link between points C to D adjacent to an existing hedgerow which connects the SNCI to the open space to the south.

11.29. The green corridors can include: cyclepaths, footpaths, lighting, roads/junctions, street furniture, infrastructure above and below ground, SuDS, fencing and walls, play equipment, parking and gardens.

11.30. The landscape buffer(s) will provide for a minimum 30m back to back distance between existing and new development where there are facing windows. The buffers may contain:

- Bu1: Minimum 15m deep gardens containing shrubs/tree planting, fencing - no ancillary structures or SuDS
- Bu2: SuDS, shrubs/tree planting, fencing and open space associated with the primary school
- Bu3: SuDS, shrubs/tree planting, fencing and over-run areas associated with the pitches
- Bu4: SuDS, shrubs/tree planting, fencing - if gardens are within this zone they should be a minimum of 15m deep and can contain shrubs/tree planting, fencing - but no ancillary structures or SuDS

11.31. Trees between points A and E and hedgerow/trees between points F and G are to be retained, with the exception of those which need to be removed to facilitate access.



12.0 CONCLUSION

12.1. The site provides an opportunity to deliver a high quality development. This Design and Access Statement describes how the proposed development can deliver a sustainable, successful scheme that will contribute towards the design quality and character of Charfield. This DAS demonstrates that the proposal has followed a thorough iterative and investigative design process, to ensure that Pennymeads will deliver a high quality development. Collaboration with adjacent landowners and engagement with SGC and the local community has led to the development of a robust masterplan taking into account a wide range of views and issues that will deliver a successful place in accordance with best practice principles of urban design.

12.2. The table on page 77 summarises the response of the Illustrative Masterplan, as described through Section 10 and developed through engagement, to the Design Concept set out at Section 8.

12.3. The Government attaches great importance to the design of the built environment and the Illustrative Masterplan demonstrates that the expectations of the NPPF can be achieved. With reference to the design criteria at NPPF Para 127:

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

The land uses and their distribution means that residents will have access to various facilities to meet day to day needs over the lifetime of the development. The mix of homes, provision of local services and links to green infrastructure will add to the quality of the wider area.

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

The masterplan and the framework established by the parameter plans create a basis for developing the detailed design needed to deliver an attractive overall development. The quality of the architecture will be a key aspect of the reserved matters stage. The landscaping demonstrates this development will be structured by rich, varied and attractive open spaces, significantly contributing to the appearance of the new community.

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

The assessment of local context and the nearby urban areas has informed the illustrative masterplan. Further detail regarding design details and materials will form a key part of the reserved matters stage. The masterplan has had regard to the landscape context and has been prepared with inputs from the environmental team, including arboriculturists and ecologists. The proposals can retain the protected SNCIs, the principal hedgerows and valued trees.

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

A significant focus of the design work has been the creation of a distinctive place, through the development of character areas which respond to the local landscape and townscape character, combined with best practice in urban design. The illustrative masterplan establishes a strong sense of place, using existing landscape features, the topography, streetscapes and buildings to create attractive and comfortable places to live and which relate strongly to Charfield and the setting of the site. An assessment of the local context has been important to inform the illustrative masterplan, in terms of land use disposition, scale and massing. The illustrative masterplan seeks to provide a sensitive and respectful response to St James' Church, the setting of which has, from the outset, been a key concern in developing the design of the scheme.

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

The extent of the development has been determined by analysing the topography and the relationship to surrounding areas, including adjacent proposed developments. The number of houses will reinforce the carrying capacity of services and facilities within the local area (as noted above) including extensive and varied open space. The transport network has been led by prioritising pedestrian, cycle and public transport movement.

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

The illustrative masterplan has sought to set the parameters necessary to achieve a safe environment by placing houses where streets and open spaces are overlooked i.e. achieving natural surveillance. As far as possible at this masterplan scale, there is a clear definition between public and private spaces.

12.4. The National Design Guide (2019) highlights that well designed places have individual characteristics which, when combined, form the character of the place. 10 key characteristics are identified within the NDG, and are closely linked to the requirements of SGC Core Strategy Policy CS1: High Quality Design.

1. Context - enhances the surroundings;

A thorough context appraisal has been undertaken to determine the site's key constraints and opportunities, and to understand the evolution and character of Charfield and the wider area. This has formed the basis of the framework for the parameter plans and informed the proposed layout of the illustrative masterplan. (in accordance with Policy CCS1(1).

2. Identity - attractive and distinctive;

Although the development is currently at outline stage the illustrative masterplan is based upon the site's constraints as discussed within Section 5 of this DAS. The design has been shaped by the site's topography; proximity to heritage and archeological assets; adjacent development; existing pedestrian linkages; views and

visibility; and, landscape and ecological assets, together with the context appraisal. A process which has resulted in an illustrative masterplan which responds to its surroundings, providing a distinctive development that will enhance the wider village,

3. Built form - a coherent pattern of development;

The development comprises three distinct areas separated by significant areas of open space, and is served by a clear hierarchy of streets, lanes and shared drives. Care has been taken to ensure that sensitive edges are thoughtfully addressed. The built form defines a pattern of streets of varying widths, based upon traditional typologies identified through contextual appraisal. Buildings overlook the streets, footpaths and open spaces, enhancing opportunities for natural surveillance.

4. Movement - accessible and easy to move around;

The proposals retain the existing PRoW network and provides new pedestrian and cycle routes, enabling access for existing residents into the site and beyond to the wider countryside. The inclusion of a route able to accommodate a bus service will enhance local public transport linkages. The siting of a neighbourhood centre, parkland and primary school site within walking distance of existing residents will further encourage integration, and the new community will be able to access existing facilities. (in accordance with Policy CCS1(2)

5. Nature - enhanced and optimised; Within the application site there are a number of key features that have been retained as part of the proposals, namely two SNCI's, four PRoWs and numerous trees, tree groups and lengths of hedgerow which provide a mature landscape framework. (in accordance with Policy CCS1(3). An area of parkland identified within the appraisal stage has also been retained as open space and retained pasture providing further additional amenity for the wider community and protecting the setting and intervisibility between St. James' Church and Charfield.

The development proposals are based on a significant open space framework, comprising natural, semi-natural and informal recreational space, together with formal play areas, sports pitches and integrating two SNCIs. Existing hedgerows and trees are retained wherever possible and the landscape strategy proposes a new area of wildflower meadow on the western slopes. Allotments have been provided at the centre of the site to encourage local food production.

6. Public spaces - safe, social and inclusive; Pedestrian and cycle routes through the development will allow people safe and convenient access to all parts of the site and provide links with existing development areas. The provision of a new neighbourhood centre will allow for new areas of public realm, providing the opportunity for social interaction. Smaller areas of public realm at key points within the development will also foster informal social contact, as will the various types of proposed play spaces and school provision. (in accordance with Policy CCS1(6)

7. Uses - mixed and integrated; The development proposals allow for a mix of homes of various tenures, types and sizes, ensuring that the new community will be socially inclusive. The neighbourhood centre has been designed to provide up to 1ha of land with the potential to accommodate a range of local retail, commercial and community uses , together with opportunities for employment space. Both the neighbourhood centre and primary school are located within convenient distance of new and existing residents, who will be able to take advantage of accessible routes linking through the site to the village beyond.

8. Homes and buildings - functional, healthy and sustainable; The development will provide a range of dwellings that are adaptable to for the changing needs of their residents, together with being well designed and cost effective to run, with appropriate storage, waste and servicing provision. The homes will be well related to external amenity areas and public space.

9. Resources - efficient and resilient; Policy CCS1(9) requires that design helps to achieve energy conservation, the protection of environmental resources and, the appropriate siting of infrastructure for renewable and/or low energy technologies. The Sustainability Assessment which accompanies the

application considers the likely energy use for the proposed development. Whilst this cannot be an exact calculation at this stage (because dwelling mix and detailed design is not fixed), it provides an indicative strategy for compliance with PSP6 (On Site Renewable and Low Carbon Energy).

10. Life span - made to last; The development will be adaptable to changing needs and evolving technologies, of both residents and the wider community, and fosters a sense of community.

12.5. In conclusion the illustrative masterplan has been designed to integrate with the existing context and to support the Council's vision for growth at Charfield and taking into account advice from statutory consultees and local residents.

Design Principles	Illustrative Masterplan Response
1. Placemaking	<p>Section 10 'Illustrative Masterplan' of this DAS describes the main structuring elements of 'Pennymeads, Charfield', based upon a thorough appraisal of the site and the evolution of Charfield and Churchend. The development structure is based upon the existing and historic landscape framework, using topography, trees and hedgerows to define developed and undeveloped areas, create links and forming a network of spaces.</p> <p>The proposed new 'heart' of the development, comprising the primary school site, the site suitable for elderly housing and the neighbourhood centre, will be accessible to new and existing residents from established PRoWs and a new network of footpaths and cyclepaths, helping to integrate the new and existing community.</p> <p>At the detailed design stage key spaces, development frontage and keynote buildings will enhance legibility within the site, creating a sustainable, complementary extension to the existing settlement of Charfield.</p> <p>The development will establish a strong sense of place, using existing landscape features, the topography, streetscapes and buildings to create attractive and comfortable places to live. An assessment of the local context has informed the scheme in terms of scale and massing.</p>
2. Optimise the Use of the Site	As described at Section 10 'Amount of Development' the site's capacity has been informed by the context appraisal and engagement with the community, stakeholders, the Council and Historic England. The Illustrative Masterplan demonstrates the capacity to accommodate land sufficient to deliver new dwellings accessible to services and infrastructure, open space and the existing community, consistent with the principles of sustainable development.
3. Character and Context	<p>The proposals for 'Pennymeads, Charfield', including the nature of the indicative character areas, have been informed by the site and local context appraisal at Section 6. By retaining and working with the existing network of open spaces, field boundaries and hedgerow the development will draw upon the character of the landscape and become a natural extension of the village, informed by the historic pattern of growth.</p> <p>The development seeks to provide a sensitive and respectful response to the Grade I listed St. James' Church, the setting of which has, from the outset, been a key concern in developing the design of the scheme. The setting of the Illustrative Masterplan within its landscape and urban context ensures that the new community will be an attractive extension to Charfield, and that the setting of St. James' Church will be preserved.</p>
4. A Green Environment	<p>As described at Section 10 'Green Infrastructure' the Illustrative Masterplan will provide a strong landscape framework within which the spatial requirements of the new community can be met.</p> <p>The landscape framework will provide a network of attractive open spaces that provide a setting for development and provide a green resource for the new and existing community.</p>
5. Connectivity	<p>As described at Section 10 'Making Connections' Pennymeads will be an integrated place that prioritises the movement of pedestrians, cyclists and public transport. The Illustrative Masterplan facilitates integration with the existing community along new and existing routes, and will not prejudice future connections.</p> <p>A vehicular access from Wotton Road will connect through to Little Bristol Lane.</p>
6. Inclusivity	'Pennymeads, Charfield' will be an inclusive place incorporating a range of housing types and tenures and affording the opportunity for a range of active uses accessible to the new and existing community. This includes the neighbourhood centre and framework of open spaces which will be of benefit to all residents of the village.
7. A Safe Community	The Illustrative Masterplan demonstrates that 'Pennymeads, Charfield' can deliver a safe and secure environment for the new and existing community by ensuring that routes and public spaces are overlooked, active and that there is clear differentiation between public and private space
8. Sustainability and Energy	Through the accommodation of a mixed use development affording access to a network of accessible open spaces and local services, 'Pennymeads, Charfield' will be a sustainable place. These credentials will be developed during the detailed design phase.

APPENDICES

The following pages have been included as they contain information from the previous DAS with regard to:

Appendix 1: Existing 20th Century Development in Charfield

Appendix 2: Previous Modelling of the South Western Edge

APPENDIX 1: EXISTING DEVELOPMENT: CHARFIELD

Manor Lane, constructed in the 1960's provides an example of development at the periphery of the village, adjacent to the edge of the site. Similarly Woodlands provides the current context for the north eastern edge of the development site, while Longs View provides an insight to how development within the village evolved during the late twentieth century. Further analysis of these developments is included within the appendix.

More recent development proposals within the village include:

Bellway's site 'St James' Mews': 3.9ha site area - 64 dwellings with associated drainage and highways infrastructure. Gross density 16dph / net density 29dph;

Barratt Homes to the north of Wotton Road: 6.3ha site area - 121 dwellings, retail unit, open space, ecological mitigation land and associated works. Gross density 19dph / net density 39dph; and

Crest Nicholson's site 'Charfield Village': 6.17ha site area - 106 dwellings with associated public open space and landscaping. Gross density 17dph / net density 24dph.

In summary, with each successive decade since the 1950s the village has expanded with development characteristic in style and density representative of its time, rather than with specific reference to its historic roots.



- Key**
- | | |
|-------------------|--------------------|
| A. Manor Lane | 1. Bellway |
| B. Woodlands Road | 2. Barratt Homes |
| C. Longs View | 3. Crest Nicholson |

The following morphology studies provide a brief analysis of developments constructed in the 1960s, 1980s and 1990s and illustrate the differing styles and densities resulting from such development.

A: Manor Lane, Charfield

Linear in nature, Manor Lane was developed during the late 1960s, and forms the western edge of modern day Charfield. The properties to the western side of the road create a frontage to the lane, the main access into the 20th century estate. All have long rear gardens.

Manor Lane is characterised by brick built detached and semi-detached dwellings, comprising a mix of two storey and a majority of dormer styled properties. Single storey, flat roofed garages link some of the properties, and glimpsed views between the dwellings allow views towards higher ground to the west.

The development is predominantly brick, with some render to ground floors and tile hanging to upper floors. Generally ridgelines run parallel to the street and roofs are finished in concrete tiles. Many of the properties have small chimneys. Windows are of generous proportions, with simple fenestration detailing.

Parking is generally provided on plot, either to the front or between the properties, all of which are set back from the road. Generally there are no front boundary structures, with lawns abutting the back of pavement. The exception to this being the occasional low brick wall or hedge.

Of the 3 study areas it has the lowest density of development at 16 dph, with a built ratio of 12%.

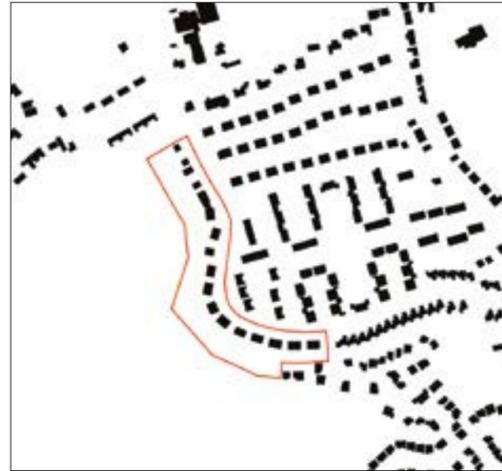


Figure ground of Manor Lane



Aerial photograph of Manor Lane



29 houses



1.79 ha site area



16 dph (gross)



0.22 ha built area



12% built ratio

NOTE: This linear study area does not include any public open space.

B: Woodlands Road, Charfield

Developed during the 1980s Woodlands Road is accessed via Little Bristol Lane and comprises a number of cul-de sacs and private drives serving 200 houses. It forms the southern edge of modern day Charfield.

It is characterised by two storey detached and semi-detached properties with parking and small gardens to the front. Parking is generally to the front of the dwellings. Elements of the development present side and rear elevations onto the main road running through the site, enclosed by walls and fences.

The development is a mix of brick and stone facing with some elements of render and tile hanging. Roofs are generally red or grey concrete tiles, covering a variety of roof shapes including simple pitches, hipped and half hipped. Generally ridgelines are parallel to the street, however there are a number of properties which have projecting gables which address the main elevation. Projecting porches are common and contrasting brickwork detailing is used throughout.

Woodlands is dissected to the east by a stream corridor and there is an area of public open space to its northern edge. A landscaped area to the southern end of the site accommodates a culvert, and sits within a well established landscape. The area is well connected by pathways to the rest of the village.

It has a development density of 26dph, with a built ratio of 16%.



Figure ground of Woodlands Road



Aerial photograph of Woodlands Road



200 houses



7.51 ha site area



26 dph (gross)



1.23 ha built area



16% built ratio

NOTE: This study area includes elements of designated and incidental open space.

APPENDIX 2: MODELLING THE MASTERPLAN

C: Longs View, Charfield

Located to the eastern side of the railway line and to the north of Wotton Road, Longs View was developed in the 1990s. It comprises two cul-de sacs and a number of private drives serving a total of 47 houses. Properties to the eastern edge of Longs View back onto houses fronting New Street.

It is characterised by two storey detached dwellings with a variety of architectural detailing. Front gardens are generally small with low level planting or hedges to the back of pavement. Parking is either to the front or side, with integral and free standing garages.

The development is predominantly red and buff brick with concrete roof tiles. There are a variety of roof details including simple pitches, to half hips and half dormers. Many of the houses have chimneys and some have intricate ridge tiles. There are various types of window detailing, including ground floor bays, dormers and arched headed. Contrasting brickwork detailing is a key characteristic.

There is a small grassed drainage feature at the entrance to the development and a children's play area at its southern end. Pathways link it to both New Street and Wotton Road from its south eastern corner.

A well landscaped area provides a visual buffer between the development and Wotton Road.

It has a relatively low density of 19dph, with a built ratio of 13%.



Figure ground of Long View



Aerial photograph of Long View



47 houses



2.38 ha site area



19 dph (gross)



0.32 ha built area



13% built ratio

NOTE: This study area includes elements of designated open space.

Modelling the Masterplan 2018

To inform further discussions with Historic England and SGC, models and visualisations were prepared in detail for the development edges, and in general for the whole developed areas. Viewpoints across the site were agreed with SGC and Historic England. Initial visualisations were produced in February 2018, and amended in July, September and October to reflect ongoing discussions. As the discussion progressed, a number of detailed layouts and density banding studies, informed by the context appraisal at Section 3, were also produced. The material is reproduced over the following pages.

The following pages illustrate the extent of modelling and testing of the boundaries of the masterplan, and the development of the scale and heights that would inform the development parameters as the masterplan continually evolved. Iterations of the masterplan 'tested' the proposed southern and western extents of development, supported by visualisations informed by indicative layout plans and cross sections.

Discussions with SGC and HE determined two key viewpoints (as shown above), both concerning the setting of St. James' Church. The first was from the church grounds looking north east towards the existing built edge of Charfield - and concerned maintaining a visual separation between church and village. The second, from the footpath at Little Bristol Lane, concerned the view of the church in its landscape setting.

The figure on page 83 illustrates the extent of Viewpoint 2 and identifiable landscape features.

To assist in visualising the effects of development upon these views, areas of the masterplan were detailed with illustrative layouts and a wire frame model produced so that the design team could reach agreement on the proposed extent of development with Council Officers and Historic England. An initial set of visualisations was prepared in February 2018. These were revised in July 2018 to inform the western development and southern extents, and were subsequently re-visualised again in September and October 2018 with the potential planting added.



Viewpoints Plan



Viewpoint 1: from Little Bristol Lane looking due west



Viewpoint 2: From edge of footpath looking west



Viewpoint 2 with key features



Indicative layout to inform viewpoint 1
July 2018 visualisation



Indicative layout to inform viewpoint 2
July 2018 visualisation



Viewpoint 1: July 2018 Visualisation with foreground in red, background in blue. Visualisations 1 and 2 demonstrated that the proposed development areas would not break the skyline or interrupt views across the valley.



Viewpoint 2: July 2018 Visualisation with foreground in blue, background in red.

The visualisations prepared in October 2018 reflected an amended viewpoint (a variation of Viewpoint 1) and a more detailed model showing roofscape. The masterplan was amended to:

Reduce extent of development at the southern boundary allowing some 15m separation from the existing footpath for green infrastructure;

Amend the western extents of development as drafted with SGC and HE; and

Include a landscape strategy for the southern and western edges.

The final illustrative layouts drafted for the western and southern edges reflect the proposed scale and form of development at these edges sensitive to St. James' church. The treatment of these edges has been informed by local context, visualisations prepared for the heritage impact assessment, and meetings with stakeholders and Council Officers.



Indicative layout to inform viewpoint 1
October 2018 visualisation



Indicative layout to inform viewpoint 3
October 2018 visualisation



Viewpoint 1: October 2018 visualisation. The hedgerow has been added to the north of the existing footpath creating a new edge to the development areas. Behind the hedge the roofscape of development to the south east can just be glimpsed.



Viewpoint 3: October 2018 visualisation. From the footpath at Churchend the development to the western edge can be glimpsed in the foreground, behind which (modelled in blue) is the intricate block pattern of the remaining built areas.

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